

Strategic Housing Land Availability Assessment (SHLAA)



Mansfield District Council

*Creating a District where
People can Succeed*

2013

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Mansfield District Council
Creating a District where People can Succeed

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N.B. This report now reflects new ward designations

Introduction

Welcome to Mansfield District Council's latest Strategic Housing Land Availability Assessment (SHLAA).

This document updates earlier versions of SHLAA with additional sites that have been submitted since publication of the previous published document.

It also updates details of existing sites and removes any sites which at the time of publication have received planning permission. Certain sites may also be merged together where appropriate.

Finally should new information be received that means that the conclusion needs to change then this will have also been undertaken.

SHLAA contains an assessment of land which will be used to help inform future allocation of land.

Within this document you will find a site by site assessment which includes details relating to the site, and a conclusion as to its appropriateness for development with a justification. It should be noted that conclusions can change from year to year as new information comes forward. The document is made up from both factual information and informed judgements. This document also includes information on the process used to undertake the assessments.

Strategic Housing Land Availability Assessments (SHLAA) are required to ensure Local Authorities can provide a robust evidence base to demonstrate land supply. SHLAA studies will therefore form an important part of the evidence for the production of the Local Plan.

Background

The methodology for Mansfield District Council's SHLAA was agreed jointly with Ashfield and Newark and Sherwood District Council.

The Joint Methodology (which is available as a separate document www.mansfield.gov.uk/shlaa) sets out the process which has been used by the three authorities within this assessment. It sets out relevant government guidance, the consultation process, role of the 'Partnership Group' and 'Steering Group', and the key stages.

It also sets out which sites would be assessed and how that assessment would take place.

It is important to stress that the SHLAA document does not allocate land for development, as this will be done through policies as part of the Local Plan. What may be judged as being a favourable assessment also does not guarantee that a site will receive planning permission. What SHLAA does do however is to help identify and assesses the potential housing land supply within the district, This SHLAA provides a list of potential housing sites which have been assessed against certain criteria and existing Local Plan Policies. SHLAA sites, will need to be considered against any new policies agreed through the Local Plan process. Assessments contained within this report have been undertaken using a variety of information including (but not exclusively) existing

policies; site survey notes; aerial photography; employment land studies; strategic flood risk information; and sustainability / access information provided by Nottinghamshire County Council.

The conclusions have been made using information available at the time and have been published in a format which it is believed provides complete transparency as to how the sites have been assessed.

It should be noted that if a site has been categorised as suitable, or maybe suitable, it does not mean that planning permission would automatically be granted. In certain circumstances, a site which has been assessed as being unsuitable may be granted planning permission in the future if sufficient information was provided to support the proposal.

The information provided within this document is not therefore binding on any future recommendation or decision which may be made by the Council.

Overview

The main purpose of this document is to assess the following:

- Potential suitability of sites for inclusion within the Local Plan as allocations
- A record of the Availability of sites for development
- Achievability / deliverability of sites for development
- Anticipated timing for the likely deliverability of sites

'Call for Sites'

Organisations and individuals always have the opportunity to write to the District Council to ask that sites be considered for future allocation through the Local Plan process. However in order to help the authority identify available land that maybe suitable for future development, people were encouraged to promote land through the SHLAA process, part of which is referred to as a 'Call for Sites'.

Mansfield District Council advertised its first 'Call for Sites' initially from 18th June – 31st July 2008. This was later extended to 27th October to enable all parties on the Council's LDF database to be contacted. A form was provided by the authority which interested parties could use to submit details of sites and provide information which would help officers assess them. The 'Call for Sites' was advertised in the Mansfield CHAD on 18th June 2008 and was available on the Council's website.

In order to update SHLAA, the local authority consider any land submitted to them and where possible contact those people who have previously submitted sites as well as other people who have asked to be kept informed on a wide variety of planning related issues. If anyone wishes to submit additional sites these are then assessed prior to publication of the latest SHLAA document.

The study also updates the status of any sites which have gained planning permission.

The Survey

The sites included within this study can be broken down into the following main categories:

- Sites within or adjacent to any settlement within the district, submitted through the SHLAA 'Call for Sites' process
- Sites within or adjacent to all the settlements within the district, that officers have been made aware of as part of the plan making process
- Sites not submitted, but considered worthy of assessment by Planning Officers
- Sites where planning permissions had lapsed but potential still exists
- Sites which in themselves may not adjoin a built up area, but when considered together with other sites may be suitable

All sites to be assessed are entered on the SHLAA database. The development of the database formed part of the joint working between the three adjacent authorities, to continue the theme of consistency across the districts. Any sites that have already received planning permission in the time between the site being submitted and the assessment process being undertaken are excluded. Also excluded are any sites that are under the initial size threshold of 0.25ha as stated in the methodology. However where sites under 0.25ha are submitted and adjoining land has also been put forward, sites have in some cases been merged so that an assessment can be carried out.

A summary of the process undertaken is as follows:

- Promoters details entered into database
- Basic details added (e.g. previously developed land or Greenfield, setting, Current use)
- Site Plans Scanned and attached to relevant record in the database
- Aerial Photograph attached to relevant record in the database
- Site surveys undertaken by Planning officers and survey information added.
- Site photographs attached to relevant record in the database
- Investigation of any known potential contamination issues from MDC Environmental Health
- Sustainability index information gathered (e.g. distance of proposed site from facilities such as Primary School, Doctors surgery, Supermarket etc)
- Environmental issues investigated and recorded such as Local Nature reserve status, Tree Preservation Orders etc.
- Known flooding information was recorded

Financial Viability

In order to ensure that new residential dwellings will be delivered, Government Guidance contained within 'Strategic Housing Land Availability Assessments – Practice Guidance Communities and Local Government, July 2007', outlines the importance of assessing sites availability and achievability as well as its suitability. Therefore in accordance with this guidance and the Joint Methodology, the authority has undertaken a financial assessments, using residual valuation of each site. This method assesses the value of a site by comparing an estimate of the Gross development value of the site (based on an anticipated sale value of a mix of dwelling types) with development costs, (including, build costs, professional fees, known section 106 contributions, sales fees etc). The aim of the financial assessment is to give an indication as to the financial viability of the.

It is acknowledged that there are limitations with the financial appraisal, for example the valuations applied to sale values, given the economic climate at the time this report was drafted. Other issues which could affect the value of a site would include any remediation works associated with any contamination, demolition costs etc. While every effort has been made to assess the financial viability of all the sites, it is for the promoter of any site to consider, and provide evidence if required, that the site is deliverable.

A standard dwelling mix was applied to each site to provide an indication of development values and has been applied as follows:

- 5 Bed Detached 5%
 - 4 Bed Detached 15%
 - 3 Bed Detached 25%
 - 3 Bed Semi detached 20%
 - 3 Bed Town house 15%
 - 2 Bed Town house 10%
 - 2 Bed Apartment/flat 5%
 - 1 Bed Apartment/flat 5%
- 100%

An example of a financial appraisal can be found to the rear of the document as Appendix A. From the appraisal the estimated build costs; sales costs etc can be seen.

To put the financial appraisal into context, none of the assessed sites were considered to be financially unviable.

The Assessments

Once all the factual and site information had been entered into the database, an informed judgement was made by Planning Policy Officers as to the suitability of each site for possible future development. There are some sites that have been submitted through the SHLAA process that do not need to wait for a Local Plan policy change in order to be considered for development. These sites would include land within the urban areas which are not protected by existing saved policies.

Once sites had been assessed for suitability and a justified reason given for the conclusion, availability and achievability issues were considered. Interested parties will be

able to see not only the overall conclusion for a site, but also a reasoned justification for the conclusion.

Joint working

Whilst the SHLAA Methodology was jointly formulated and adopted by the three Districts of Mansfield, Ashfield, and Newark and Sherwood, each of the authorities undertook their own individual assessment.

In order to ensure consistency, a sample of each adjoining authorities sites were assessed by one of the other authorities. The assessments were undertaken without any prejudice as to how the authority concerned had already assessed their own sites. The results indicated that there were not considered to be any obvious inconsistencies in assessments between each authority.

Consultation / Key Dates

The Consultation undertaken on SHLAA to date has been as follows:

Methodology

Consultation event with Partnership Group on Methodology 5th December 2007 (Kelham Hall, Newark)

Public Consultation on Methodology 12th March – 9th April 2008

Presentation of Final Methodology to Partnership Group 18th July 2008 (Civic Centre, Mansfield)

Thanks go to all the members of the Partnership Group who have helped in the SHLAA process.

Mansfield District Council's 'Call for Sites'

Advertisement published in Local Press (Mansfield CHAD) 18th June 2008

'Call for Sites' period 18th June – 31st July 2008 (later extended to 27th October 2008).

Parish Council / Area Assembly meetings

Letters and site information was sent to each Area Assembly on 10th November 2008 identifying sites submitted within the relevant area, seeking views on submitted sites and giving opportunities for the organisations to put forward other land (if any) that they considered suitable for assessment.

In response to requests, presentations were given as follows:

Warsop Parish Council 17th November 2008 (Warsop Town Hall)

East Area Assembly 18th December 2008 (Rainworth Methodist Hall)

West Area Assembly, 14th January 2009. (Cyril Stone Hall, Westfield Lane Mansfield).

MDC's Select 2 Commission 10th March 2009 (Mansfield Civic Centre).

SHLAA Steering Group 17th April 2009 (Kelham Hall Newark)

(The SHLAA Steering group consists of a representative from the House building industry, a Chartered surveyor / valuer / Estate agent, a Housing association, and a representative for an Environmental group / organisation.

Thanks go to

Anabel Rooksby: Peveril Homes;

Peter Harley: Derwent Living

Nigel Carnall: W. A. Barnes

Gaynor Jones-Jenkins: Notts Wildlife Trust

2009 Draft SHLAA

The 2009 Draft SHLAA was published and put out for consultation from 1st – 29th May 2009. Letters and emails were sent to all the owners /agents informing them of the Draft conclusions for their specific sites and information as to how they could view the complete document. In addition contacts from the Local Plan database of interested parties were also informed of the publication which was placed on the council's website and made available in local libraries along with a comments form.

Over 160 comments were received on the 1st Draft SHLAA. These comments ranged from clarification of issues, to objections to the Draft conclusions. Officers considered all the representations submitted to arrive at the final conclusions.

Notes /explanation of physical constraints

The council has made every attempt to highlight the possible constraints which may be involved in developing the sites being put forward. This has been done to highlight certain areas where more work may need to be undertaken by owners / agents in order to demonstrate that issues such as possible flooding or contamination would not prevent development, should the site be allocated for development in the future.

Flooding issues

Information on possible flooding issues has been taken from comments made to the Draft SHLAA by the Environment Agency. The authority has also included flooding information taken from the Strategic Flood Risk Assessment produced by RPS in June 2008.

Possible contamination

Information on possible contamination has been gathered from records held by the Environmental Health Section at Mansfield District Council, and should be used only to give an indication of possible contamination sources / issues. In many cases it is not foreseen that contamination issues will in themselves rule out the suitability of a site being allocated for development (in fact it is recognised that re-developing sites which have possible contamination issues can be advantageous) however it may provide information that helps in determining the financial viability of developing such sites.

Coal Mining

Mansfield has a strong mining history and as such much of its coal resources have been mined over many decades. SHLAA makes no individual assessment of sites in relation to possible issues related to mining, such as possible subsidence and gas release. It should

be stressed therefore that SHLAA makes no assessment of the suitability of sites in terms of ground conditions or any other issue connected with mining.

N.B.

Certain sites may be constrained by a number of factors. Therefore while a site may have the conclusion 'Appropriate subject to Core Strategy Green Wedge Policy' it could also have a number of physical constraints that apply to it. The final conclusion has placed what is seen as the most restrictive or pertinent constraint as the conclusion. While this is not a specific ranking system it aims to provide a methodology which is as clear as possible.

