

**Mansfield  
District Council**

## **Local Plan Consultation Draft**

### **Initial Assessment of Potential Housing Site Allocations**

November 2015

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## Mansfield District Local Plan

### Initial Assessment of Potential Housing Site Allocations

#### 1. Introduction

Following the preparation of the Technical Report on Assessment of Locations for Additional Housing Land in Mansfield District, this report looks at specific sites within the zones that were identified as having the highest priority for release. Its purpose is to define and prioritise sufficient sites to meet the council's housing requirements over the plan period with enough 'headroom' to allow some of the identified sites to drop out as a result of further more detailed analysis. This should include Transport Assessment, Sustainability Appraisal, Habitats Regulations Assessment, and consideration of water cycle issues.

#### 2. Methodology

The Technical Report identified urban fringe zones and placed them in priority order within which sites should be sought once the level of need had been quantified through the Strategic Housing Market Assessment (SHMA). A plan of the zones in priority order is shown in *Appendix 1*. The final SHMA was received in October 2015 and has informed the district's requirements on urban fringe sites, after taking into account the existing supply of suitable housing land within the urban area.

An estimate of the dwelling capacity of each zone indicated, that to meet the Objectively Assessed Need (OAN) for the district as a whole, and to provide some flexibility, no more than 8 zones (the upper quartile) would be needed. However, in order to meet the specific needs of Market Warsop, zone 8 (which was ranked 10<sup>th</sup> overall) was required.

For completeness therefore, the top 10 ranked zones were looked at:

Rank	Zone No.	Location (zone name)	Gross Area (Ha's.)
1	35	North of Debdale Lane, Mansfield Woodhouse	26.86
2	13	Between New & Old Mill Lanes, Mansfield Woodhouse/ Forest Town	26.9
3	34	Radmanthwaite Farm, west of Radmanthwaite, Mansfield Woodhouse	70.5
4	36	South of Debdale Lane, Mansfield Woodhouse	17.24
5	12	River Maun valley, south of Old Mill Lane, Mansfield.	42.14
6	33	Bull Farm, east of MARR, west of Chesterfield Rd North, Radmanthwaite	34.07
7	17	Newlands Farm / Clipstone Rd East, Clipstone/ Forest Town	37.51
8	9	Stonebridge Lane / Sookholme Lane, west of Market Warsop	17.12
9	23	Off Helmsley Rd, north of Rainworth	34.82
10	8	West of Mansfield Rd, south west of Market Warsop	29.92

A large scale plan of each of these zones was prepared including relevant constraints, such as flood risk areas, local green space, playing fields, wildlife designations, archaeological sites, listed buildings, ground stability and areas of water. Information was also obtained on sites submitted in the Strategic Housing Land Availability Assessment (SHLAA), although it was agreed that this should not necessarily imply suitability, and that the sites to be considered for allocation, should not be confined to SHLAA sites.

Each 'zone' was then subdivided into potential 'sites' (*Appendix 2 & 3*) by reference to these plans and aerial photography. This subdivision took account of site characteristics (such as land use, topography, tree cover and natural boundaries, as well as the information described above).

This subdivision resulted in a total of 68 sites of various shapes and sizes, ranging from 0.3 to 18.35 hectares, and distributed as follows:

Rank	Zone No.	Location (zone name)	No. of sites
1	35	North of Debdale Lane, Mansfield Woodhouse	5
2	13	Between New & Old Mill Lanes, Mansfield Woodhouse/ Forest Town	6
3	34	Radmanthwaite Farm, west of Radmanthwaite, Mansfield Woodhouse	8
4	36	South of Debdale Lane, Mansfield Woodhouse	5
5	12	River Maun valley, south of Old Mill Lane, Mansfield.	10
6	33	Bull Farm, east of MARR, west of Chesterfield Rd North, Radmanthwaite	6
7	17	Newlands Farm / Clipstone Rd East, Clipstone/ Forest Town	11
8	9	Stonebridge Lane / Sookholme Lane, west of Market Warsop	2
9	23	Off Helmsley Rd, north of Rainworth	8
10	8	West of Mansfield Rd, south west of Market Warsop	7

An initial desk-top assessment was then undertaken of each site to establish whether or not they were likely to be suitable for development. The zones were then visited in order to undertake a check on the site boundaries and to validate the desk-top assessment. This included an assessment of whether only parts of the site should be identified as suitable by excluding some of it to give a more realistic net developable area.

A further check was undertaken through discussion of Green Infrastructure issues with the 'Sustainable Planning Officer', who provided written comments on each site in the form of a 'red', 'amber', 'green' assessment:

- Red – prioritise protection from development
- Amber – some outstanding issues but development may be acceptable if addressed, or part of site may be acceptable without significant GI protection issues.
- Green – development would be acceptable and could facilitate GI improvements

This enabled each site to be classified as 'appropriate', 'appropriate in part' or 'not appropriate' in relation to their initial suitability for development. In general, sites which comprised existing buildings (including mobile homes) were classed as 'not appropriate' on the basis that the net capacity for new housing would be minimal.

Those sites which were identified through this process as offering the greatest potential for allocation for housing development, were then assessed as to their capacity, based on an

appropriate housing density applied to the net developable area. This initially assumed a density of 30 dwellings per hectare, but with an adjustment (usually downwards) to take account of:

- The need to leave areas of the site open for landscaping, wildlife corridors and other reasons (e.g. overhead power lines) but where the exact areas cannot be defined at this stage.
- The need to include areas of open space, allotments and other infrastructure, except where this can be done within the undevelopable part of the site or on an adjoining site
- The characteristics of the site and its context, such as existing low density housing, suitability of the site for 'high end' market housing, or for higher density development.

### 3. Results of Assessment (The outcome of the assessment is set out in Appendix 4).

The sites which are considered to offer potential for allocation for housing development, subject to further assessment, in priority order according to their zones. Although zone 12 was ranked fifth overall, more detailed work at a site level indicated there was no development potential within this zone.

#### Mansfield/ Mansfield Woodhouse

Zone Ranking	Site Ref	Gross Area (ha)	Net Developable Area (ha)	SHLAA Ref	Density Dwellings per net dev area	Yield Dwellings	Cumulative Yield
1	35/1	11.93	11.93	33	20	239	
1	35/3	2.26	2.26	N/A	10	23	261
2	13/1	5.78	3.569	101	30	107	
2	13/3	4.58	4.58	N/A	25	115	483
3	34/1	12.51	12.51	135	20	250	
3	34/3	13.37	6.5	135	20	130	863
4	36/1	1.08	1.08	N/A	25	27	
4	36/3	5.82	2.205	N/A	30	66	
4	36/4	2.67	2.67	N/A	25	67	1023
6	33/1	5.84	5.84	55	25	146	
6	33/2	5	5	55	25	125	
6	33/3	10.87	10.87	55	25	272	
6	33/4	3.81	3.81	60	25	95	1661
7	17/1	8	8	98	20	160	
7	17/3	4.04	4.04	N/A	20	81	
7	17/4	2.86	2.86	N/A	20	57	
7	17/6	0.78	0.78	N/A	15	12	1970
9	23/1	5.88	5.88	N/A	20	118	
9	23/2	5.01	5.01	N/A	20	100	
9	23/4	2.62	2.62	N/A	20	52	
9	23/6	1.11	1.11	138	20	22	
9	23/7	9.53	9.53	138	20	191	2453



The objectively assessed need indicates that the requirement for Mansfield/ Mansfield Woodhouse is 723 dwellings which would require no more than the first five sites (734 dwellings). However, to allow for the possibility that some sites cannot be taken forward for whatever reason, it is considered wise to include the other site in zone 34 and the sites in zone 36 bringing the total capacity of the sites for further assessment to 1023.

