

MDC Site Ref. No.	Site / location	Greenfield / PDL	Ownership indication - general (where known)	Approx. site area (Ha)	MDC Indicative Dwelling Capacity (subject to review)	MDC Indicative density (subject to review)	Ward / locality	Potential outcome(s) - Indicative scope to support AH (%) and s.106 (£ per dwelling). Based on review DSP test scenario findings and £350,000/Ha min. land value.		Commentary Notes: These are high-level indications based on review of the range of scenario testing and assumptions made. Actual AH and s.106 levels are subject to site-specifics. Where AH is noted as more likely at <20% the indications are not to be regarded as caps. Likewise regarding the s.106 requirements and scope. At this stage high level relative viability indications only.
								Indicative potential AH scope / supportable target - guide	Indicative potential £ s.106 / dwelling scope - guide (not caps / limits, but based on high-level assumptions & combination with AH)	
<b>MANSFIELD</b>										
M3(a)	Former Mansfield Brewery (East)	PDL	Private	1.3	60-90	50-70	Crosses over Portland and Sandhurst	10% / 10 to 20%	Up to £5,000	Some potential capacity to support more cost / increased land value if necessary; or to bear impact of some reduction in sales values from assumed levels. Indications are that development based on all or a high proportion of apartments is unlikely to be viable; mixed higher density development (i.e. at more than the typical 30 dph for the district) appears most likely viable and capable of supporting planning obligations. AH scope probably beneath 20% and could be nearer to 10%; ultimately the s.106 "package" will be dependent on site-specifics in the usual way. In any event the s.106 sums and AH indications where beneath 20% should not be regarded in any way as caps or fixed guides.
M3(b)	Former Mansfield General Hospital, West Hill Drive, Mansfield	PDL	MDC	1.1	45-55	45-55	Woodlands	10 to 20%	Up to £5,000	
M3(c)	Employment Land off Spencer Street	PDL	Private	0.7	50-60	70-80	Ladybrook	10% / 10 to 20%	Up to £5,000	
M3(d)	Land at Victoria Street	PDL	Private	1	40-50	40-50	Portland	10%/10 to 20%	Up to £5,000	Development overall typically at circa 30 dph as envisaged by MDC appears capable of supporting this combination of requirements - i.e. based on 20% AH target and range approx. £2,000 to £5,000/dwelling - potentially more - other site-specific s.106 mitigation matters; or equivalent - ALL TBC at site-specific level.
M3(e)	Abbey Primary School	Mixed	NCC	2.1	50-70	25-35	Racecourse	20%	£2,000	
M3(f)	Broomhill Lane, Mansfield	PDL	MDC	2.4	60-75	25-30	Broomhill	10-20%	Up to £5,000	
M3(g)	Former Ravensdale Middle School, Ravensdale Road, Mansfield	Mixed	NCC	3.4	100-120	30-35	Carr Bank	20%	£5,000	
M3(h)	Former Sherwood Hall School, Stuart Avenue, Mansfield	Greenfield	NCC	3.2	80-95	25-30	Carr Bank	20%	£5,000	
M3(i)	Railside Helmsley Road, Rainworth	Mixed	Private	2.8	75-100	25-30	Ransom Wood	20%	£2,000	