For example:

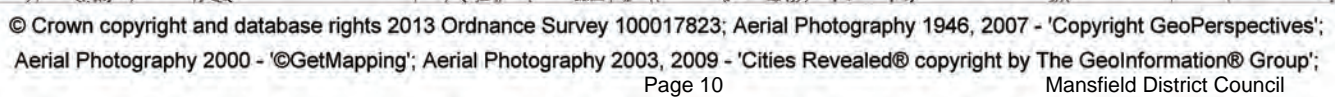
- Only constrained by urban boundary, suggests no physical constraints
- Appropriate subject to open space review may have contamination issues and/or be constrained by the urban boundary
- A site considered appropriate 'Subject to review of green wedge', may also be 'best and most versatile land and could have physical constraints
- Appropriate subject to mitigation against physical constraints may still be 'best and most versatile land'

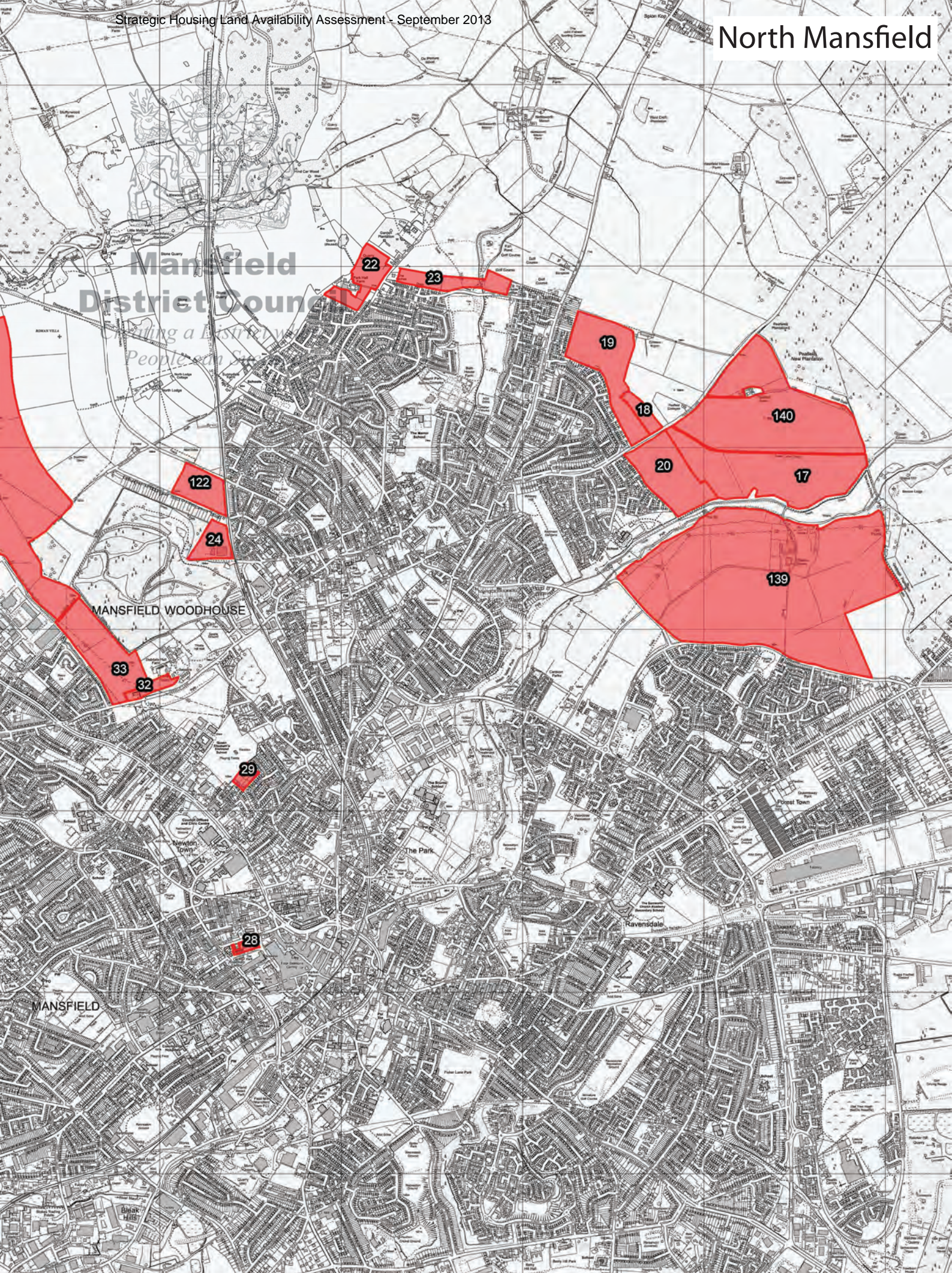
Reference copies of this document are available for inspection at Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

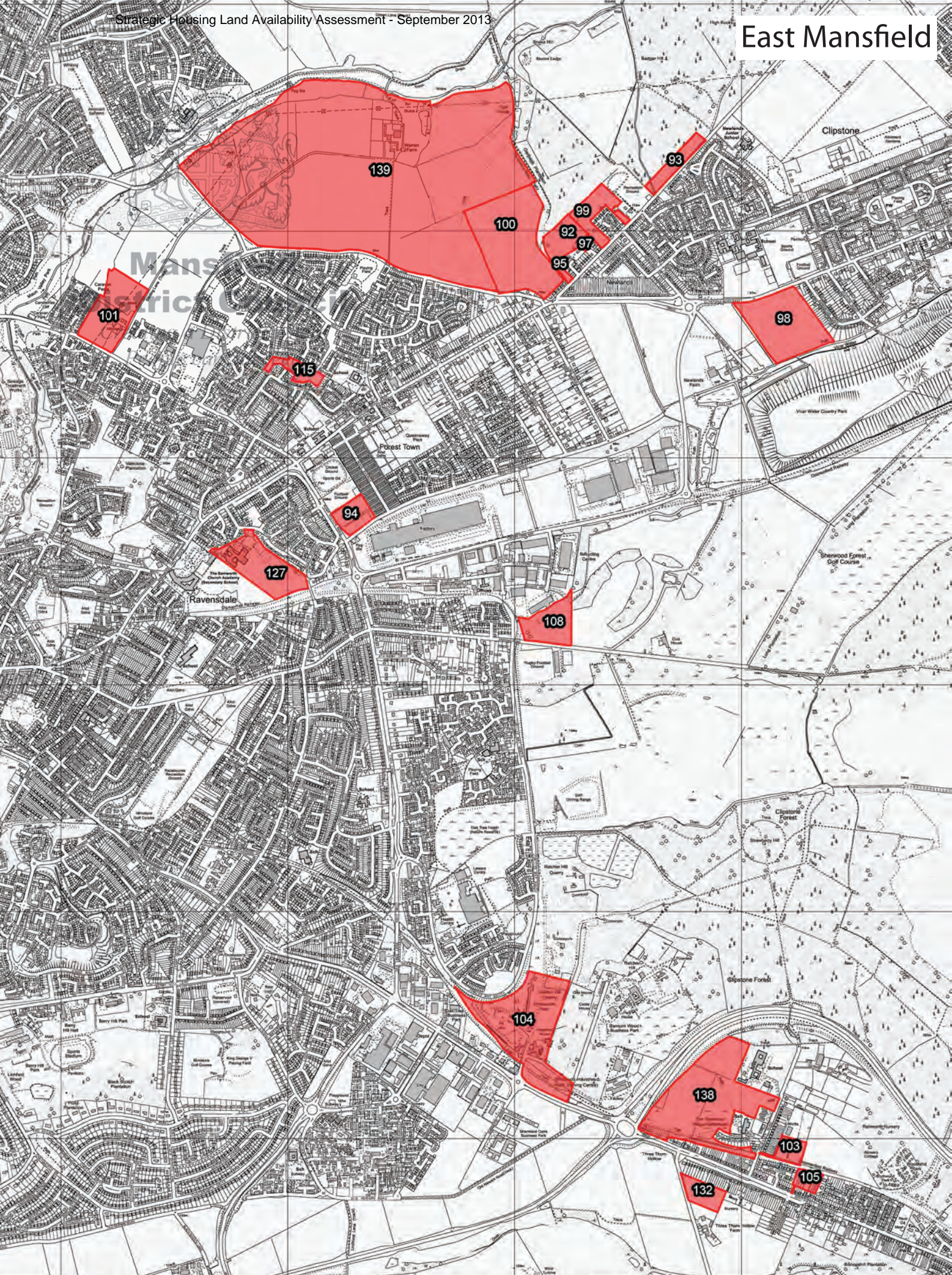
Sites no longer included in SHLAA

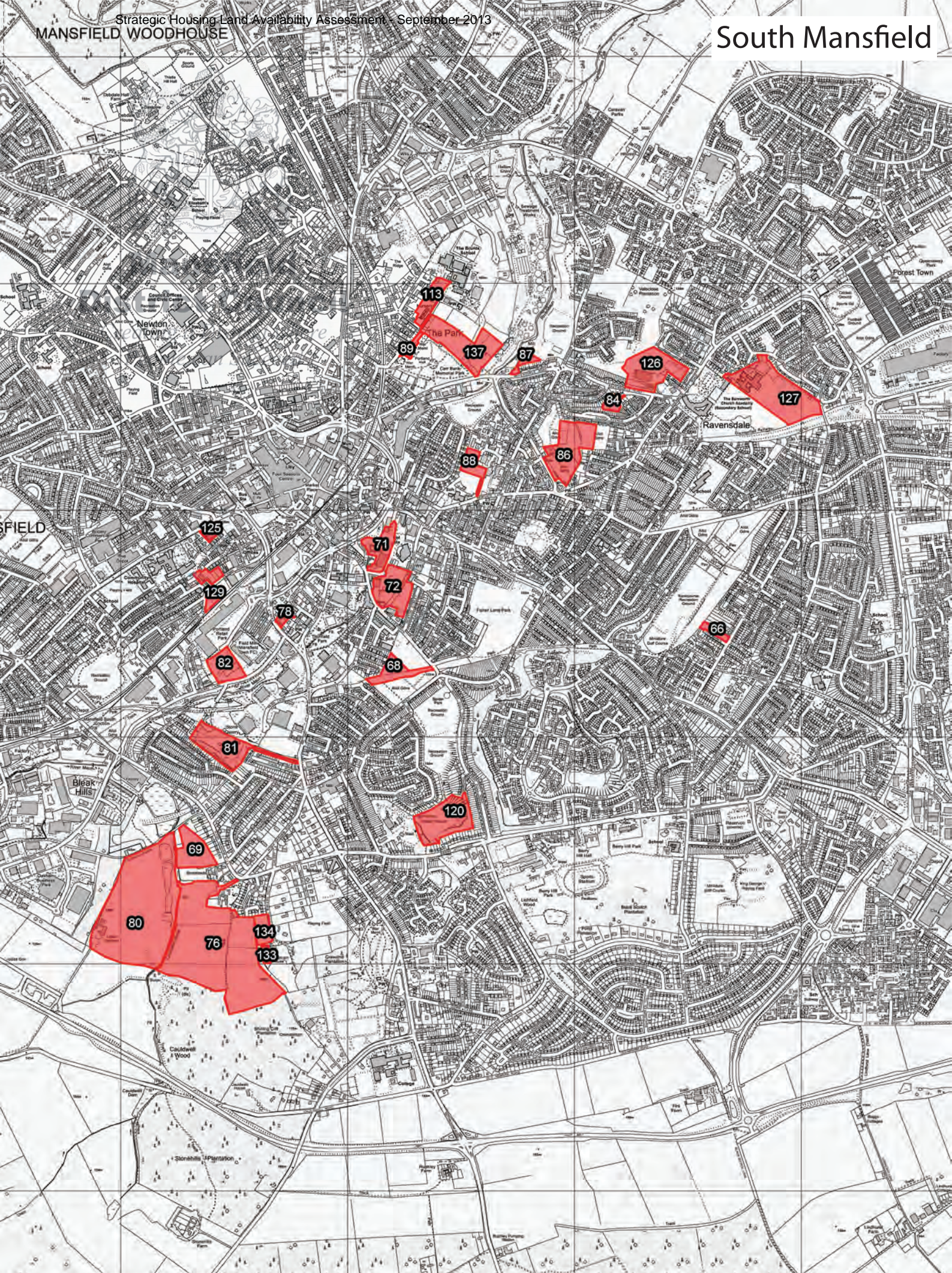
Site Number	Site Address	Reason for Exclusion
1	Ridgeway Terrace, Market Warsop	Site now merged with adjoining land and contained within site 3
2	Burns Lane, Market Warsop	There is no evidence that the site is available
6	Land rear of Cherry Paddocks, Market Warsop	Residential planning permission granted
12	Former Wood Bros, Mansfield Road, Spion Kop	Residential planning permission granted
13	Carter Lane, Warsop Vale	Non-residential planning permission granted
21	Portland Street, Mansfield Woodhouse	Residential planning permission granted
25	Land at Northfield Lane, Mansfield Woodhouse	Residential planning permission granted
26	Chesterfield Road South, Mansfield	Non-residential planning permission granted
27	Little Debdale Lane, Mansfield	Planning permission granted for part of the site in June 2006 the remainder of the site has been excluded from assessment as it falls below the 0.25 h/a threshold
30	Land at Debdale Lane, adj former Oakdale School, Mansfield	There is no evidence that the site is available
31	Land at Debdale Lane, Mansfield Woodhouse	Residential planning permission granted
41	Land off Skegby Lane, Mansfield	The site is not available for development
42	Workshops at Hermitage Lane, Mansfield	The site has not been promoted externally and therefore is unlikely to be available
44	Land at Kingsmill Lane, Mansfield	The site has not been promoted externally and therefore is unlikely to be available
45	Land at Millersdale Avenue, Mansfield	The site has been excluded from assessment as it falls below the 0.25 h/a threshold
46	Ashland Farm off Beck Lane, Mansfield	The site has not been promoted externally and therefore is unlikely to be available
47	Land at Fishpond Hill, Mansfield	The site has not been promoted externally and therefore is unlikely to be available
53	Abbott Road Employment Allocation, Mansfield	Mixed use planning permission granted
61	Land South of Abbott Road Employment Allocation, Mansfield	Has been assessed as part of site 53
62	Land Adjacent to MARR, Mansfield	Residential planning permission granted
63	CD Bramall Nottingham Road, Mansfield	Residential planning permission granted
64	Nottingham Road and Old Newark Road, Mansfield	Residential planning permission granted