These sites would allow for a distribution of housing in the most sustainable areas. However a further four sites in zone 33 could, collectively, offer a more comprehensive development and smaller sites within zones 17 and 23 could provide a wider range of choice. For this reason it is considered that these sites should also be included for further assessment, which brings the total capacity of sites being assessed up to 2453.

### Market Warsop

Zone Ranking	Site Ref	Gross Area	Net Developable Area	SHLAA Ref	Density Dwellings per net dev area	Yield Dwellings	Cumulative Yield
8	9/1	9.01	6.507	10	20	130	
8	9/2	7.27	6.597	9	20	132	262
10	8/1	12.84	11.786	15	20	236	
10	8/2	3.38	3.092	N/A	20	62	560

Once commitments and appropriate site in the urban area have been taken into account, the requirement for Market Warsop is around 360 dwellings, so it is recommended that all these sites be taken forward for further assessment, giving a potential yield of 560 dwellings.

### Sites for further assessment

#### **Mansfield urban area**

##### 35/1 North of Debdale Lane, east of Burlington Drive: 239 dwellings

Comprises two fields crossed by a power line; the site rises up from Debdale Lane then undulates and rises to the east. Allowance made in density for open space corridors and clearance below power lines, as well as landscaped frontage. Further open space provision could be made within the southern part of 34.3 which is not suitable for development. Access could be from Debdale Lane or Burlington Drive. This may require the demolition of some garages.

GI status: Amber. This area is important in relation to air quality and visual amenity for pedestrians and as a green commuting route through this area of the district. The site would need to take this into consideration by providing green landscaped buffers from the road as the site rises sharply and is visually prominent. It would also need to buffer visual impacts on visitors to Oxclose Woods (restored colliery site).

##### 35/3 West of Thistle Hill Hall, off Debdale Lane: 23 dwellings

Vacant or underused grounds of Debdale Hall Farm; access as existing or via 35/1. Likely archaeological constraints and derelict listed building on site. Very low density assumed to reflect context.

GI status: Amber. Considerations include visual amenity of visitors to Oxclose Woods (restored colliery site) and protection/restoration of historic assets. Consultation with Conservation and Archaeology required. Evidence of caves and fissures and medieval antecedents.

13/1 Hillcrest, north of Old Mill Lane, west of Stinting Lane:

Pony paddocks and stables; unattractive underused site, subdivided by electric fences; slopes steeply at northern end (excluded from developable area). Bordered by 'green lane' and new Barratt estate to east and Tall Trees Mobile Home Park to west. Crossed north-south by a power line with pylon on site. Includes existing house/ farm buildings and open storage of caravans etc. Density reduced to reflect SUDs requirement (which can't be provided on the higher excluded land).

GI status: Green. Green lane (Stinting Lane) provides key access point to the wider countryside for residents in adjacent developments and needs to be retained and integrated into development. Surface water run-off issues for a small proportion of the site which would require SUDS. Development to address pedestrian and cycle links along Old Mill Lane, access and habitat improvements to Maun Valley LNR, limited play provision in the area, and creation of heathland and woodland to enhance landscape character.

13/3 South of New Mill Lane: 115 dwellings

Field used for horse grazing; sloping valley side; dangerous lane for pedestrian access to Maun Valley Park. Power line and green lane along south east edge.

GI status: Green. Area with potential for improving access for Forest Town residents to the Maun Valley LNR, the wider countryside and access to A60 as the road is currently unsafe for pedestrians and cyclists along New Mill Lane. Green lane (Stinting Lane) provides key access point to the wider countryside for residents in adjacent developments and needs to be retained and integrated into development. Development could address limited play provision in the area and creation of heathland and woodland required to enhance landscape character.

34/1 Land off Radmanthwaite Road, north east of Crompton Road/ Cranmer Grove: 250 dwellings

Large field; relatively flat; bordered by footpath/ bridleway on two sides; partly affected by surface water flooding. Green corridor to south east.

GI Status: Green. SuDS required to deal with surface water run-off on the site and surrounding areas. Access needed to the countryside for existing and future residents. Potential for development to facilitate improved access via new GI corridors across the site and improved GI corridor to south west of the site (34/4). Development to facilitate park and play provision for this area of the district as closest provision at Bull Farm is across busy road. Creation of heathland and woodland required to enhance landscape character.

34/3 East and south east of Radmanthwaite Farm, north east of Millennium Business Park: 130 dwellings

Two fields; prominent sloping land on sky line above business park; access problems; power line on southern edge. Would need development together with 34/1 for access. Only part of the northern field is considered suitable for development.

GI Status: Amber Need to provide access to the countryside for existing and future residents and employees at adjacent employment park, as well as protecting visual amenity of visitors to Oxclose Woods (restored colliery site). Contains existing public rights of way facilitating access to Oxclose Woods and wider countryside. Protection sought in relation to GI on the southern part of 34.3 adjacent to 34.5. But no specific GI concerns on the northern portion.

36/1 South of Debdale Lane, north east of Emerald Close: 32 dwellings

Natural/ semi-natural open space; footpath on southern edge; power line crosses north east corner; pedestrian access from west (Hollyhock Drive). Density reduced to reflect GI considerations. Access from Debdale Lane or Emerald Close (if adoptable).

GI Status: Green. This area is important in relation to air quality and visual amenity for pedestrians and as a green commuting route through this area of the district. Development would need to take this into consideration by providing green landscaped buffers from the road. Potential walking and cycling access to Debdale Lane/ adjoining Local Wildlife Site (36/2) via a green route.

36/3 South west of Sherwood Rise, north of Queen Elizabeth Academy: 66 dwellings

Paddocks and rough land; crossed by power lines; south west corner on hill top has scattered tree cover and access problems (excluded from net developable area). Sherwood Colliery wheel memorial on small part of site. Only part of site, east of power lines, suitable for development

GI Status: Amber. Areas of natural/semi-natural neutral grassland (UKBAP priority habitat) provide habitat linkage to adjacent Local Wildlife Site. Development (in part- eastern half adjacent to Sherwood Rise) to take GI and archaeology considerations into account. Potential recreational access enhancement through part of 36.2. Overall lack of play provision for nearby area which development could facilitate.

36/4 North west of Highfield Close, north east of Queen Elizabeth Academy Playing Fields: 67 dwellings

Maintained grassland / informal open space; gently sloping; access from Highfield Close. Adjoining SSHLAA site could be combined with it.