M3(j)	Victoria Court Flats & Moor Lane Recreation Ground	Mixed	MDC	1.6	45-60	30-35	Portland	20%	£2,000	
M3(k)	Bellamy Road Recreation Ground	Greenfield	MDC	2.1	50-70	25-35	Ransom Wood	20%	£2,000	
M3(l)	Broomhill Lane Allotments (Part)	Greenfield	Private	0.9	25-30	25-30	Broomhill	20%	£2,000	
M3(m)	Clipstone Road East / Crown Farm Way, Mansfield	Greenfield	Private	6.5	165-195	25-30	Newlands Ward	10-20%	£5,000+	
M3(n)	Cox's Lane, Mansfield Woodhouse	Greenfield	Private	0.7	15-20	25-30	Woodhouse	20%	£5,000	
M3(o)	Abbott Road / Brick Kiln Lane, Mansfield	Greenfield	MDC	2.8	70-100	25-35	Penniment	20%	£2,000	
M3(p)	Ladybrook Lane / Jenford Street, Mansfield	Greenfield	Private	3	75-105	25-35	Ladybrook	20%	£2,000	
M3(q)	Meadow Avenue, Mansfield	Greenfield	NCC	0.6	10-20	20-30	Sandhurst	20%	£2,000	
M3(r)	Bilborough Road, Mansfield	Greenfield	NCC	0.8	20-25	25-30	Broomhill	20%	£2,000	
M3(s)	Pump Hollow Road / Newlands Road, Mansfield	Greenfield	Private	1.9	50-70	25-35	Kingsway	20%	£2,000	
M3(t)	Hill Barn lane, Mansfield	Greenfield	NCC	5.1	125-180	25-35	Penniment	10-20%	£5,000+	
M3(u)	Sandy lane / Alcock Avenue, Mansfield	Greenfield	MDC	0.8	20-25	20-25	Carr Bank	20%	£5,000	
M3(v)	Sandy Lane / Garrett Avenue	Greenfield	MDC	2.6	65-80	25-30	Carr Bank	20%	£5,000	
M3(w)	Sandy Lane / Shaw Street	Greenfield	NCC	1.5	35-45	25-30	Carr Bank	20%	£5,000	
M3(x)	Sherwood Close, Mansfield	Greenfield	MDC	0.6	15-20	25-35	Carr Bank	20%	£5,000	
M3(y)	Ladybrook Lane / Tuckers Lane, Mansfield	Greenfield	NCC	1.1	25-35	25-30	Broomhill	20%	£2,000	
M3(z)	Windmill Lane (former nursery), Mansfield	Greenfield	MDC	1.3	20-30	20	Carr Bank	20%	£5,000	
M3(aa)	Sherwood Avenue, Mansfield	Greenfield	MDC/Private	7.6	230-270	30-35	Ransom Wood	10-20%	£5,000+	
M3(ab)	Debdale Lane / Emerald Close, Mansfield	Greenfield	Private	1.1	30-35	25-35	Sherwood	20%	£2,000	
M3(ac)	Sherwood Rise (adj. QE Academy, Mansfield Woodhouse)	Greenfield	Private	5.8	145-175	25-30	Sherwood	10-20%	£5,000+	
M3(ad)	Old Mill Lane / Stinting Lane, Mansfield	Greenfield	Private	5.8	145-200	25-35	Maun Valley	10-20%	£5,000+	
M3(ae)	New Mill Lane / Sandlands, Mansfield	Greenfield	Private	4.6	115-160	25-35	Maun Valley	10-20%	£5,000+	
M3(af)	Radmanthwaite Road / Oxclose Lane, Mansfield	Greenfield	Private	12.5	315-375	25-30	Bull Farm & Pleasley Hill	10-20%	£5,000+	
<b>WARSOP PARISH</b>										
W2(a)	Church Warsop Miners Welfare	PDL/Greenfield	Private	1	30-40	30-40	Warsop Carrs	20%	£2,000	Development typically at circa 30 dph as envisaged by MDC appears capable of supporting this combination of requirements - i.e. based on 20% AH target and range approx. £2,000 to £5,000/dwelling s.106; or equivalent (as above)
W2(b)	Sherwood Street	Greenfield	NCC	1.2	30-40	25-35	Market Warsop	20%	£2,000	
W2(c)	Stonebridge Lane / Sookholme Drive, Market Warsop	Greenfield	Private	9	225-270	25-30	Warsop Carrs	10-20%	£5,000+	
W2(d)	Sookholme Lane / Sookholme Drive, Market Warsop	Greenfield	Private	7.3	180-220	25-30	Market Warsop	10-20%	£5,000+	
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