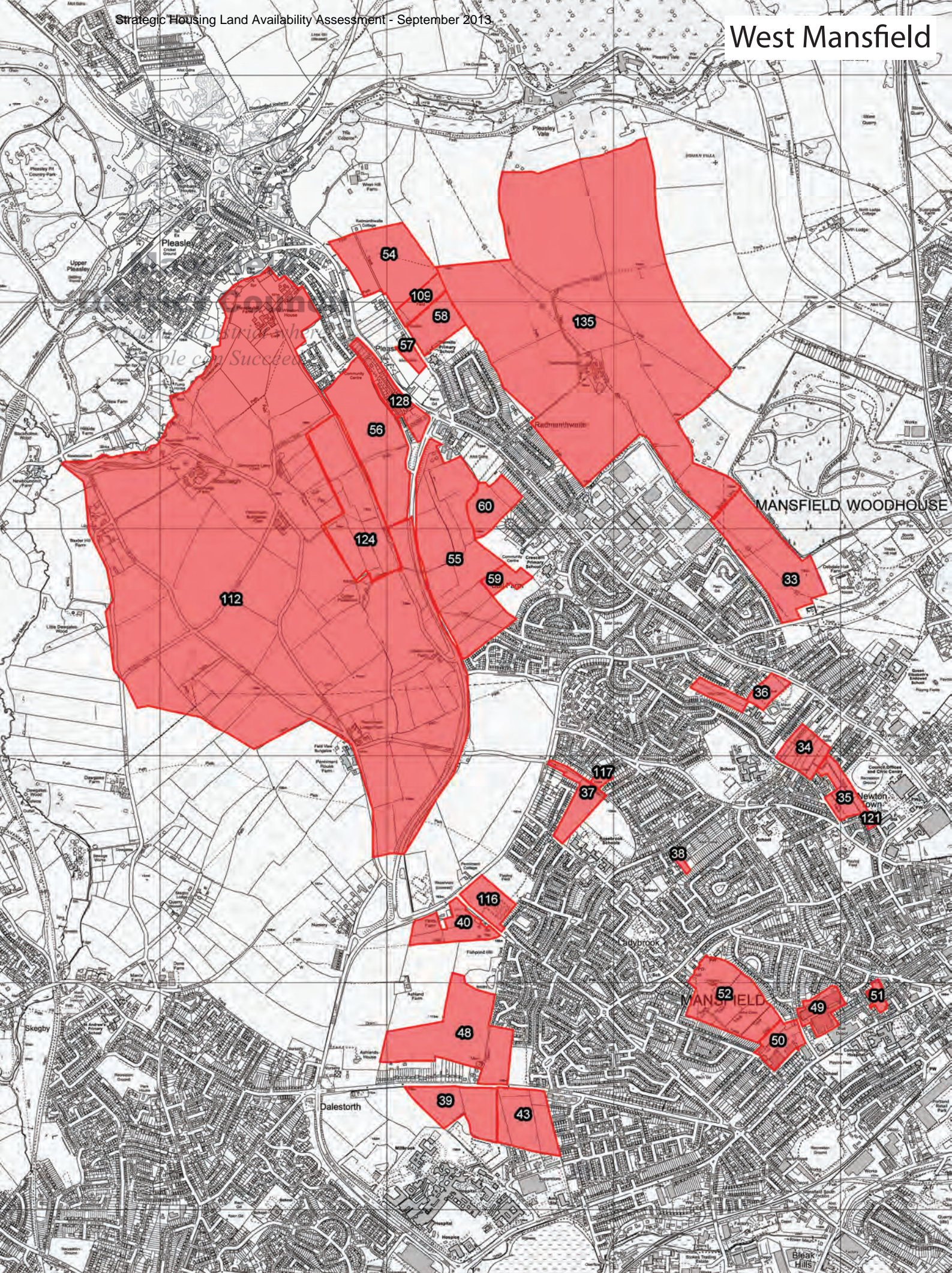
65	Head Office, Mansfield Sand Group Sandhurst, Mansfield	Residential planning permission granted
67	Quarry Lane, Mansfield	Residential planning permission granted
70	192 Nottingham Road / 2 Stanley Road, Mansfield	The site has been excluded from assessment as it falls below the 0.25 h/a threshold
73	Land adjacent Oakham Business Park, Mansfield	The site has not been promoted externally and therefore is unlikely to be available
74	Victoria Street, Mansfield	The site boundary now reflects a lapsed residential planning permission and has been re-numbered as site 129
75	STW Mansfield Depot, Mansfield	The site has not been promoted externally and therefore is unlikely to be available. It is proposed to safeguard this area for employment purposes
77	Land to rear of Hillside High Oakham Hill, Mansfield	Has been assessed as part of site 69
79	Victoria Street, Mansfield	The site has been excluded from assessment as it falls below the 0.25 h/a threshold
83	Crown Packaging, Rock Valley, Mansfield	Supported subject to the signing of a Section 106 Agreement
85	Pelham Street, Mansfield	The site has not been promoted externally and therefore is unlikely to be available
90	Off Langwell Drive, Clipstone	Residential planning permission granted
91	Land off Crown Farm Way, Forest Town	Residential planning permission granted
96	Land South of Clipstone Road East, Forest Town	Residential planning permission granted
102	Off Sandlands Way, Forest Town	Residential planning permission granted
106	Rear of 102 Southwell Road, Rainworth	Residential planning permission granted
107	Land at 548 Southwell Road West, Mansfield	The site has been excluded from assessment as it falls below the 0.25 h/a threshold
111	Land to the rear of Garth Road / Hillsway Crescent, Mansfield	Residential planning permission granted
114	Land at Sandy Lane, Mansfield	Residential planning permission granted
118	Land at Cox's Lane, Mansfield Woodhouse	Residential planning permission granted
119	Land at Redruth Drive, Mansfield	Residential planning permission granted
130	Land rear of Clipstone Road West, Forest Town	Supported subject to the signing of a Section 106 Agreement – 14/05/2013
131	Goose Farm, Wood Street, Warsop	Site removed due to flood risk











Site Number 3	Ridgeway Terrace/ Ridgeway Lane/ Oakfield Avenue Allotments, Market		
Ward	Parish Warsop Parish	Easting 456525.27	Northing 367268.24
Submission Type MDC	Area(ha) 18.45	Estimated Dwellings 376	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site is suitable
Location	Within urban boundary		Setting	Urban	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated		Allotments			
Site Specific Policy Ref		LT6			
General Policies					
Existing Policy Conflicts					
Site is protected as allotment land by saved policy LT6, and part of the site is currently used for this purpose.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	12 minutes	Primary School	Yes	546 metres
Further Education	Yes	24 minutes	General Practitioner (GP)	No	1158 metres
Hospital	No	34 minutes	Employment	Yes	10 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		4585 metres			
Proximity to Town Centre		Within 1km of a town centre			
Town Centre Comments		Warsop TC			
Green Space Strategy Comments		521metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints			Conclusion		The site is suitable
		Comments/Details			
Possible Neighbour Issues		No			
Topography		Gently sloping.			
Boundary Treatments		Yes			
Hedges and fencing. Railway to South West forms a physical and visual boundary.					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Yes			
(adj. Railway land - pre1900 to present)					
Highway Engineers Comments by MDC		Major residential access road required with 2 points of access. Possible off site highway improvements required due to traffic generation.			
Flooding					
Environment Agency Fluvial Flood Zone			Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 3	Ridgeway Terrace/ Ridgeway Lane/ Oakfield Avenue Allotments, Market		
Ward	Parish Warsop Parish	Easting 456525.27	Northing 367268.24
Submission Type MDC	Area(ha) 18.45	Estimated Dwellings 376	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges on site. Some trees on boundary.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
There will be some impact on existing allotment holders the level of which will be dependant on plot information and rationali	
Protected Habitats	No
Arable and pasture land.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site is not available
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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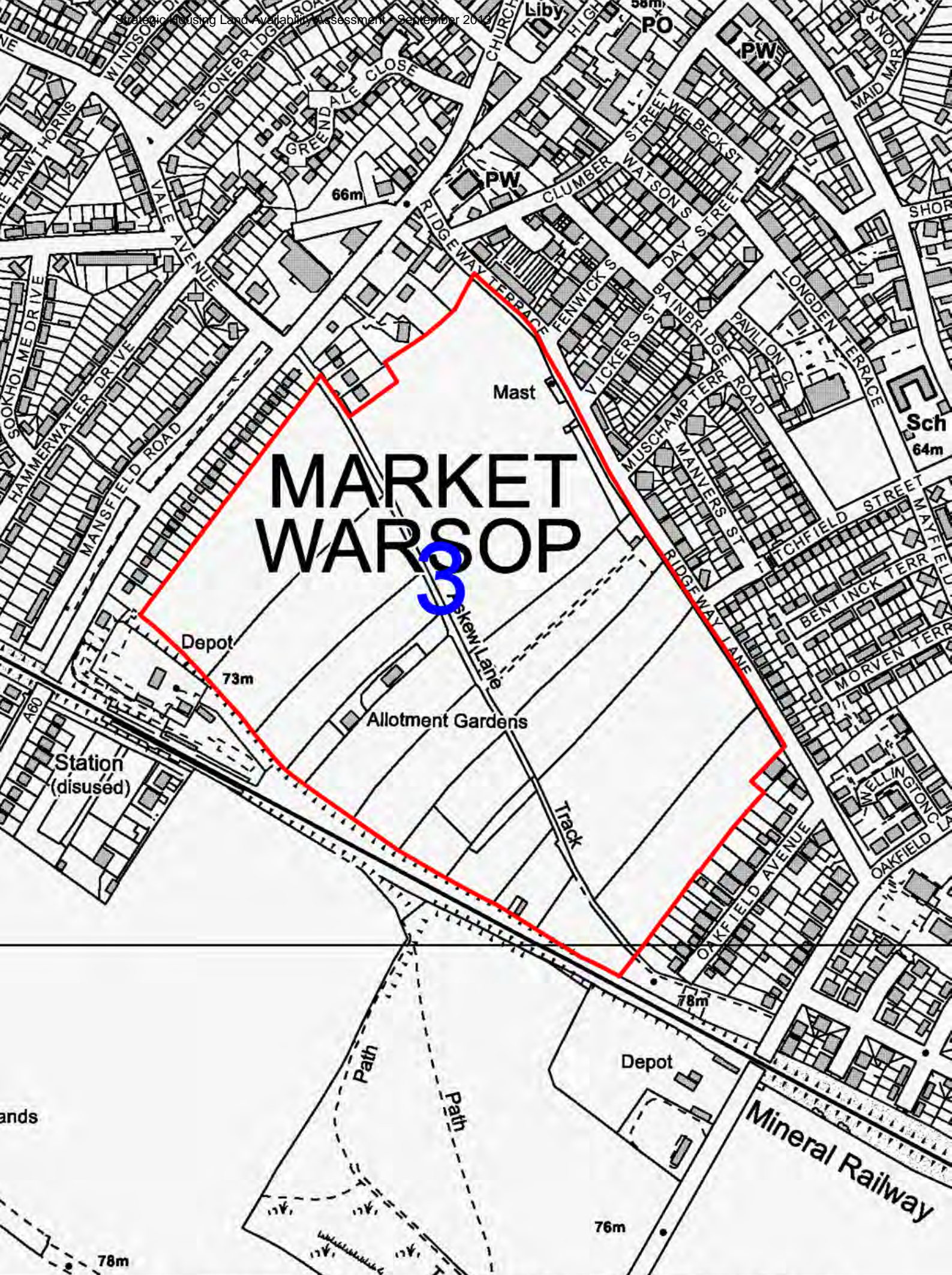
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - 5-10 years

The Owners through an agent, have indicated that part of this area could be developed upon rationalising allotment use in the area. Should the site come forward, further work would need to be undertaken to ensure sufficient allotment provision is catered for in the locality.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



MARKET WAR SOP

3

Site Number 4	Mount Pleasant, Market Warsop		
Ward	Parish Warsop Parish	Easting 457132	Northing 367411
Submission Type SHLAA	Area(ha) 2.32	Estimated Dwellings 70	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Allotments			
Site Specific Policy Ref				
General Policies	LT6			
Existing Policy Conflicts				
Parts of the site are currently protected as allotment land by saved policy LT6. Will be subject to review as part of the PPG17 assessment.				