GI Status: Green. GI considerations limited to impacts on landscape character and results from Playing Pitch Strategy. Consider green links to open space off Sherwood Rise to north west and open area of 36/3.

33/1 Ruskin Road adjacent the MARR

3 fields crossed by footpath; sloping site (down from E to W); access off Ruskin Road and from MARR (best through 33.2); proposed open space in Local Plan- not implemented. Include in wider master plan.

GI Status: Green. Key GI considerations include 1) public rights of way access across the site as this provides an access point to the wider countryside; 2) visual amenity from the A617; and 3) new open space provision including play provision. This area of the district has a clear deficit of accessible open space in Grange Farm and Lady Brook wards. Development in this area could facilitate this need. Layout and design needs to also take into account points 1 and 2.

### 33/2 Adjacent MARR South West of Wilson Street

2 fields; slopes down NE to SW; access from MARR (A617) and via 33.5. Includes 2 archaeological sites; proposed open space - not implemented. Consider part as park extension from 33.5 as part of wider master plan.

GI Status: Green. Key GI considerations include 1) visual amenity from the A617; 2) improved open space provision including play provision; and 3) surface water flooding issues across northern boundary. Improved access to Bull Farm Park and improved quality of open space needed in this area of the district. Development required to facilitate these needs.

### 33/3 Adjacent MARR opposite entrance to Hillmoor Street

3-4 fields; fall to 33.2 in south and within to a stream/ valley running N-S; access from A617? If not, via 33.2. N part wooded -exclude from developable area. Includes archaeological site. Develop as part of master plan for wider area.

GI Status: Green. Surface water flooding issues across middle of site running north-south. Same comments as on site 33/2.

### 33/4 North west of Wharmby Avenue & Wilson Street

Field; access from Wharmby Avenue and 33.5; small area of mining instability. Develop as part of masterplan for wider area.

GI Status: Green. Improved open space provision required including play provision. Improved access to Bull Farm Park and improved

### 33/5 Stacey Road SW of Wilson Street.

Recreation ground/ skate park and football pitch in area of open space shortage. Possible access to 33.2, 33.4 and 33.6. Could be relocated/ extended as part of master plan for wider area.

GI Status: Red. Bull Farm Park is the main open space provision for this area including both sides of the A6191 main road. As such, this provision needs to remain but it is in need of quality and provision improvements. Any relocation of this provision would need to be carefully considered. Not a priority for development if adjacent areas can facilitate additional open space, play provision and pitch provision needs (as per comments on site 33/4).

### 33/6 Land to rear of Peel Crescent

School playing field; part of SHLAA submission 59. Consider for park extension as part of wider master plan.

GI Status: Amber. Bull Farm Park is the main open space provision for this area including both sides of the A6191 main road. As such, this provision needs to remain but it is in need of quality and provision improvements. Any relocation of this provision would need to be carefully considered. Not a priority for development if adjacent areas can facilitate additional open space, play provision and pitch provision needs (as per comments above).

#### 17/1 Land rear of Edmonton Road South of B6030

Large flat field off Clipstone Rd E; part of sensitive gap between Clipstone and Forest Town/ Mansfield.

GI Status: Amber. No significant GI issues except for the issue regarding coalescence. Landscape character overall action is to 'create' in relation to creating new heathland and woodland habitats. Development would need to maintain/create GI links to Vicar Water Country Park and play provision. Landscaping required to buffer visual amenity from Public right of way. Surface water run-off issues identified near eastern boundary running north-south.

#### 17/3 Fields south east of Crown Farm island

2 fields near roundabout, divided by bridleway; slightly affected by instability; part of sensitive gap between Clipstone and Forest Town/ Mansfield.

GI Status: Amber. Significant GI issues include coalescence. Surface water run-off issues along public rights of way. Potential for development is coalescence not significant (see notes to right). Landscaping buffers adjacent alongside road needed to provide visual screening from road. Development would need to accommodate access to Vicar Water and SuDS to help improve low-flow issues in the area (see notes on 17.9). Also see notes on 17.1 re: landscape character.

#### 17/4 Land east of Crown Farm Way bounded by Newlands Drive.

Field on Crown Farm Way; affected by instability; part of sensitive gap between Clipstone and Forest Town/ Mansfield.

GI Status: Amber. See comments above and to the right. Significant flooding issues on adjacent fields to south (within northern part of 17.9).

#### 17/6 Small paddock to east of Newlands Road

Small paddock and adjoining land

GI Status: Amber. No significant GI issues except for the issue regarding coalescence.

#### 23/1 Land to the north of Leeway Road and Leeway Close, Rainworth

4 fields; green corridor on Southern edge; access issues - need to develop with 23.2

GI Status: Amber. GI Considerations include: 1) strategic GI recreation corridor to the south along disused railway line. 2) Local Wildlife Site along the same disused railway line. 3) large area of surface water run-off covering at least 50% of site. 4) Groundwater Protection Zone covering the remaining 50% of site. Points 3 and 4 are significant issues and require further consultation. The access and LWS issues could be addressed through habitat buffering and trail upgrades.

#### 23/2 Land to north east of Helmesley Road, Rainworth

Several fields; access off Helmsey Road; could be access issues related to the length of the cul de sac)

GI Status: Green. Whole of area identified through historic mapping as UKBAP priority habitat - acid grassland. Most likely in need of enhancement. Landscape Character policy action indicates the creation of new heathland and woodland would improve the landscape character of the area. Development subject to consultation with Natural England and the Environment Agency.

23/4 Land to the north east of Helmesley Road and south of and adjoining Rainworth bypass, Rainworth

Vacant land to North of buildings; maybe access issues associated with the length of the cul de sac length; potential noise from road.

GI Status: Green. No specific GI comments. Development subject to consultation with Natural England.

23/6 Land off Helmesley Road, between Heathlands Primary School and Dawn House School

Stables and paddock

GI Status: Green. However there are no specific GI comments.

23/7 Land north west of Heathlands Primary School.

Fields; access via site 23.6 and/or Ransom Road and 23.8; Noise from road maybe an issue Is it considered to be a sensitive gap

GI Status: Green. Significant GI issues include: 1) the need to buffer visual amenity impacts on trail users and ensure safe access along disused railway line (Mansfield Way trail). This could be addressed through landscape buffering and safe access crossing into the site. Significant access safety needs for pedestrians and cyclists crossing the A617 (area between Mansfield and Rainworth). 2) Habitat creation of heathland and woodland to buffer and facilitate habitat linkages between Local Wildlife Sites to the north and south of this area.

**Market Warsop**

9/1 South of Stonebridge Lane, west of the Hawthorns, Market Warsop: 130 dwellings

Relatively flat arable field. Areas of low permeability on north edge and west corner - excluded from net developable area; adjoins SSSI and archaeological site. Surrounding housing is relatively low density. Habitat buffer not currently excluded from net developable area because extent unknown. Could be developed with 9/2- same ownership.

