

## Statement of Common Ground: Stonebridge Lane / Sookholme Lane,



### Market Warsop

Site Information			
<b>Location:</b>	Stonebridge Lane / Sookholme Lane	<b>Settlement:</b>	Market Warsop
<b>Ward:</b>	Market Warsop / Warsop Carrs	<b>Land Type:</b>	Greenfield
<b>Local Plan Ref:</b>	H1v	<b>HELAA Ref:</b>	35 (north) 36 (south)
<b>Within Urban Boundary:</b>	No	<b>Approximate Capacity:</b>	400
<b>Site Area (ha):</b>	16.28	<b>Developable Area</b>	11.2

		(ha):	
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## AVAILABILITY

The land owner are the Trustees of the Warsop Estate, who are represented by Harworth Estates and Pegasus Group.

## STAGE

An outline application (2017/0816/OUT) for up to 400 dwellings was granted with conditions on 25/09/2018.

## PROJECTED DELIVERY

It is anticipated that development of the site will commence during the 2019/20 financial year. It is projected that all 400 homes will be delivered within the plan period. This will be split equally between the plots of land to the north and south but is subject to change.

Stage	Expected start date
Submission of Reserved Matters Applications	Summer 2019
Discharge of Conditions	Autumn 2019
Opening up Works	Winter 2019
Construction of first dwelling	1 <sup>st</sup> legal completion Summer 2020

### North

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	-	-	-	30	40	40	40	40	10	-	-	-	-	-	-	-	-
Cumulative Delivery	-	-	-	30	70	110	150	190	200	-	-	-	-	-	-	-	-

### South

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	-	-	-	-	-	-	-	-	30	40	40	40	40	10	-	-	-
Cumulative Delivery	-	-	-	-	-	-	-	-	30	70	110	150	190	200	-	-	-

## KNOWN INFRASTRUCTURE REQUIREMENTS

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The following infrastructure requirements are specified in the s106 agreement for the outline permission signed on 24/09/2018:

- Bus stop contribution of £18,500 payable to Nottinghamshire County Council (NCC). This is to be used towards the improvement of two bus stops on Mansfield Road, Warsop.
- Healthcare contribution of £541.87 per dwelling for the enhancement of capacity and infrastructure at either Riverbank Medical Services or Meden Medical Services.
- Open space contribution for open space and amenity purposes which shall include a Local Equipped Area for Play (LEAP). The value of such open space should be in the region of £962.50 per dwelling.
- Public open space contribution of £137.50 per dwelling to be used towards the provision of improvements to Carr Lane Park.
- Primary education contribution of £1403.24 per dwelling payable to NCC. This is to be used towards 49 additional primary school places at Birkland Primary School.
- Waste recycling contribution of £62.73 per dwelling payable to NCC. This is to be used towards the provision of a new waste recycling facility to serve the Mansfield area.
- Affordable housing contribution of:
  - 20% of the total number of residential units delivered on the site;
  - £25,000 index linked in respect of each affordable housing unit not provided on the site;

The requirements set out in this statement do not override the terms set out in the s106 agreement. The applicant should refer to the signed 106 for the exact terms of agreement.

## SIGNATURES

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<b>Tom Dillarstone</b> <b>Mansfield District Council</b>	
<b>Steve Lewis-Roberts</b> <b>Senior Director</b> <b>Pegasus Planning Group</b>	