Site Number 4	Mount Pleasant, Market Warsop		
Ward	Parish Warsop Parish	Easting 457132	Northing 367411
Submission Type SHLAA	Area(ha) 2.32	Estimated Dwellings 70	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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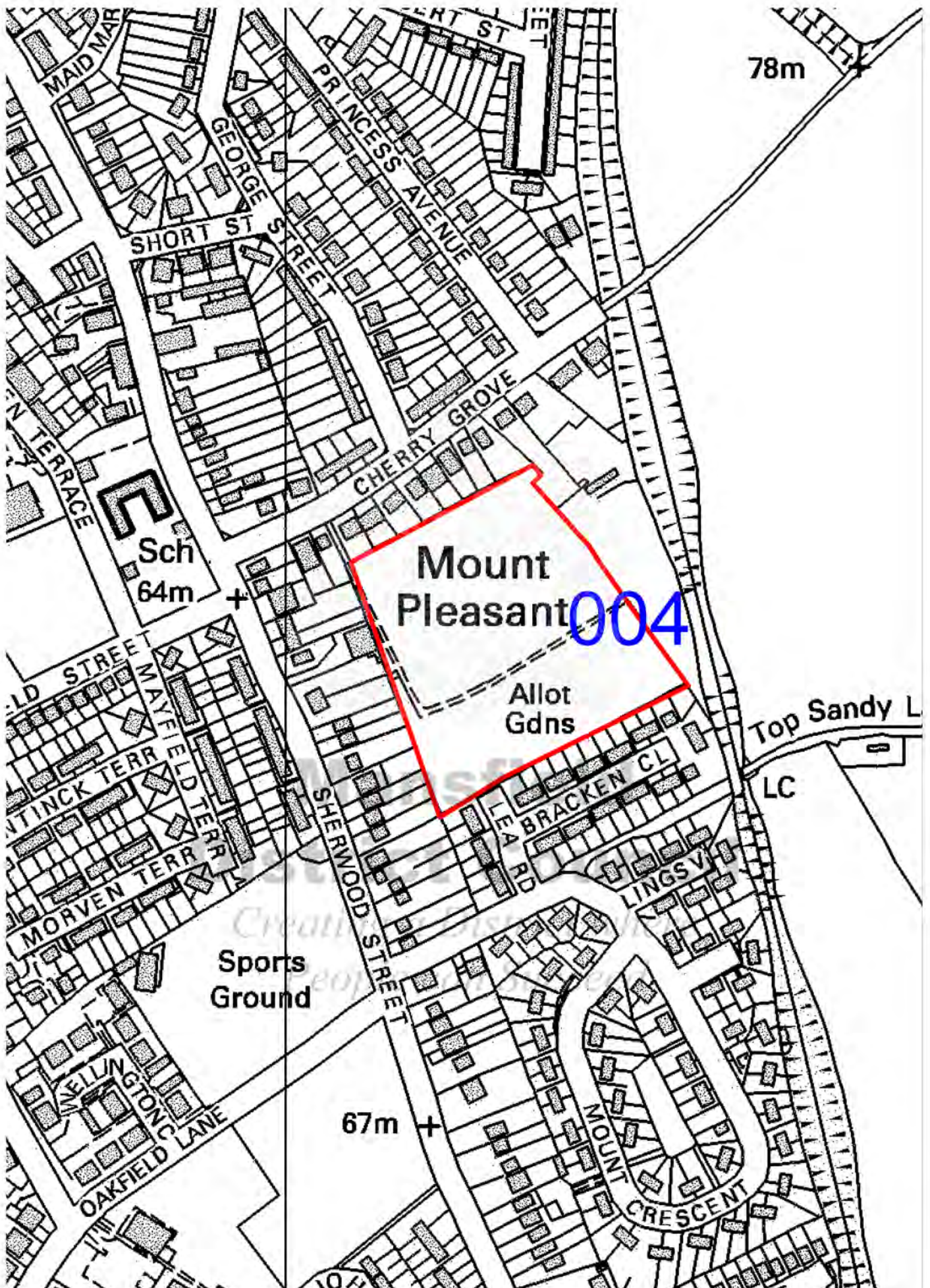
	Comments/Details
Known Developer Interest	No
Seeking planning permission before introducing site to the market	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

A proportion of this site is considered suitable for housing development, subject to the rationalisation of the allotment plots including provision for additional future expansion.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 5	Sherwood Street, Market Warsop		
Ward	Parish Warsop Parish	Easting 457029	Northing 367096
Submission Type SHLAA	Area(ha) 1.2	Estimated Dwellings 36	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref				
General Policies	LT2			
Existing Policy Conflicts				
LT2 protects public open spaces from development unless they would meet one of the specified criteria. Will need to be assessed as part of ppg17 open space assessment.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	13 minutes	Primary School	Yes 482 metres
Further Education	Yes	30 minutes	General Practitioner (GP)	No 1250 metres
Hospital	No	40 minutes	Employment	Yes 13 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	5211 metres			
Proximity to Town Centre	Within 1km of a town centre			
Town Centre Comments	Warsop TC			
Green Space Strategy Comments	2 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Flat/level no obvious signs of drainage problems.			
Boundary Treatments	Yes			
Hedges ranging from approx 1.2m - 1.8m on 2 sides. Concrete fence on boundaries nearest Oakland.				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC/NCC	Access off Sherwood Street, Minor residential access road required. OK in principle - May require the following, significant S278 works, Off site highway works. Full Transport Assessment, Travel plan and network modelling would be required. Planning Contributions to NCC would be applicable.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 5	Sherwood Street, Market Warsop		
Ward	Parish Warsop Parish	Easting 457029	Northing 367096
Submission Type SHLAA	Area(ha) 1.2	Estimated Dwellings 36	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Dog walking	
Protected Habitats	Yes
Neutral amenity grassland. Calcerous and neutral grass.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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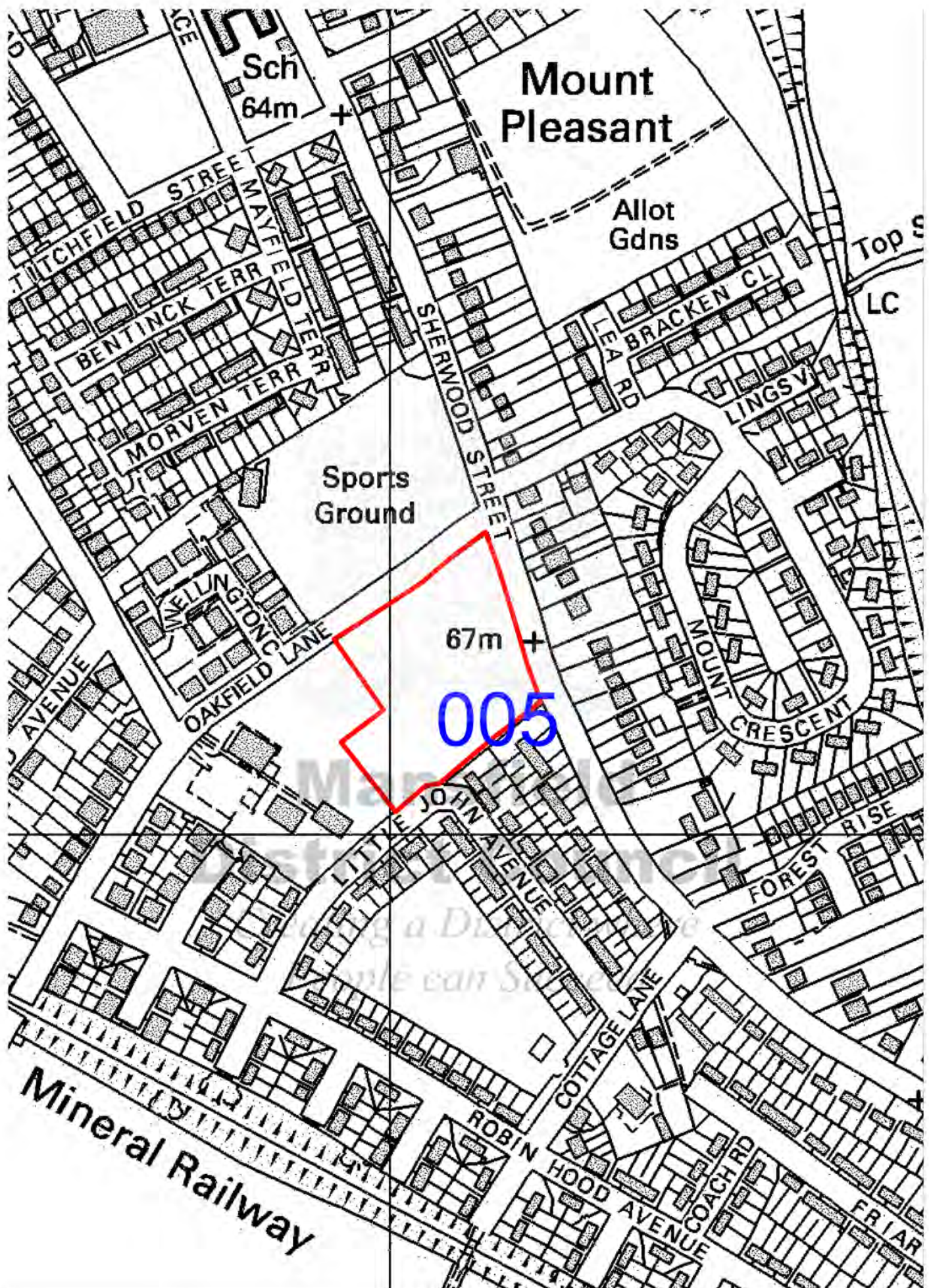
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

The site is vacant land within the urban area of Market Warsop and is considered appropriate for development.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 7	Birch Street, Church Warsop		
Ward	Parish Warsop Parish	Easting 456100	Northing 369175
Submission Type LDF	Area(ha) 1.4	Estimated Dwellings 42	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Vacant Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref	LT6			
General Policies	NE1			
Existing Policy Conflicts				
Site lies outside the defined urban boundary (adopted 1998 Local Plan). Part of the site is also protected as allotment land under saved policy LT6 although this site no longer appears to be in traditional allotment usage. Appears to be used as a individuals/private area for the keeping of chickens but with some storage of bricks etc. Ownership is unknown but has been promoted through agents. The core strategy will need to give consideration to the suitability of Church Warsop for expansion however as a village it may well be that there are more sustainable locations available on which the future housing requirements can be found.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 14 minutes	Primary School	Yes	214 metres
Further Education	Yes 28 minutes	General Practitioner (GP)	No	821 metres
Hospital	No 38 minutes	Employment	Yes	14 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	3906 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Warsop TC			
Green Space Strategy Comments	486 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	No			
Topography	Sloping down to North			
Boundary Treatments	Yes			
Fencing				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Yes			
Parish Council have indicated that site was previously used as a rubbish Dump.				
Highway Engineers Comments by MDC	Access off Birch Street. Minor residential access road required.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 7	Birch Street, Church Warsop		
Ward	Parish Warsop Parish	Easting 456100	Northing 369175
Submission Type LDF	Area(ha) 1.4	Estimated Dwellings 42	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Limited. Existing dwellings on sky line when viewed from Cuckney Hill.	
Impact On Existing	No
Protected Habitats	Yes
Arable and pasture land.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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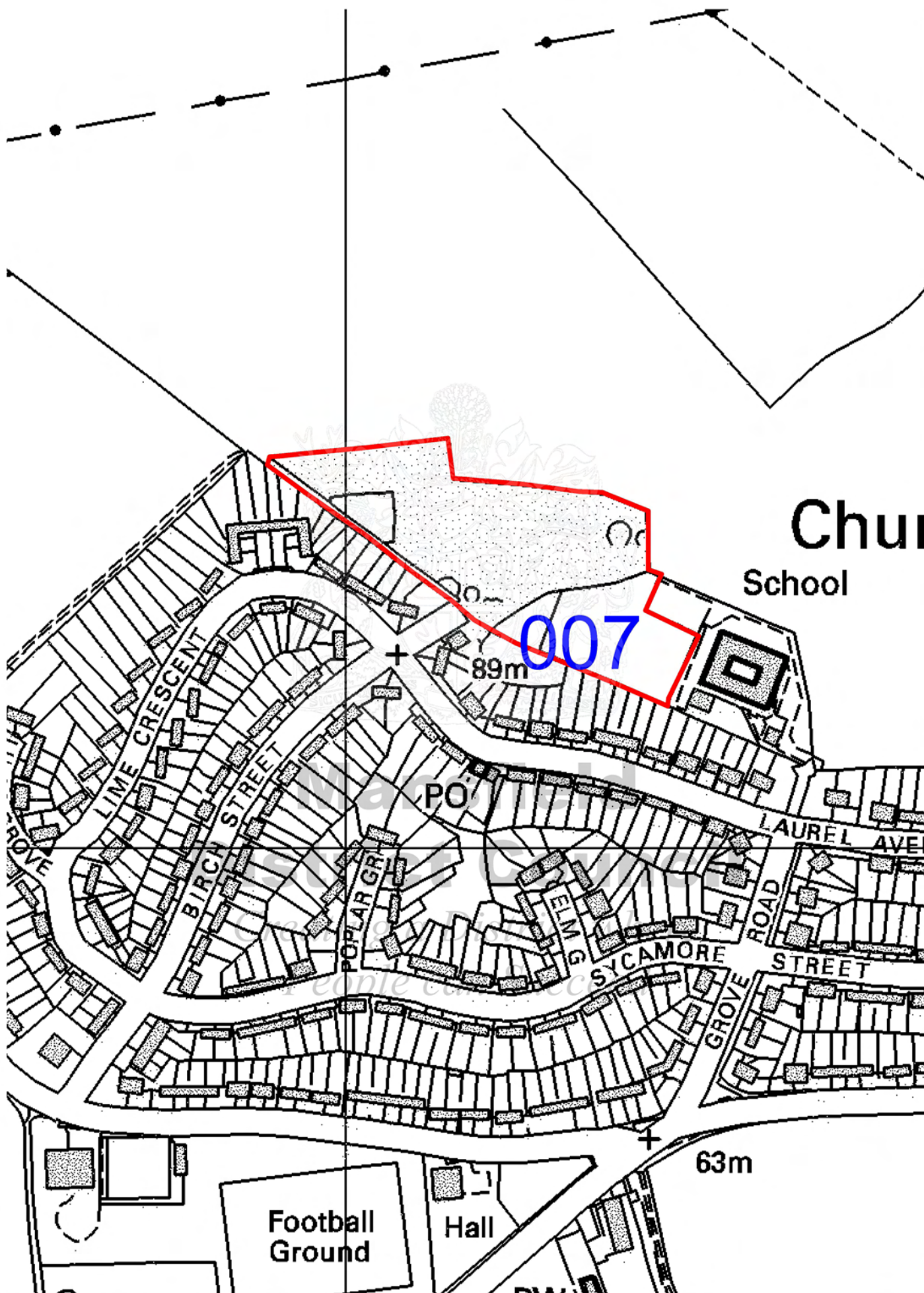
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements. Alternative land in the village of Church Warsop is considered preferable.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	8	Netherfield Lane, Meden Vale		
Ward	Parish	Warsop Parish	Easting	457455
			Northing	369426
Submission Type	SHLAA	Area(ha)	4.94	Estimated Dwellings 148