GI Status: Amber. Site is adjacent to Hills and Holes SSSI. Large habitat and green space buffering may be required. Otherwise no other significant GI issues identified.

9/2 North of Sookholme Lane, west of Sookholme Drive, Market Warsop: 132 dwellings

Relatively flat arable field. Areas of low permeability at west end - excluded from net developable area; SSSI to the north west. Railway line to south. Could be developed with 9/1- same ownership.

GI Status: Amber Site is adjacent to Hills and Holes SSSI but separated from it by Sookholme Lane and less constrained than 9/1. Habitat and green space buffering may be

required. Otherwise no other significant GI issues identified. West corner in floodplain 2 and 3.

8/ 1 West of Mansfield Road, south of railway line, Market Warsop: 236 dwellings

Large flat field- western part excluded from zone/ site because of Flood Zone 3 (River Meden); south west corner affected by low permeability and archaeological site (excluded from net developable area).

GI Status: Amber. Potential shallow groundwater (i.e. potential flooding) issues in this area. Full GI considerations subject to outstanding Landscape Character policy actions. Area would likely require sport and play provision on site. This could be in the west part of the site (flooding issues) and/ or the south east corner to maintain gap between Market Warsop and Spion Kop along Mansfield Road.

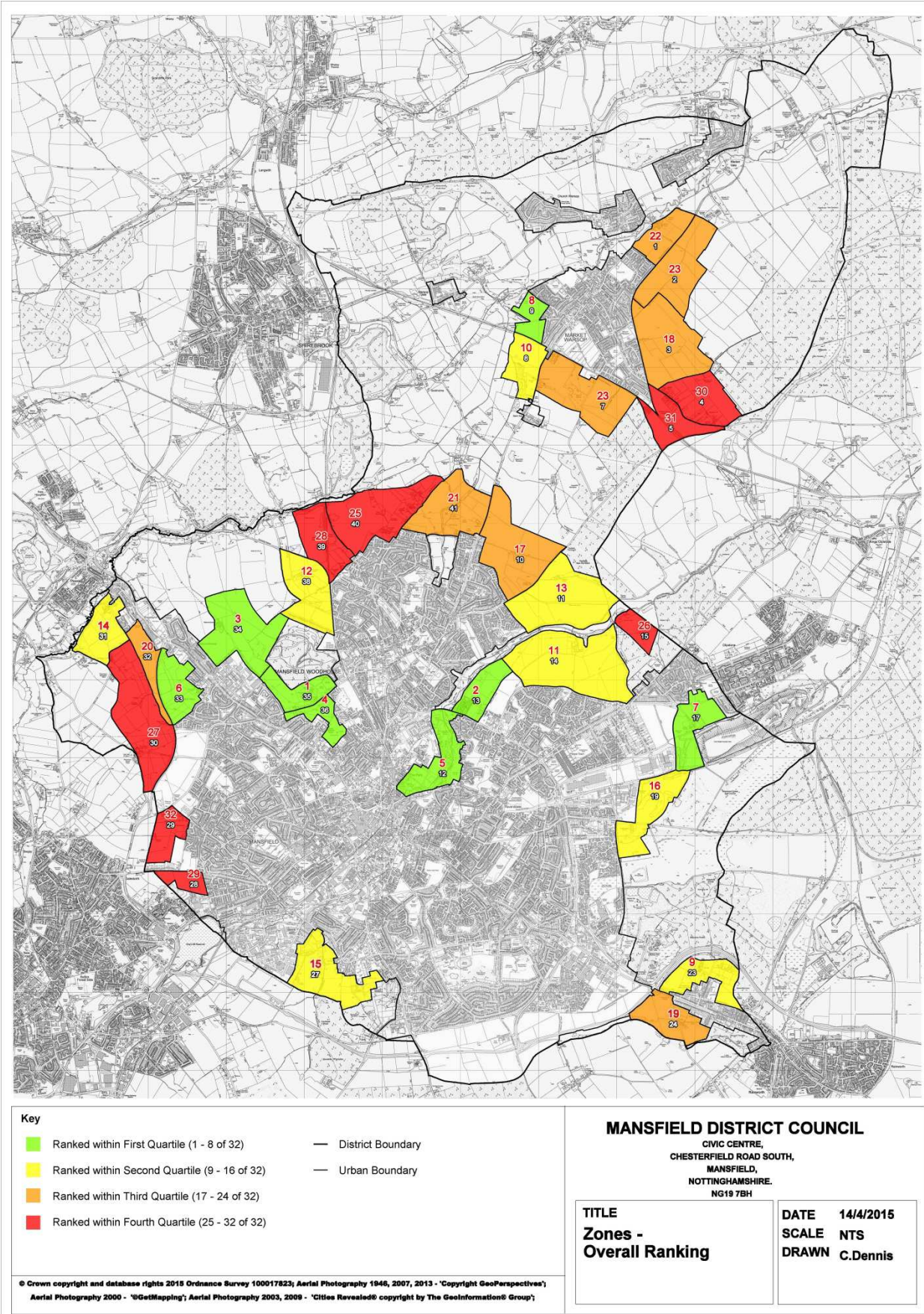
8/2 West of Mansfield Road, south of 8/1, Market Warsop:

Field and under-used/ rough area; The western end of the underused area may be affected by low permeability.

GI Status: Amber. Potential shallow groundwater (i.e. potential flooding) issues in this area. Full GI considerations subject to outstanding Landscape Character policy actions. Area would likely require sport and play provision on site.

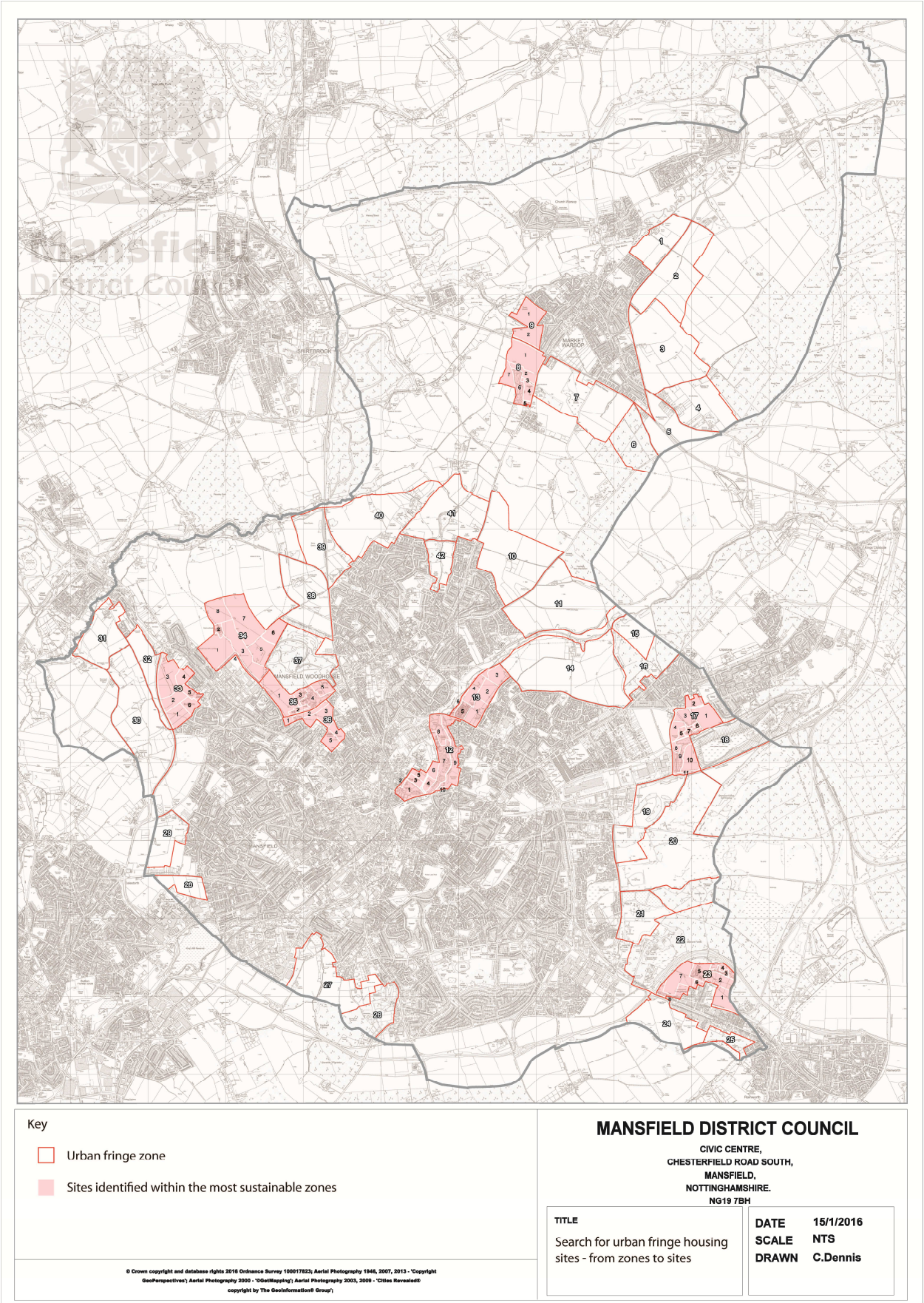


Appendix 1 – Zones in priority order

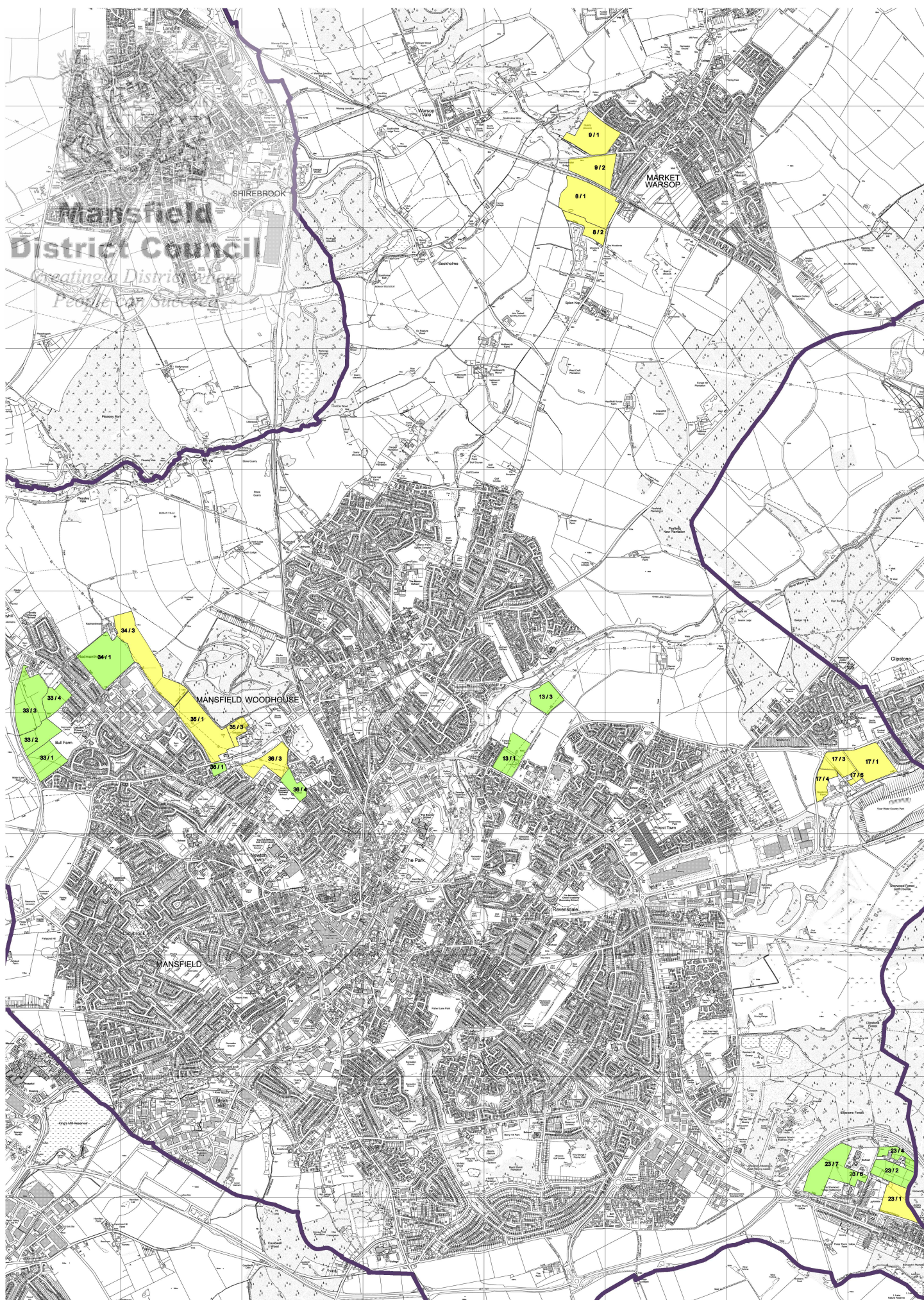




Appendix 2 - Preferred zones subdivided into sites









## Appendix 4 – Results of assessment

Zone Ranking	Zone Ref	Site Ref	Gross Area (ha)	Net Developable Area (ha)	SHLAA Ref	Description/ Constraints	GI Comments	Suitable?	Density Dwellings per net dev area	Yield Dwellings	Comments
1	35	1	11.93	11.93	33	2 fields crossed by power line; site rises up from Debdale Road then undulates and rises to east; secondary access in NW corner or by knocking down house(s) on Burlington Drive?	This area is important in relation to air quality and visual amenity for pedestrians and as a commuting route through this area of the district. The site could facilitate development but would need to take this into consideration by providing green landscaped buffers from the road as the site rises sharply and is visually prominent; this is to address both air quality and visual amenity impacts. It would also need to buffer visual impacts on visitors on Oxclose Woods (restored colliery site). Possible archaeological constraints.	Yes	20	239	
1	35	2	1.68	1.224	32	Wooded, steeply rising site; GI considerations; former quarry and archaeological site at W end but part of this could help access to 35.1	Area provides an important visual amenity and air quality function. Protection of entire area sought. Possible archaeological constraints.	No			
1	35	3	2.26	2.26	N/A	Underused grounds of Debdale Hall Farm; access as existing or via 35.1. Archaeological site; derelict listed building.	Main GI considerations include visual amenity of visitors to Oxclose Woods (restored colliery site) and protection/restoration of historic assets. Likely archaeological constraints.	Yes	10	23	Exact boundary needs surveying.
1	35	4	5.95	5.95	N/A	Grounds of Listed Building; large house and garden; other dwellings; 2 archaeological sites; GI considerations; well-wooded or laid to lawn.	Main GI considerations include visual amenity of visitors to Oxclose Woods (restored colliery site) and protection/restoration of historic assets. This area is also important in relation to air quality and as a commuting route (visual amenity from Debdale Rd) through this area of the district. Likely archaeological constraints. Protection sought for area.	No			
1	35	5	4.04	4.04	N/A	Private sportsground	GI considerations limited to impacts on visual amenity. Protection subject to results from Playing Pitch strategy.	No			
2	13	1	5.78	3.569	101	Pony paddocks and stables; GI considerations; slopes steeply at northern end (exclude from developable area); crossed N-S by power line	GI protection considerations include the area's physical separation between the settlements of M. Woodhouse and Forest Town (see notes to right). Existing green lane (Stinting Lane) provides key access point to the wider countryside for residents in adjacent developments and this needs to be retained and integrated into development (including visual amenity value). Surface water run-off issues for a small proportion of the site which would require SuDS. By releasing land for development, would also need to address pedestrian and cycle links along Old Mill Lane and access and habitat improvements to Maun Valley LNR. Area also has limited play provision of which new development could facilitate. Creation of heathland and woodland required to enhance landscape character.	Yes (part)	30	107	
	13	2	5.44	5.44	N/A	Field used for horse grazing; GI considerations; sloping valley side / hill top.	GI protection considerations include the area's physical separation between the settlements of M. Woodhouse and Forest Town (see notes to right). Existing green lane provides access to the wider countryside for residents in adjacent developments and this needs to be retained and integrated into development (including visual amenity value). Creation of heathland and woodland required to enhance landscape character.	No			
2	13	3	4.58	4.58	N/A	Field used for horse grazing; GI considerations; sloping valley side; dangerous lane for pedestrian access to Maun Valley Park- improve as part of dev't? Power line and green lane along SE edge.	GI protection considerations include the area's physical separation between the settlements of M. Woodhouse and Forest Town (see notes to right). Area also identified as area with potential for improving access for Forest Town residents to the Maun Valley LNR, the wider countryside and access to A60 as the road is currently unsafe for pedestrians and cyclists along New Mill Lane (the pavement disappears). Existing green lane (Stinting Lane) provides key access point to the wider countryside for residents in adjacent developments and this needs to be retained and integrated into development (including visual amenity value). Area also has limited play provision of which new development could facilitate. Creation of heathland and woodland required to enhance landscape character.	Yes	25	115	
	13	4	5.72	5.231	N/A	Rough land, field and touring caravan site; GI considerations. Flood Zone 3 excluded from net developable area (outside zone)	Key GI protection considerations include amenity impacts on the Maun Valley LNR and the area's role in providing a physical separation between the settlements of Mansfield Woodhouse and Forest Town.	No			
	13	5	3.04	3.04	N/A	Tall Trees Mobile Home Park would need relocating/ redevelopment.	No GI relevance. Although this area contains static caravans, it is essence built urban development.	No			
2	13	6	2.15	2.15	N/A	Local Wildlife Site; GI considerations.	Zone covered entirely by Local Wildlife Site and acts of visual amenity and physical buffer to Maun Valley LNR. Protection of entire area sought.	No			Split into two within zone (joined outside)