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Open break/Green Wedge				
Site Specific Policy Ref					
General Policies	NE4 (D)				
Existing Policy Conflicts					
The site adjoins the urban settlement of Meden Vale. The site is affected by policy NE4 (d) in the local plan which seeks to provide an open break between Market Warsop, Church Warsop and Meden Vale. This policy is likely to be reviewed, and the need for the open break to be reassessed. In its urban fringe location the site may be considered appropriate for development should the policy be revised.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	19 minutes	Primary School	Yes	723 metres
Further Education	No	33 minutes	General Practitioner (GP)	Yes	745 metres
Hospital	No	43 minutes	Employment	Yes	19 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments		5288 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Warsop TC			
Green Space Strategy Comments		596 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Gentle slope			
Boundary Treatments		Yes			
Hedges and fences.					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers					
Comments by NCC					
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		Yes			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 8	Netherfield Lane, Meden Vale		
Ward	Parish Warsop Parish	Easting 457455	Northing 369426
Submission Type SHLAA	Area(ha) 4.94	Estimated Dwellings 148	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
The applicant/agent has suggested the site is available in the short term	
Legal Issues	No
The applicant/agent is unaware of any restrictive covenants	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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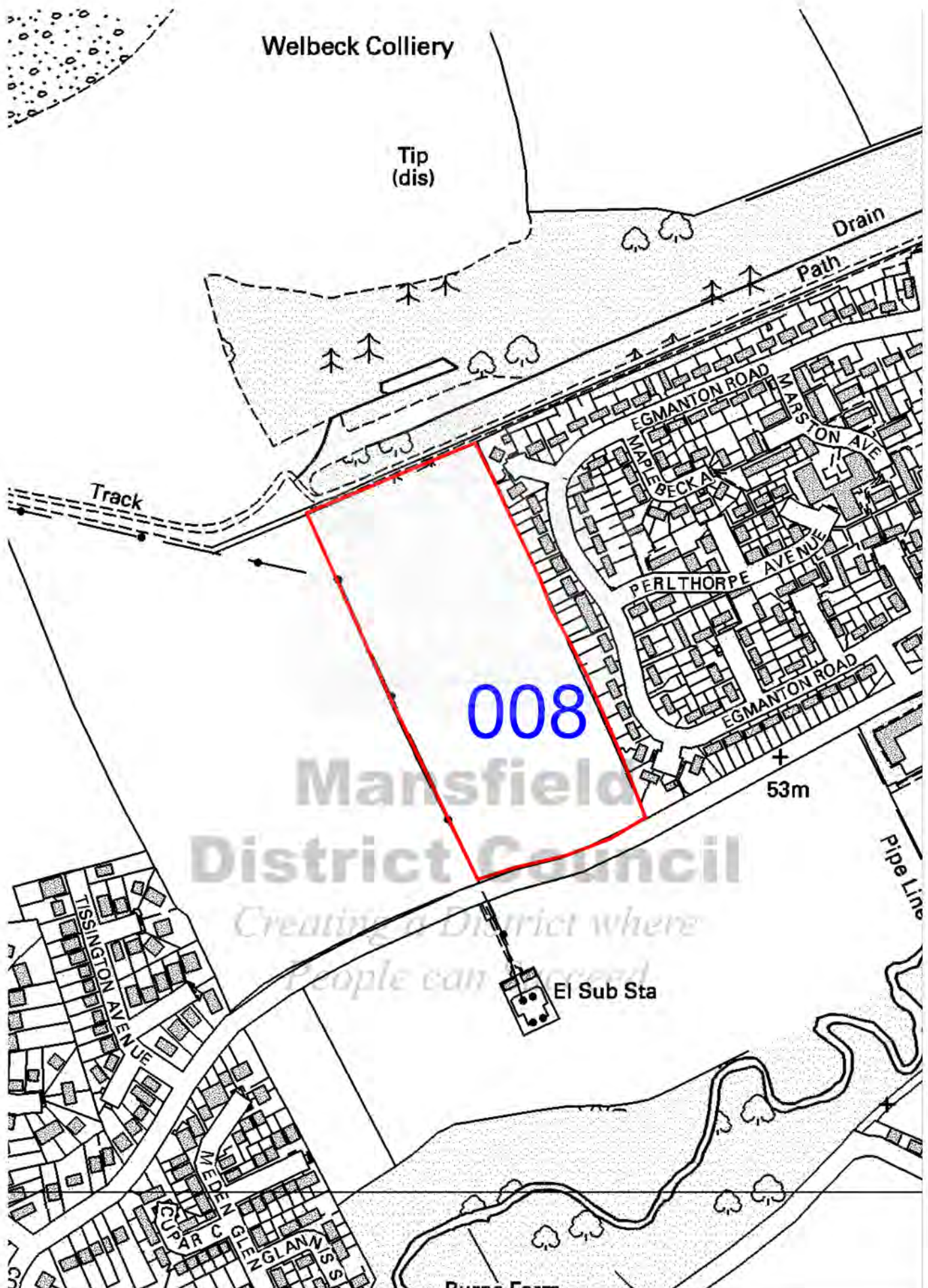
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 9	Sookholme Lane, Market Warsop		
Ward	Parish Warsop Parish	Easting 455911	Northing 367481
Submission Type SHLAA	Area(ha) 7.12	Estimated Dwellings 214	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Other			
Site Specific Policy Ref	NE11			
General Policies	Greenwood Community Forest to right border.			
Existing Policy Conflicts				
The site falls within the current Greenwood Community Forest, however the local authority are aware that this policy requires reassessment. Dependant on any revision to the Greenwood Community Forest boundary which is now considered to hold little weight, this site may be suitable.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	12 minutes	Primary School	No 1195 metres
Further Education	Yes	23 minutes	General Practitioner (GP)	No 1211 metres
Hospital	No	33 minutes	Employment	Yes 10 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	3663 metres			
Proximity to Town Centre	Within 1km of a town centre			
Town Centre Comments	Warsop TC			
Green Space Strategy Comments	407 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues	Adjacent railway possible noise.			
Topography	Fairly level			
Boundary Treatments	Yes			
Hedges and fences. Railway on embankment on Southern side.				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Yes			
(adj. Railway land - pre1900 to present)				
Highway Engineers Comments by MDC	Major residential road required with 2 points of access. Sookholme Lane is adopted to a point adjacent to No. 19. After this point Sookholme Lane is a Ancient highway. Possible off site highway improvements required due to traffic generation.			
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
There is an area of flood zone 2 to the western extremity of the site.				
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		Yes		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 9	Sookholme Lane, Market Warsop		
Ward	Parish Warsop Parish	Easting 455911	Northing 367481
Submission Type SHLAA	Area(ha) 7.12	Estimated Dwellings 214	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
River to West. Adjacent SINC site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Protected Habitats	No
Arable and neutral grassland.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 10 - 15 years time
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	Comments/Details
Anticipated Time Scale	10-15years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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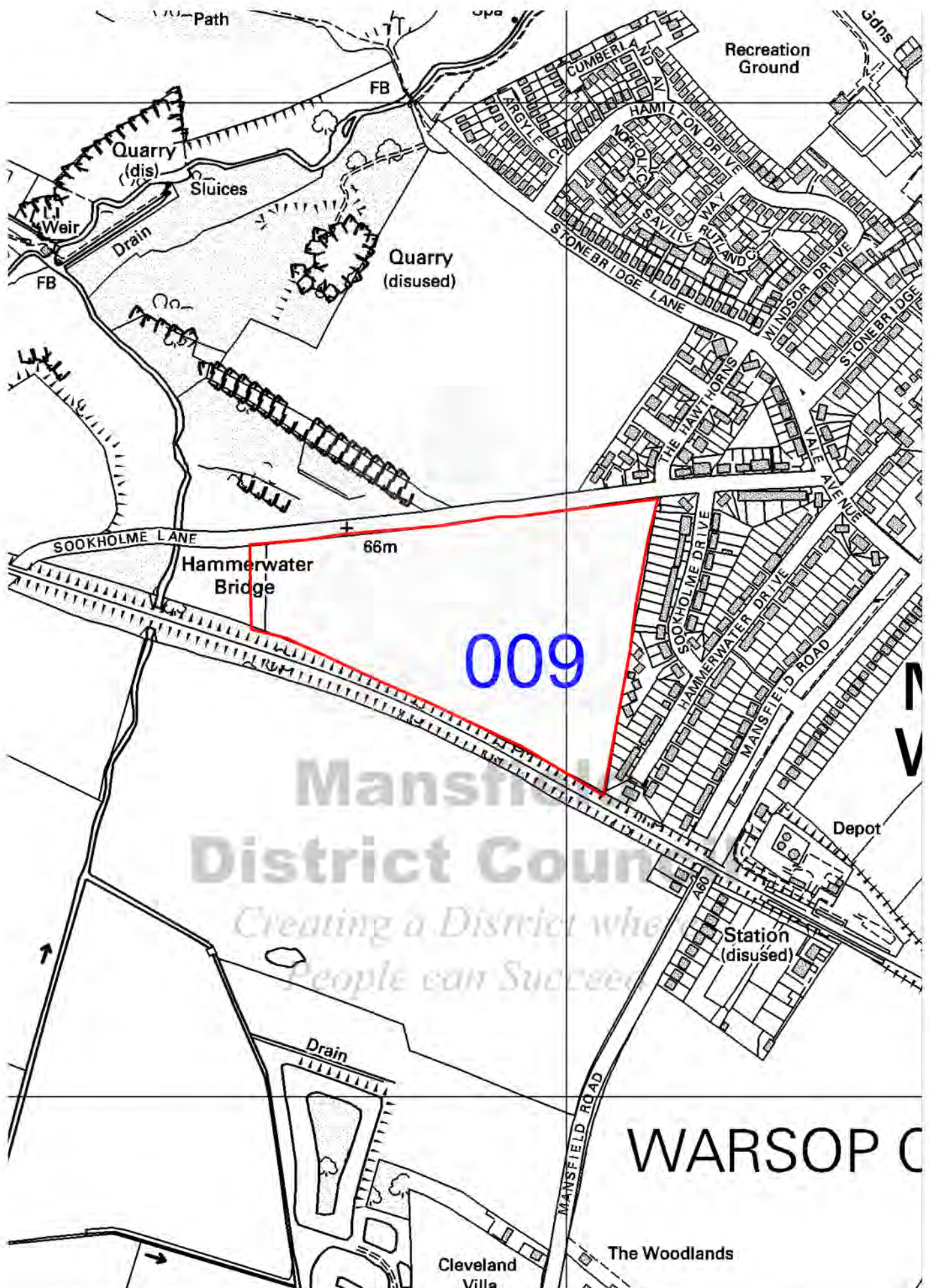
	Comments/Details
Known Developer Interest	No
Seeking planning permission before introducing site to the market	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements. The site may however have potential to provide for Employment uses.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 10	Stonebridge Lane, Market Warsop		
Ward	Parish Warsop Parish	Easting 455905	Northing 367752
Submission Type SHLAA	Area(ha) 9.4	Estimated Dwellings 282	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Other			
Site Specific Policy Ref				
General Policies	NE1; NE11 Greenwood Community Forest			
Existing Policy Conflicts				
The site lies on the urban fringe immediately adjacent ot the urban boundary of Market Warsop and would require the urban boundary to change to accord with policy. However this is a logical location for development should the expansion of Market Warsop be considered appropriate.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	14 minutes	Primary School	No 1120 metres
Further Education	Yes	26 minutes	General Practitioner (GP)	No 1058 metres
Hospital	No	36 minutes	Employment	Yes 12 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments	3185 metres			
Proximity to Town Centre	Within 1km of a town centre			
Town Centre Comments	Warsop TC			
Green Space Strategy Comments	365 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Gentle Slope up from North East to South West.			
Boundary Treatments	Yes			
Hedges and trees				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC	Major residential road required with 2 points of access. Sookholme Lane is adopted to a point adjacent to No. 19. After this point Sookholme Lane is a Ancient highway. Possible off site highway improvements required due to traffic generation.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	Yes			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 10	Stonebridge Lane, Market Warsop		
Ward	Parish Warsop Parish	Easting 455905	Northing 367752
Submission Type SHLAA	Area(ha) 9.4	Estimated Dwellings 282	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
River and trees. Adjacent SINC site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	Yes
Arable and calcereous and grassland.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 10 - 15 years time
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	Comments/Details
Anticipated Time Scale	10-15years
Estimated by Owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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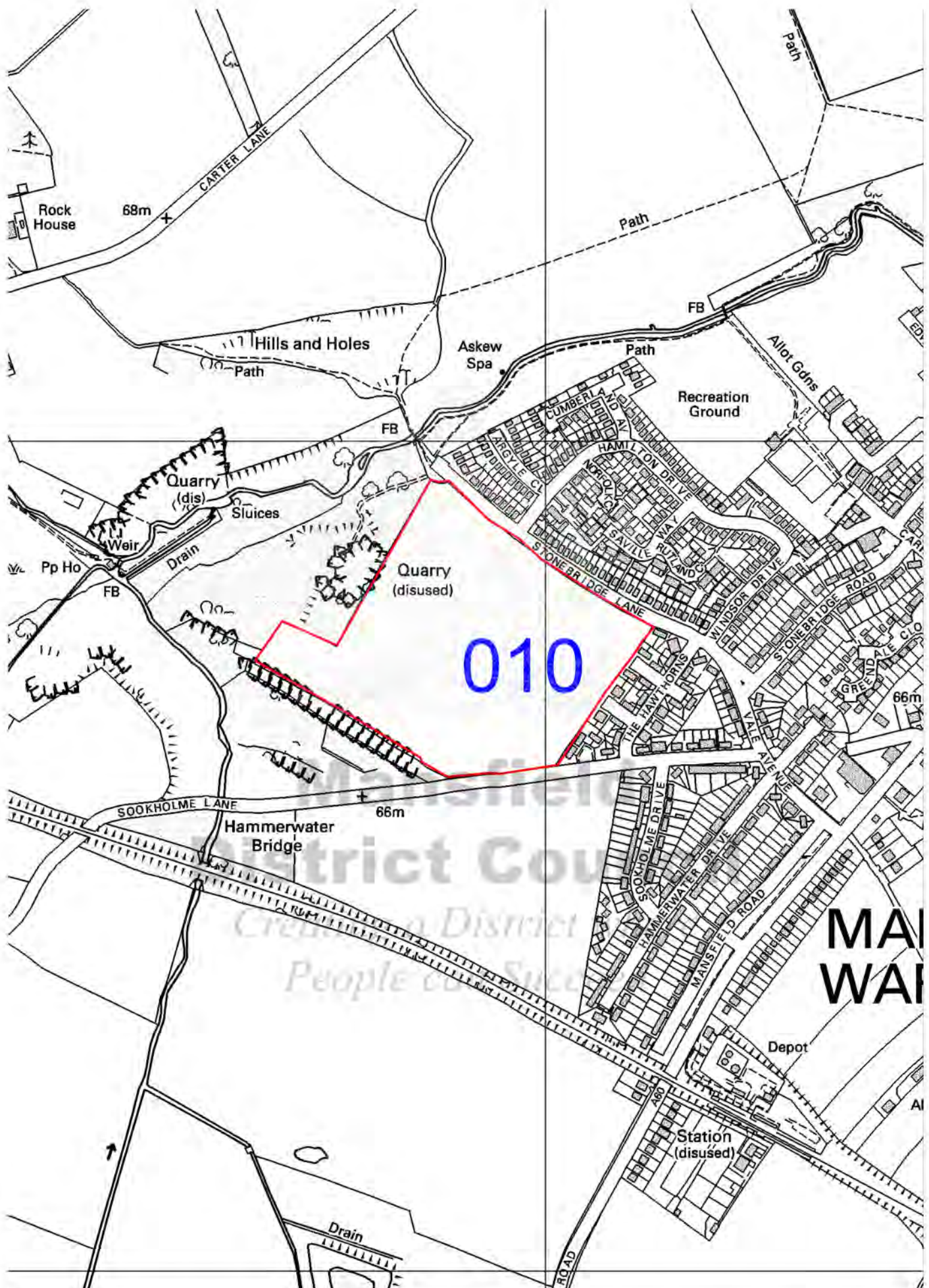
	Comments/Details
Known Developer Interest	No
Seeking planning permission before introducing site to the open market	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 11	Land at Welbeck Farm Netherfield Lane, Meden Vale		
Ward	Parish Warsop Parish	Easting 457942	Northing 369386
Submission Type SHLAA & LDF	Area(ha) 0.93	Estimated Dwellings 28	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Within urban boundary		Setting	Countryside
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Employment			
Site Specific Policy Ref	E5 (i)			
General Policies				
Existing Policy Conflicts				
The site is covered by Policy E5(l) which identifies the site for employment development. The site has been considered in the East Midlands Northern Sub-Region Employment Land Review and rates particularly poorly in terms of sustainability issues. Site is protected for employment purposes however the retention of this site for employment purposes remains questionable due to issues regarding demand and run-off flooding information.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 19 minutes	Primary School	Yes	361 metres
Further Education	No 37 minutes	General Practitioner (GP)	Yes	475 metres
Hospital	No 47 minutes	Employment	Yes	19 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	5625 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Warsop TC			
Green Space Strategy Comments	160 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	Nearby industrial units.			
Topography	Fairly level. Slight slope North to South towards river.			
Boundary Treatments	Yes			
Fences and walls adjacent to the housing.		Timber fence to the East, pallisade fence to the West.		
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC	Access off either Meden Side or Netherfield Close (Netherfield Close not yet adopted). Minor residential road required.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 2 Medium Probability			
Area Subject to Flooding Due to Concentrated Run-Off	Yes			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 11	Land at Welbeck Farm Netherfield Lane, Meden Vale		
Ward	Parish Warsop Parish	Easting 457942	Northing 369386
Submission Type SHLAA & LDF	Area(ha) 0.93	Estimated Dwellings 28	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes Trees and river. Bottoms LNR 8. Adjacent SINC Site.
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	Yes
Impact On Views	No
Impact On Existing	No
Protected Habitats	Yes Pasture land.
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years Estimated by owner/agent
Legal Issues	No None known by owner/agent
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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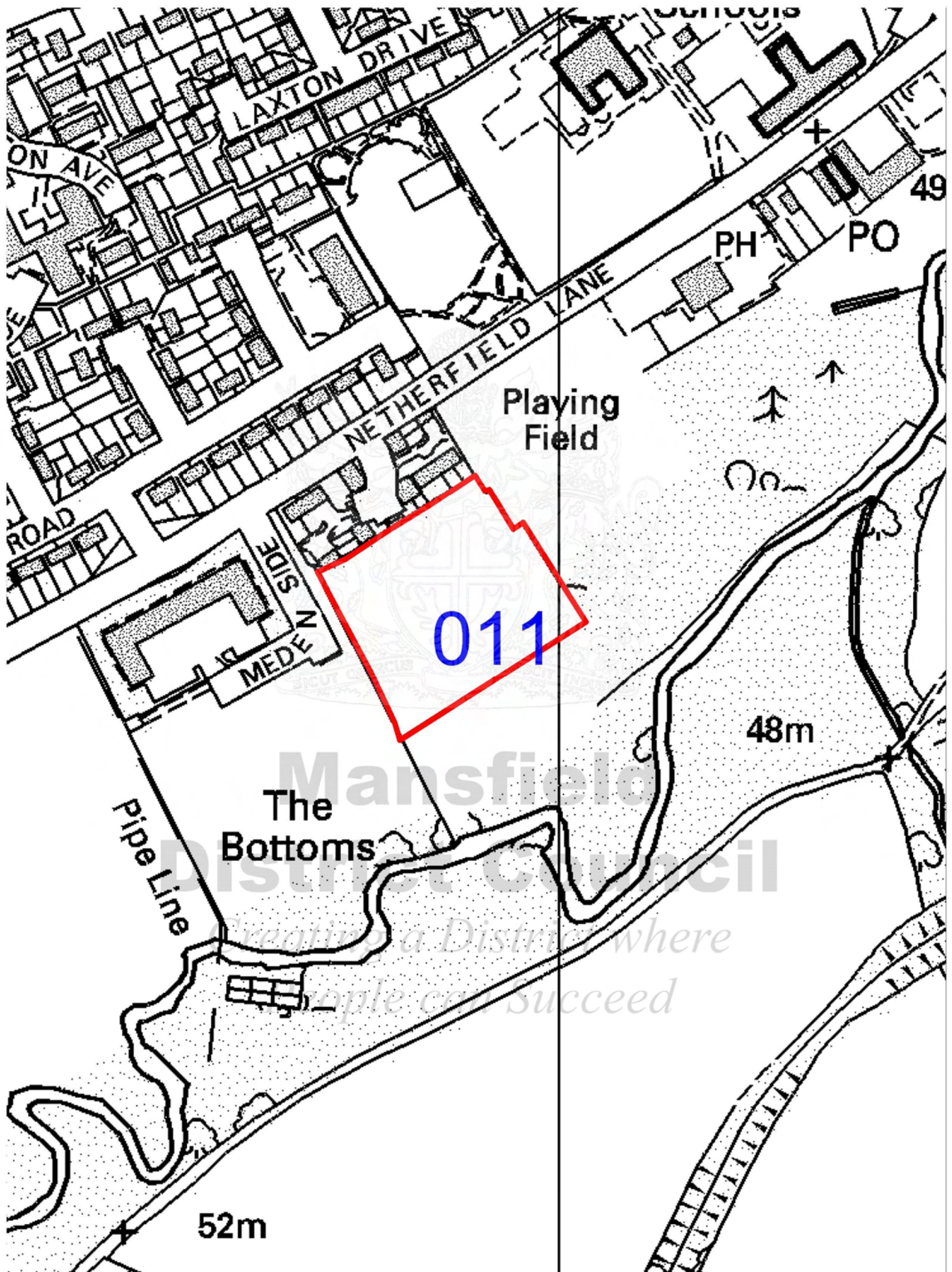
	Comments/Details
Known Developer Interest	Yes Interest shown for residential but not employment use
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