3	34	1	12.51	12.51	135	Field; relatively flat; bordered by footpath/ bridleway on 2 sides; partly affected by surface water flooding (incorporate into green corridor with footpath diversion?)	Key GI considerations include ability of the site to facilitate SuDS in relation to surface water run-off on the site and surrounding areas and provide access to the countryside for existing and future residents AND employees at adjacent employment park. Potential for development to facilitate improved access via new GI corridors across the site and improved GI corridor to the south of the site (13.4) as this area is in need of improved paths and overall quality (safety concerns). Development to facilitate park and play provision for this area of the district as closest provision at Bull Farm across busy road which acts as an access barrier. Creation of heathland and woodland required to enhance landscape character.	Yes	20	250	
3	34	2	1.63	1.63	135	Existing farm buildings and pond	No specific additional comments. No known GI significance.	No			
3	34	3	13.37	6.5	135	2 fields; prominent sloping land on sky line above business park; access problems; power line on S edge; GI considerations.	Key GI considerations include access to the countryside for existing and future residents AND employees at adjacent employment park AND protecting visual amenity of visitors to Oxclose Woods (restored colliery site). Contains existing public rights of way facilitating access to Oxclose Woods and wider countryside. Protection sought in relation to GI on the southern part of 34.3 adjacent to 34.5. But no specific GI concerns on the northern portions adjacent to 34.1, 34.2 and 34.8.	Yes (part)	20	130	
3	34	4	2.55	2.55	N/A	Green corridor; landscaping for industrial estate; contains footpath links to Oxclose Woods.	Area part of strategic GI corridor. In need of improvements including path surfacing, security and widening of vegetation to facilitate a more usable resource. See notes on 34.1.	No			
3	34	5	7.75	7.75	N/A	Access land; Local Wildlife Site; natural/ semi-natural open space.	Protection of area sought as entire area designated as a Local Wildlife Site. Boundaried by public rights of way and as such, it is an important visual amenity area for walking and countryside access.	No			
3	34	6	5.86	5.86	N/A	Field -remote from urban area; access problems; sloping land; bordered by footpath on 2 sides.	Boundaried by public rights of way and as such, it is an important visual amenity area for walking and countryside access. Protection of area sought.	No			
3	34	7	18.35	18.35	135	Fields -remote from urban area; exposed hill-top site; access problems; crossed by footpath.	Boundaried by public rights of way and as such, it is an important visual amenity area for walking and countryside access. Protection of area sought.	No			
3	34	8	7.93	7.93	135	Field -remote from urban area; access problems; sloping land; crossed by footpath.	Boundaried by public rights of way and as such, it is an important visual amenity area for walking and countryside access. Protection of area sought.	No			
4	36	1	1.08	1.08	N/A	Natural/ semi-natural open space; footpath on S edge; power line crosses NE corner; pedestrian access from W (link to footpath in 36.27).	This area is important in relation to air quality and visual amenity for pedestrians and as a commuting route through this area of the district. The site could facilitate development but would need to take this into consideration by providing green landscaped buffers from the road. Potential to facilitate walking and cycling access to Debdale road via a green route. Overall lack of play provision for nearby area of which development could facilitate.	Yes	25	27	
4	36	2	2.86	2.86	N/A	Natural/ semi-natural open space; Local Wildlife Site; GI considerations; 3 archaeological sites.	Protection of area sought as entire area designated as a Local Wildlife Site. Provides	No			
4	36	3	5.82	2.205	N/A	Paddocks and rough land; GI considerations; crossed by power lines; SW corner on hill top has scattered tree cover and access problems (exclude from net developable area). Colliery wheel.	Key GI considerations include areas of natural/semi-natural neutral grassland (UKBAP priority habitat) as provides habitat linkage to adj. Local Wildlife Site. Could facilitate development (in part - eastern half adj to Sherwood Rise) taking GI and archaeology considerations into account. Potential recreational access enhancement through part of 36.2 (area adj to 36.1).	Yes (part)	30	66	Owned by Q Elizabeth Endowment Educational Trust; contact John Carter 07790850496
4	36	4	2.67	2.67	N/A	Maintained grassland / informal open space; gently sloping; access from Highfield Close.	GI considerations limited to impacts on landscape character and results from Playing Pitch Strategy.	Yes	25	67	
4	36	5	3.78	3.78	N/A	Maintained school grounds and playing fields; archaeological site on SW edge; locally listed pavilion on NE edge	GI considerations limited to impacts on landscape character and results from Playing Pitch Strategy.	No			
5	12	1	5.41	5.41	N/A	Carr Bank Park	Historic and Green Flag Park with a large use catchment within the district. Considered for protection as a 'Local Green Space' designation in the Local Plan. Decision for LGS designation based on its historic value, recreation and beauty considerations. Protection of entire area sought.	No			
5	12	2	0.39	0.39	89	Mansfield Manor Hotel /parking; Listed Building; Conservation Area; impact on setting of Park.	No specific additional comments. No specific GI significance.	No			Possible conversion of building on frontage.
5	12	3	1.86	1.86	137	Attractive rolling site; GI considerations; Local Green Space? Extension to Carr Bank Park?	Considered for protection as a 'Local Green Space' designation in the Local Plan. Decision for LGS designation based on its historic value consideration. GI importance relates to its historic importance and visual amenity for commuting (to and from Bruns School). Protection of entire area sought.	No			Part of SHLAA site with 12.4. NCC owned.
5	12	4	1.94	1.94	137	Attractive rolling site; GI considerations; Local Green Space?	Considered for protection as a 'Local Green Space' designation in the Local Plan. Decision for LGS designation based on its historic value consideration. Protection of entire area sought.	No			Part of SHLAA site with 12.3, except for northern strip. NCC owned.
5	12	5	2.13	0.91	N/A	Paddock; GI considerations; includes part of Polish RC Club site and SHLAA site - for access; develop to subsidise GI on - on 12.3 and 12.4? Link to adj SHLAA site to W?	Area considered for protection as a 'Local Green Space' designation in the Local Plan. Decision for LGS designation based on its historic value consideration. LGS boundary excludes fields south of the Polish RC Club. Protection for most of area sought in relation to LGS concerns. Landscape policy zones actions suggest this area should be conserved and reinforced. incl. pastoral character of the river valley.	Yes (part)	30	27	MDC owned

5	12	6	2.46	2.46	N/A	School playing fields - The Brunts Academy.	GI Importance (protection of entire area required) subject to playing pitch results. Existing woodland identified as importance GI asset and protection sought.	No			
5	12	7	9.45	9.45	N/A	Sewage Works operational area	High level of GI importance (protection of entire area sought) is due to its role in climate change adaptation and location within the flood zones/river corridor. It is highlighted in the SFRA as a priority area for Green SuDS creation to improve fragmented water vole habitat.	No			
5	12	8	5.52	5.52	N/A	Sewage Works maintained trees and open area/ expansion land?	Same comments as above. Plus area with historic importance in relation to Hallam's Grave.	No			Assumed to be not available.
5	12	9	10.74	10.74	N/A	Local Wildlife Site/ Nature Reserve; informal open space and recreation ground; locally listed building in SW corner.	Key GI hub with high level of importance based on combination of nature conservation, climate change adaptation, recreation, gateways into the GI network and access to the countryside. Protection of entire area sought.	No			
5	12	10	0.3	0.3	87	Fenced off former allotments with access off Ravensdale Road	Limited GI importance. Overall development potential is subject to allotment strategy considerations.	Yes	35	11	
6	33	1	5.84	5.84	55	3 fields crossed by footpath; sloping site (down from E to W); access off Ruskin Road and from MARR (best through 33.2); proposed open space in Local Plan - not implemented. Include in wider master plan.	Key GI considerations include 1) public rights of way access across the site as this provides an access point to the wider countryside; 2) visual amenity from the A617; and 3) new open space provision including play provision. This area of	Yes	25	146	Same SHLAA ownership
6	33	2	5	5	55	2 fields; slopes down NE to SW; access from MARR (A617) and via 33.5. Includes 2 archaeological sites; proposed open space - not implemented. Consider part as park extension from 33.5 as part of wider master plan.	Key GI considerations include 1) visual amenity from the A617; 2) improved open space provision including play provision; and 3) surface water flooding issues across northern boundary. Improved access to Bull Farm Park and improved	Yes	25	125	
6	33	3	10.87	10.87	55	3-4 fields; fall to 33.2 in south and within to a stream/ valley running N-S; access from A617? If not, via 33.2. N part wooded - exclude from developable area. Includes archaeological site. Develop as part of master plan for wider area.	Surface water flooding issues across middle of site running north-south. Same comments as above.	Yes	25	272	
6	33	4	3.81	3.81	60	Field; access from Wharmby Avenue and 33.5; small area of mining instability. Develop as part of masterplan for wider area.	Improved open space provision required including play provision. Improved access to Bull Farm Park and improved quality of open space	Yes	25	95	
6	33	5	2.91	2.91	N/A	Recreation ground/ skate park and football pitch in area of open space shortage. Possible access to 33.2, 33.4 and 33.6. Could be relocated/ extended as part of master plan for wider area.	Bull Farm Park is the main open space provision for this area including both sides of the A6191 main road. As such, this provision needs to remain but it is in need of quality and provision	No (unless re-provided)			
6	33	6	3.28	3.28	59	School playing field; part of site in SHLAA - surplus area? If so, access via 33.5. Consider for park extension as part of wider master plan.	See comments above and to the right.	No			
7	17	1	8	8	98	Large flat field off Cipstone Rd E; part of sensitive gap between Clipstone and Forest Town/ Mansfield.	No significant GI issues except for the issue regarding coalescence. Landscape character overall action is to 'create' in relation to creating new heathland and woodland habitats. Development would need to maintain/create GI links to Vicar Water Country Park and play provision. Landscaping required to buffer visual amenity from ProW. Surface water run-off issues identified near eastern boundary running north-south.	Yes	20	160	Housing site to W has not been developed despite pp - low demand area?
7	17	2	3	3	N/A	School playing fields	No significant GI issues except for the issue regarding coalescence and possibly playing pitch provision.	No			
7	17	3	4.04	4.04	N/A	2 fields near roundabout, divided by bridleway; slightly affected by instability; part of sensitive gap between Clipstone and Forest Town/ Mansfield.	Significant GI issues include coalescence. Surface water run-off issues along public rights of way. Potential for development is coalescence not significant (see notes to right). Landscaping buffers adjacent alongside road needed to provide visual screening from road. Development would need to accommodate access to Vicar Water and SuDS to help improve low-flow issues in the area (see notes on 17.9). Also see notes on 17.1 re: landscape character.	Yes?	20	81	
7	17	4	2.86	2.86	N/A	Field on Crown Farm Way; affected by instability; part of sensitive gap between Clipstone and Forest Town/ Mansfield.	See comments above and to the right. Significant flooding issues on adjacent fields to south (within northern part of 17.9).	Yes?	20	57	
7	17	5	1.35	1.35	N/A	Agri-industrial (?) building and curtilage; open storage of vehicles; would need relocation. Affected by instability.	See comments above and to the right. Significant flooding issues on adjacent fields to south (within northern part of 17.9).	No			Adjust boundary to exclude large house and garden
7	17	6	0.78	0.78	N/A	Small paddock and adjoining land	No significant GI issues except for the issue regarding coalescence.	Yes	15	12	
7	17	7	1.9	1.9	N/A	Houses and small-holdings; rural character; unmade road; slightly affected by instability.	Area with rural character which positively contributes to the landscape character of the area.	No			Possible small-scale infill. Adjust boundary to include large house and garden
7	17	8	1.22	1.22	N/A	Small field and building. Possible upper market housing in countryside setting?	Significant flooding issues present to north, east and west of site. Not a priority for development.	No?			
7	17	9	5.5	5.5	N/A	Fishing ponds and woodland. Possible setting for upper market housing?	Key GI considerations include: 1) This is an area identified in the SFRA as an area of low flow and also supports protected species. It is identified as a priority site for restoration. 2) Adjacent to Local Wildlife Site. 3) Within Flood Zones 2 & 3 and surface water flooding issues on the northern section. Prioritise protection from development.	No			
7	17	10	5.75	5.75	N/A	Triangular field; near Vicar Water Country Park; access problems; GI considerations; bridleway on E boundary. Possible upper market housing in countryside setting?	Area bordered by public rights of way and is key visual amenity site for walkers along ProW and atop Vicar Water Country Park. Priorities protection from development.	No?			
7	17	11	0.91	0.91	N/A	Local wildlife site; footpath/ cycleway to Vicar Water Country Park	Area contains strategic walking and cycling links along the Timberland Trail long-distance route. Protection sought for this area.	No			
8	9	1	9.01	6.507	10	Areas of low permeability on N edge and W corner - exclude from net developable area; adjoins SSSI and archaeological site.	Site is adjacent to Hills and Holes SSSI. Caution required (see comments to right). Otherwise no other significant GI issues identified. Large habitat and green space buffering may be required to make this area acceptable for development.	Yes	20	130	
8	9	2	7.27	6.597	9	Area of low permeability in NW corner - exclude from net developable area	See comments above. Also western corner within Flood Zones 2 & 3.	Yes	20	132	