The site is protected as an employment site however due to apparent lack of demand, and flooding information on the site located within the urban boundary and subject to possible flooding issues being overcome the site could be considered suitable. Parish Council have raised possible contamination issues may exist due to previous site usage. More work would need to be done on this issue. It is proposed that the village boundary in this location will be changed through the Local Plan to reflect the latest indicative flooding information.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 14	Land at Netherfield Lane, Meden Vale		
Ward	Parish Warsop Parish	Easting 457714	Northing 369302
Submission Type LDF	Area(ha) 2.31	Estimated Dwellings 0	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Within urban boundary		Setting	Countryside
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 0
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated	Employment			
Site Specific Policy Ref	E5 (1), NE4 (D)			
General Policies				
Existing Policy Conflicts				
Site is protected for employment purposes however the retention of this site for employment purposes remains questionable due to issues regarding both fluvial and run-off flooding information. There are considered to be more suitable housing sites available.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	18 minutes	Primary School	Yes 557 metres
Further Education	No	35 minutes	General Practitioner (GP)	Yes 634 metres
Hospital	No	45 minutes	Employment	Yes 18 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	5404 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Warsop TC			
Green Space Strategy Comments	399 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is not suitable	
		Comments/Details		
Possible Neighbour Issues	Adjacent industrial units. Could be extra noise.			
Topography	Fairly level, sloping down slightly from North to South, towards river. Possible			
Boundary Treatments	Yes			
Approx 1.8m hedge to Netherfield Lane, fencing around industrial units. Timber fencing on Eastern side.				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC	Access off Meden Side + additional access off Netherfield Lane required. Minor residential access road with 2 points of access required.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 3 (a/b) Not specified			
A small area to the South of the site is covered by Flood Zone 3				
Area Subject to Flooding Due to Concentrated Run-Off	Yes			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 14	Land at Netherfield Lane, Meden Vale		
Ward	Parish Warsop Parish	Easting 457714	Northing 369302
Submission Type LDF	Area(ha) 2.31	Estimated Dwellings 0	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Arable and pasture land.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	

FINAL CONCLUSION

Inappropriate Site - suitability issues

Site is protected for employment purposes however the retention of this site for employment purposes remains questionable due to issues regarding both demand, fluvial and run-off flooding information. There are considered to be more suitable housing sites available. It is proposed to alter the village boundary in this location through the Local Plan to take into account indicative flooding information.