9	23	1	5.88	5.88	N/A	4 fields; green corridor on S edge; access issues - need to develop with 23.2?	GI considerations include: 1) strategic GI recreation corridor to the south along disused railway line. 2) Local Wildlife Site along the same disused railway line. 3) large area of surface water run-off covering at least 50% of site. 4) Groundwater Protection Zone covering the remaining 50% of site. Points 3 and 4 are significant issues and require further consultation. The access and LWS issues could be addressed through habitat buffering and trail upgrades.	Yes	20	118	
9	23	2	5.01	5.01	N/A	Several fields; access off Helmsey Road; access issues (cul de sac length?); noise from road?	Whole of area identified through historic mapping as UKBAP priority habitat - acid grassland. Most likely in need of enhancement. Landscape Character action identicate the creation of new heathland and woodland would improve the landscape character of the area. Development subject to consultation with NE and EA.	Yes	20	100	Could be developed with adj. SHLAA sites (outside zone)
9	23	3	1.25	1.25	N/A	Existing buildings/ businesses. Open storage of cars.	No specific GI comments.	No			
9	23	4	2.62	2.62	N/A	Vacant land to N of buildings; access issues (cul de sac length?); noise from road?	No specific GI comments. Development subject to consultation with NE.	Yes?	20	52	
9	23	5	4.43	4.43	N/A	Dawn House School	No specific GI comments.	No			
9	23	6	1.11	1.11	138	Stables and paddock	No specific GI comments.	Yes	20	22	
9	23	7	9.53	9.53	138	Fields; access via 23.6 and/or Ransom Road and 23.8; noise from road? Sensitive gap?	Significant GI issues include: 1) the need to buffer visual amenity impacts on trail users and ensure safe access along disused railway line (Mansfield Way trail). This could be addressed through landscape buffering and safe access crossing into the site. Significant access safety needs for pedestrians and cyclists crossing the A617 (area between Mansfield and Rainworth). 2) Habitat creation of heathland and woodland to buffer and facilitate habitat linkages between Local Wildlife Sites to the north and south of this area.	Yes?	20	191	Same SHLAA site
9	23	8	3.68	3.68	138	Wooded area; green corridor; Local Wildlife Site	Whole of area is designated as a Local Wildlife Site. Prioritise for protection.	No			
10	8	1	12.84	11.786	15	Field- western part excluded from zone because of Flood Zone 3; SW corner affected by low permeability and archaeological site (excluded from net developable area).	Potential shallow groundwater (i.e. potential flooding) issues in this area. Full GI considerations subject to outstanding Landscape Character policy actions. Area would likely require sport and play provision on site.	Yes	20	236	
10	8	2	3.38	3.092	N/A	Field and rough area; W end of rough area affected by low permeability.	Potential shallow groundwater (i.e. potential flooding) issues in this area. Full GI considerations subject to outstanding Landscape Character policy actions. Area would likely require sport and play provision on site.	Yes	20	62	
10	8	3	0.5	0.5	N/A	Cat's Protection premises and land to W	No specific GI comments.	No			
10	8	4	2.78	2.78	N/A	Field on Mansfield Road; some distance from Market Warsop; unacceptable narrowing of gap to Mansfield; precedent for sites to E.	No specific GI issues. Area provides visual amenity for commuting and physical break between settlements (Market Warsop and Spion Kop).	No			
10	8	5	0.46	0.46	N/A	Gardens to private house.	No specific GI issues. Area provides visual amenity for commuting and physical break between settlements.	No			
10	8	6	4.84	4.84	N/A	Ponds	Significant flooding issues. Prioritise protection.	No			
10	8	7	3.67	3.67	N/A	Field- western part excluded from zone because of Flood Zone; whole zone affected by low permeability; no access except through 8.2.	GI consideration for protection due to significant flooding issues	No			