* Site has been assessed using MDC Residual Value Method to estimate financial viability

Site Number 15	Mansfield Road, Market Warsop		
Ward	Parish Warsop Parish	Easting 455811	Northing 367227
Submission Type SHLAA	Area(ha) 15.53	Estimated Dwellings 466	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	NE1			
Existing Policy Conflicts				
The site lies on the urban fringe immediately adjacent of the urban boundary and would require the urban boundary to change to accord with policy. However, the railway line to the south of Market Warsop is considered to be a suitable and defensible urban boundary which clearly separates the built up area from the countryside and is unlikely to be revised.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	13 minutes	Primary School	No 1491 metres
Further Education	Yes	25 minutes	General Practitioner (GP)	No 1482 metres
Hospital	No	35 minutes	Employment	Yes 11 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments		3471 metres		
Proximity to Town Centre		Within 1km of a town centre		
Town Centre Comments		Warsop TC		
Green Space Strategy Comments		705 metres		
Green Space Standards		Within 800m of publicly accessible green space		
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues		None		
Topography		Fairly level, gentle slope		
Boundary Treatments		Yes		
Hedges and fences.				
Agricultural Land Quality		Unknown		
Possible Contamination Issues		Yes		
(adj. Railway land - pre1900 to present)				
Highway Engineers Comments by NCC		OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 3 (a/b) Not specified		
A small area to the South west of the site is covered by Flood Zone 3				
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		Yes		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 15	Mansfield Road, Market Warsop		
Ward	Parish Warsop Parish	Easting 455811	Northing 367227
Submission Type SHLAA	Area(ha) 15.53	Estimated Dwellings 466	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Within site trees - some groups within field. Adjacent site - River, pond, watercourse.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	Yes
Arable and neutral grassland.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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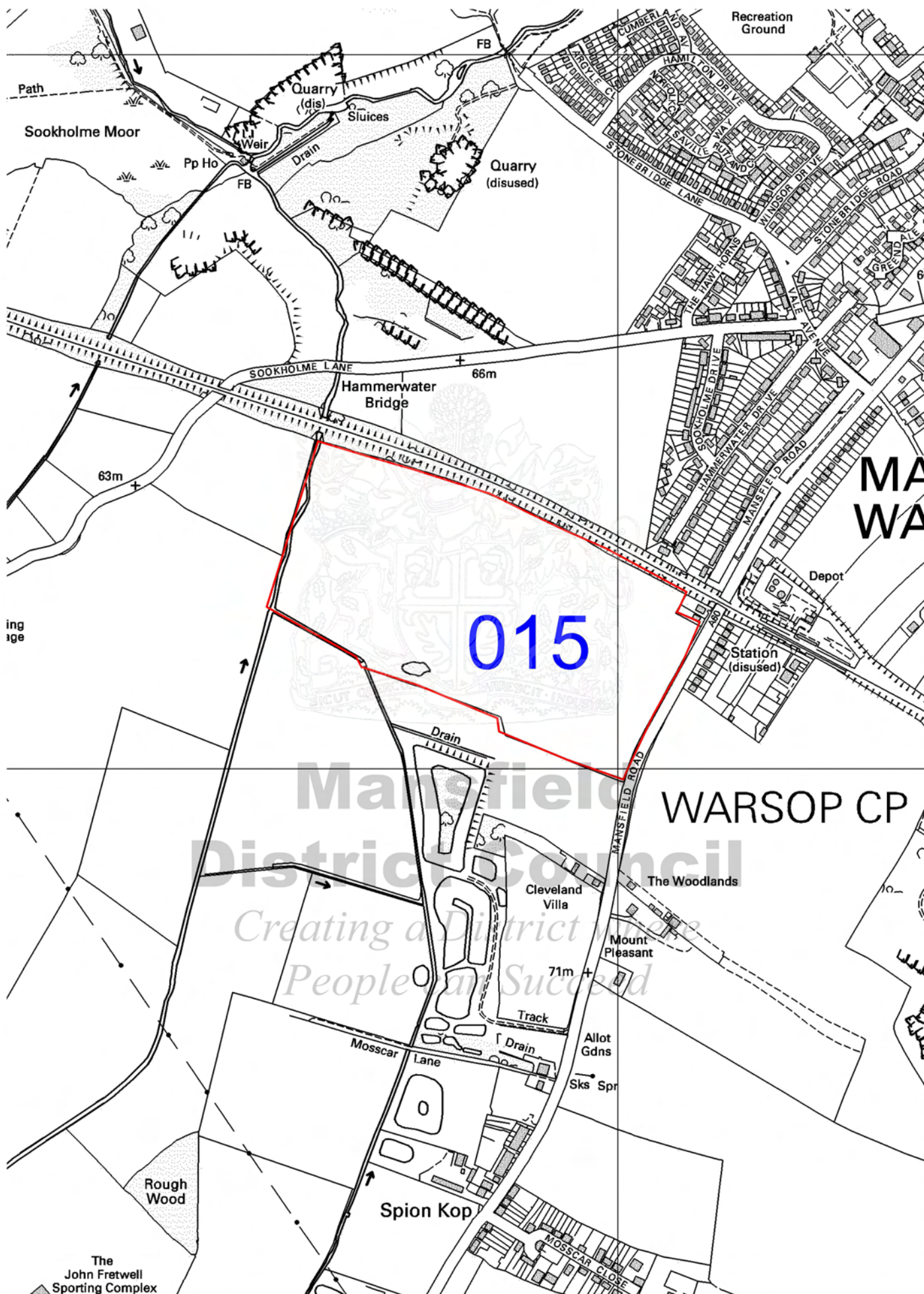
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site lies on the urban fringe of Market Warsop however its development would breach the Railway line which forms a strong defensible boundary to the existing settlement. There are also some identified contamination and flooding issues. It is not considered that breaching the railway line would be appropriate and that more suitable opportunities exist to expand Market Warsop, should this be considered appropriate through the LDF Core Strategy.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	16	Land at Moorefield Farm Bishops Walk, Church Warsop		
Ward	Parish	Warsop Parish	Easting	456734.71 Northing 368943.95
Submission Type	SHLAA & LDF	Area(ha)	0.57	Estimated Dwellings 17

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Combination	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable		
Allocated/Designated		Not Allocated			
Site Specific Policy Ref					
General Policies					
Existing Policy Conflicts					

Site Number 16	Land at Moorefield Farm Bishops Walk, Church Warsop		
Ward	Parish Warsop Parish	Easting 456734.71	Northing 368943.95
Submission Type SHLAA & LDF	Area(ha) 0.57	Estimated Dwellings 17	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	Yes
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

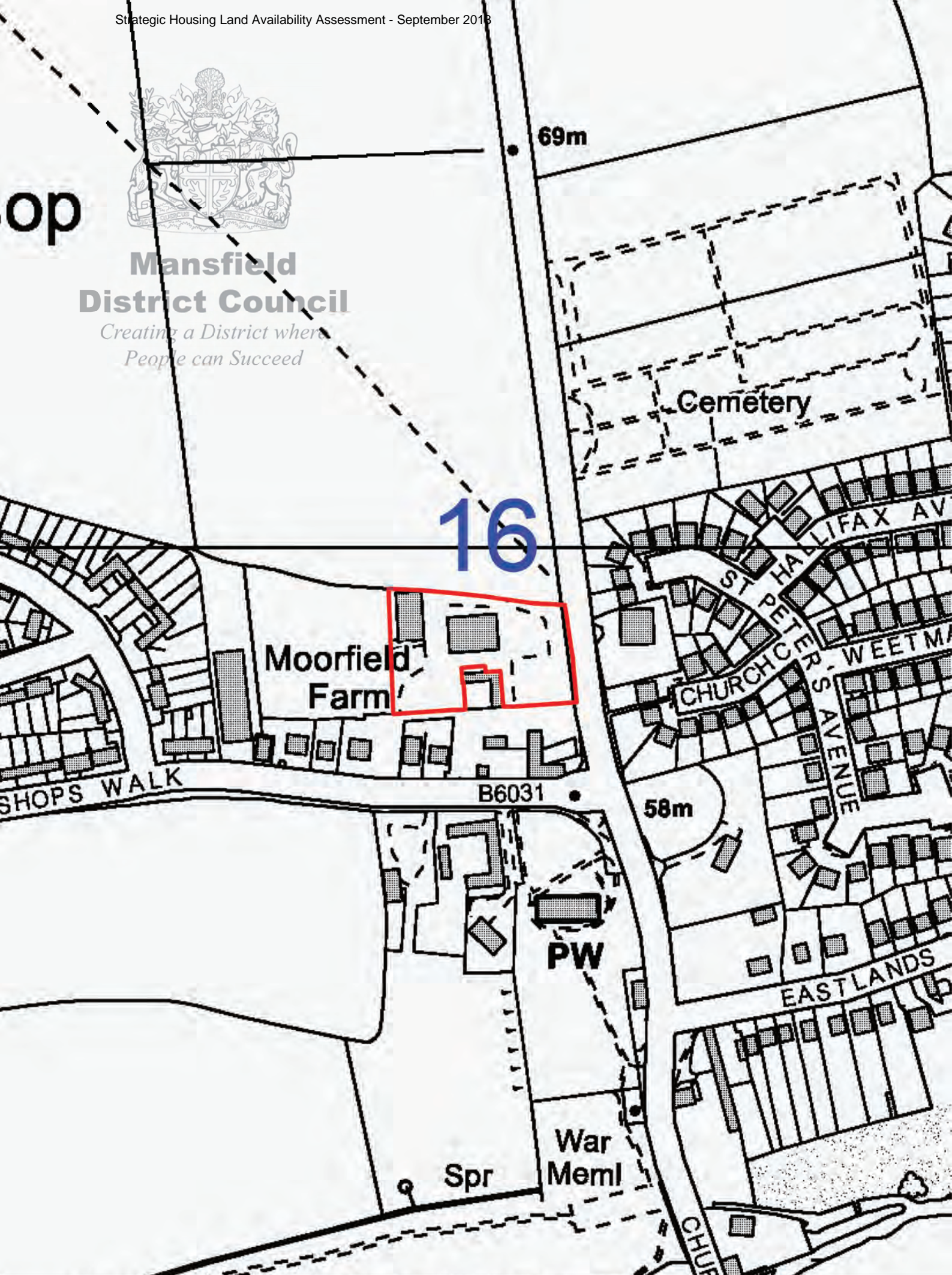
the site is considered suitable for development.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



**Mansfield
District Council**

*Creating a District where
People can Succeed*



Site Number	17	Land at Peafield Lane, Mansfield Woodhouse		
Ward		Parish	Easting 456368	Northing 363864
Submission Type	SHLAA & LDF	Area(ha) 25.49	Estimated Dwellings 765	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Separated from settlement boundary		Setting	Countryside
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	NE; NE2; NE7 and NE11 Trail routes around site.			
Existing Policy Conflicts				
Information held by MDC indicates that the site comprises 'best and most versatile agricultural land' . It is acknowledged however that this information is very out of date. It will need to be demonstrated that more suitable, lower grade land is not available in order for this site to be considered favourably. It is also acknowledged that while the site falls with the Sherwood Forest Special Landscape Area as defined on the proposals map, this holds little weight as recent guidance now points against such Local landscape designations. This policy is not therefore considered to be a significant constraint.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	27 minutes	Primary School	No 1073 metres
Further Education	No	34 minutes	General Practitioner (GP)	No 2819 metres
Hospital	No	39 minutes	Employment	Yes 24 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments		3298 metres		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield Woodhouse TC		
Green Space Strategy Comments		1259 metres		
Green Space Standards		Within 1500m of publicly accessible green space		
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues		None		
Topography		Sloping site		
Boundary Treatments		Yes		
Hedges and trees				
Agricultural Land Quality		Grade 2 (Very good)		
also Grade 3a				
Possible Contamination Issues		Yes		
(adj. Landfill site - 1980 to 1986, c1977 to 1983)				
Highway Engineers Comments by NCC		OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 17	Land at Peafield Lane, Mansfield Woodhouse		
Ward	Parish	Easting 456368	Northing 363864
Submission Type SHLAA & LDF	Area(ha) 25.49	Estimated Dwellings 765	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges and trees, river to the South.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Site is in the open countryside	
Impact On Existing	Yes
Trails around site	
Protected Habitats	Yes
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	0-5 years
Owner/agent has advised immediate availability	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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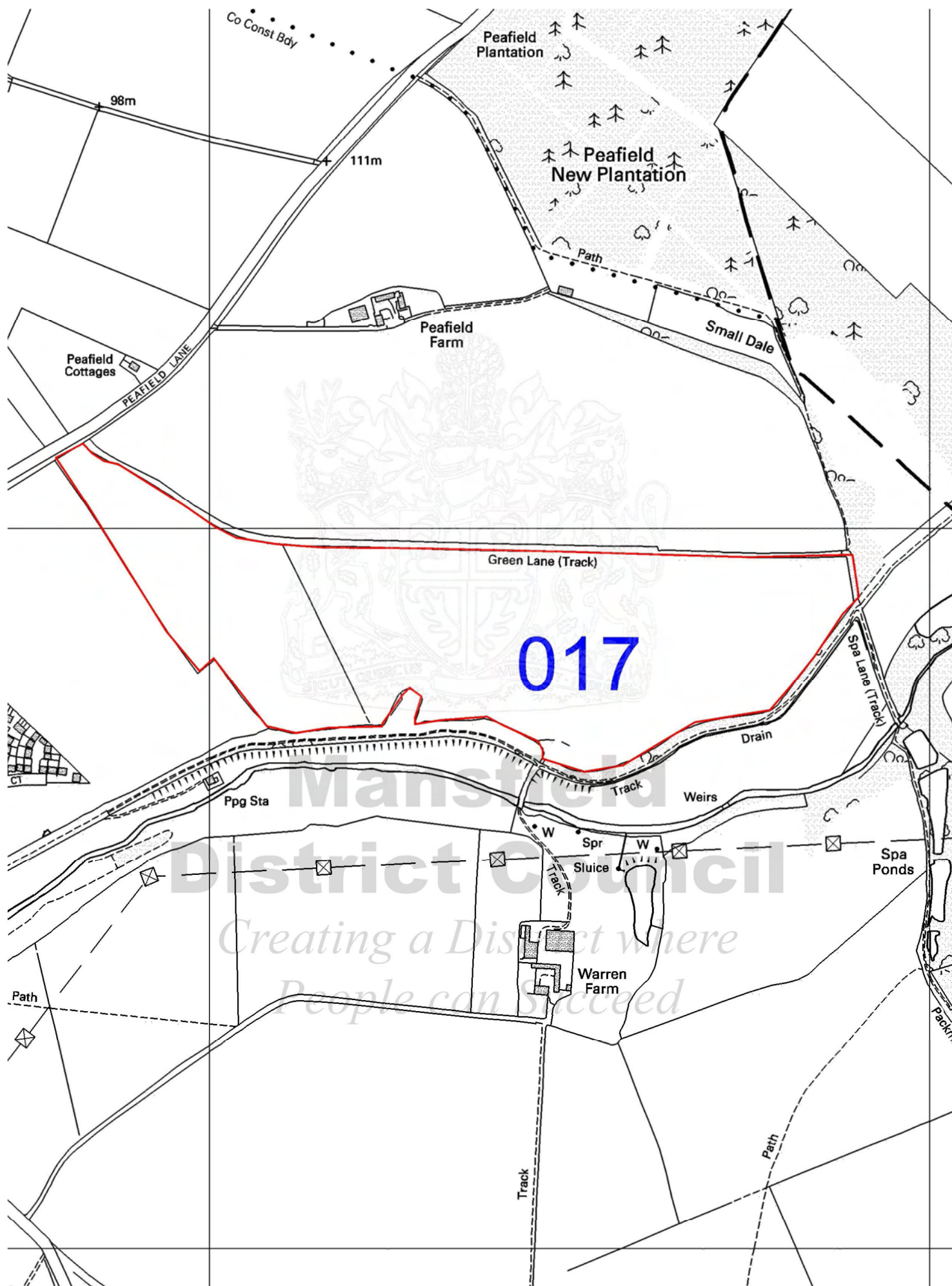
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 18	Small holding off Peafield Lane, Mansfield Woodhouse		
Ward	Parish	Easting 455659	Northing 364192
Submission Type SHLAA	Area(ha) 1.98	Estimated Dwellings 59	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	NE1: NE7 Sherwood Forest special landscaped area			
Existing Policy Conflicts				
The site lies on the urban fringe close to urban boundary and would require the urban boundary to change to accord with policy. Although the site falls within the current Sherwood Forest Special Landscape Area, which aims to restrict inappropriate forms of development such as residential the local authority are aware that this policy requires reassessment. Dependant on any revision to the Sherwood Forest boundary this site may be suitable, particulalry if considered in conjunction with the adjacent SHLAA63 site.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	19 minutes	Primary School	No 935 metres
Further Education	Yes	25 minutes	General Practitioner (GP)	No 2310 metres
Hospital	No	33 minutes	Employment	Yes 18 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments		2769 metres		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield Woodhouse TC		
Green Space Strategy Comments		617 metres		
Green Space Standards		Within 800m of publicly accessible green space		
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Sloping site			
Boundary Treatments	Yes			
Hedges and trees				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers				
Comments by				
NCC				
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 18	Small holding off Peafield Lane, Mansfield Woodhouse		
Ward	Parish	Easting 455659	Northing 364192
Submission Type SHLAA	Area(ha) 1.98	Estimated Dwellings 59	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Open countryside	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent.	
Legal Issues	No
None known by owner/agent.	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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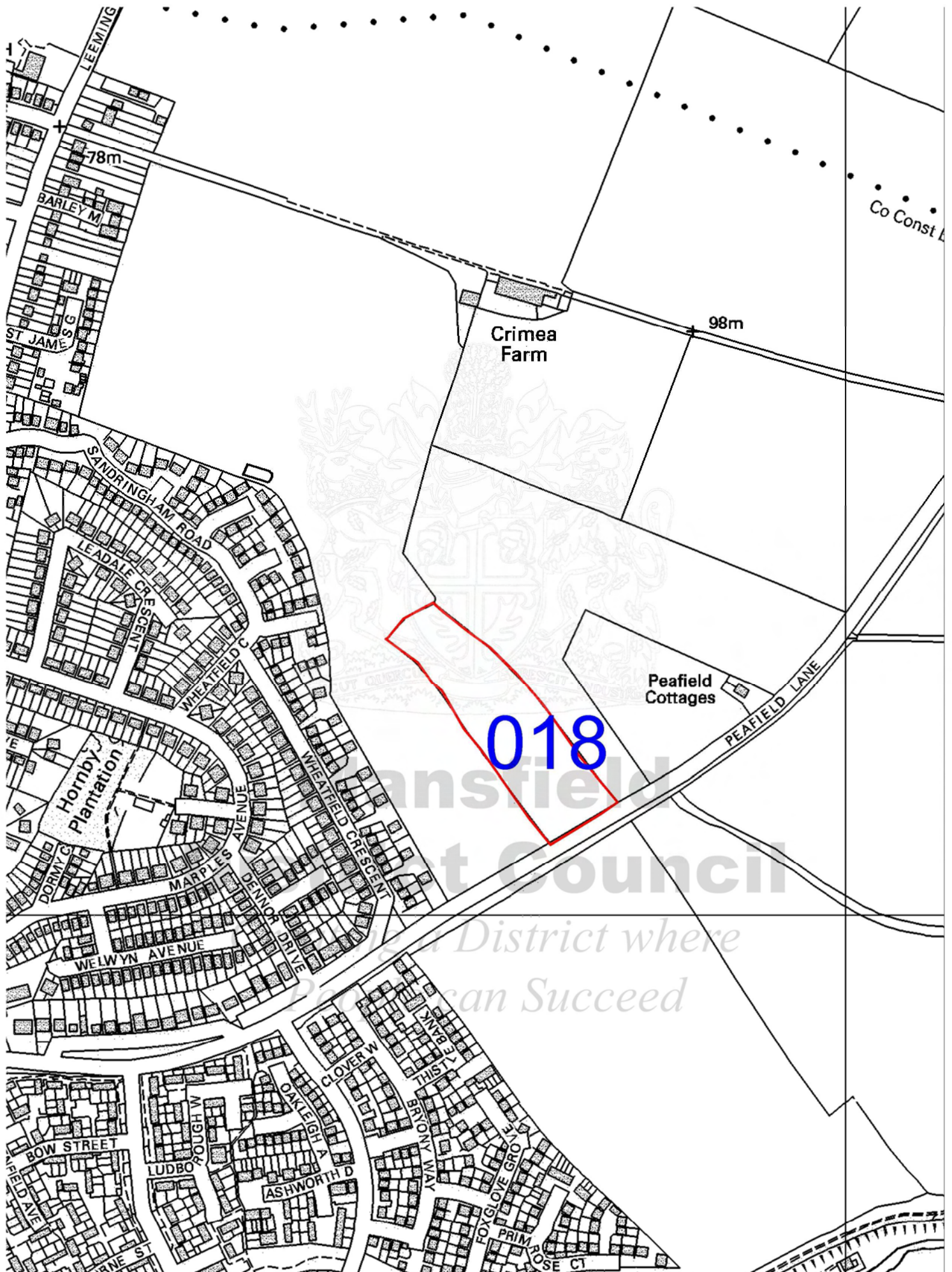
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	19	Crimea Farm Peafield Lane, Mansfield Woodhouse		
Ward	Parish	Easting	455472	Northing 364459
Submission Type	SHLAA	Area(ha)	13.4	Estimated Dwellings 402

A. SUITABILITY		Conclusion	The site is suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Other				
Site Specific Policy Ref					
General Policies	NE7 Sherwood Forest special landscaped area				
Existing Policy Conflicts					
The site lies on the urban fringe immediately adjacent of the urban boundary and would require the urban boundary to change to accord with policy. Although the site falls within the current Sherwood Forest Special Landscape Area, which aims to restrict inappropriate forms of development such as residential the local authority are aware that this policy requires reassessment. Dependant on any revision to the Sherwood Forest boundary this site may be suitable.					
Access to Services		Conclusion	The site may be suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	14 minutes	Primary School	No	2330 metres
Further Education	Yes	23 minutes	General Practitioner (GP)	No	2435 metres
Hospital	No	33 minutes	Employment	Yes	8 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	3101 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield Woodhouse TC				
Green Space Strategy Comments	474 metres				
Green Space Standards	Within 800m of publicly accessible green space				
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues					
Topography	Sloping site				
Boundary Treatments	Yes				
Hedges, fences and trees					
Agricultural Land Quality	Unknown				
Possible Contamination Issues		Unknown			
Highway Engineers Comments by NCC	OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 19	Crimea Farm Peafield Lane, Mansfield Woodhouse		
Ward	Parish	Easting 455472	Northing 364459
Submission Type SHLAA	Area(ha) 13.4	Estimated Dwellings 402	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges adjacent to the site	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Edge of the urban area	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
No legal issues known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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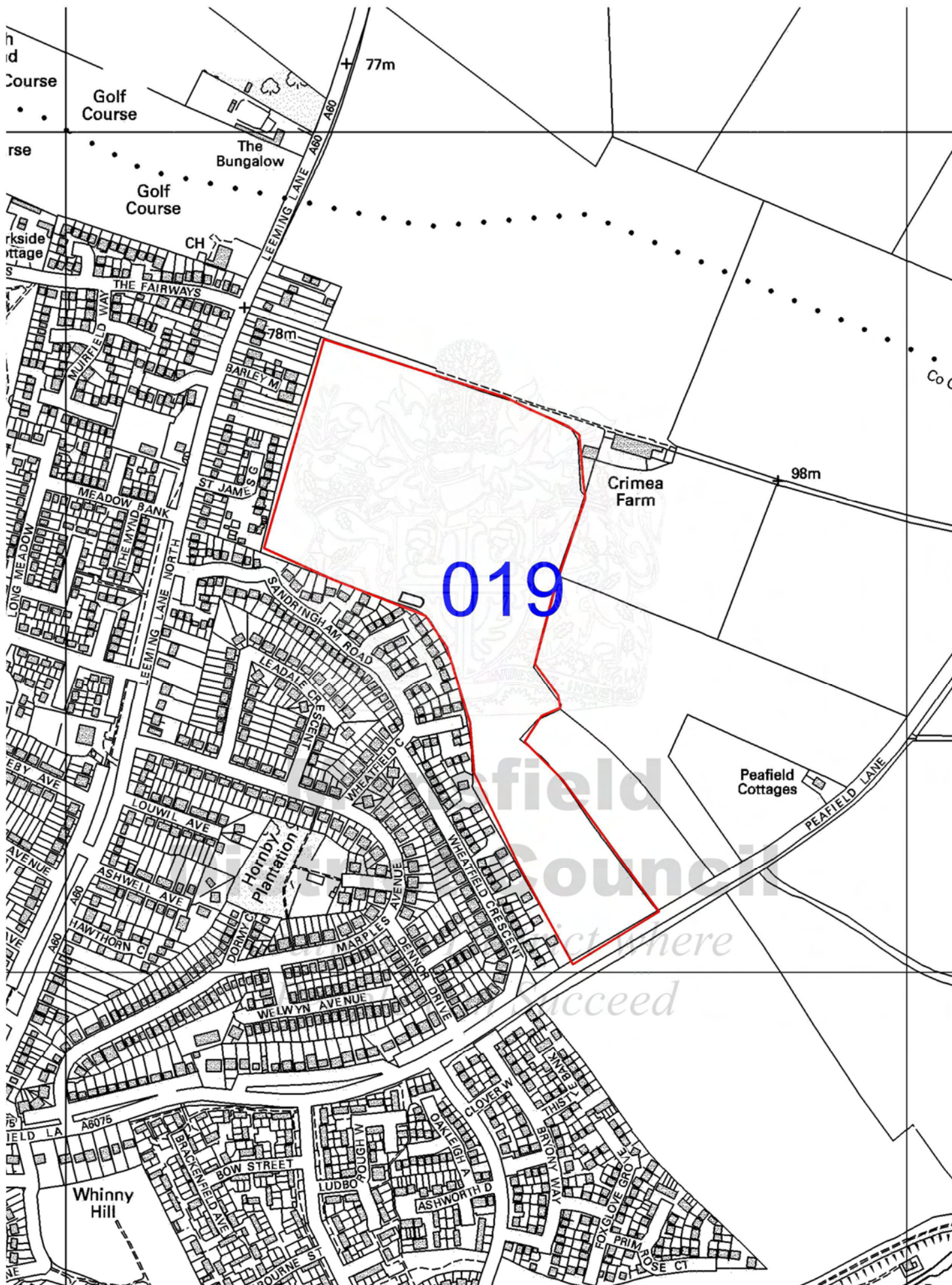
	Comments/Details
Known Developer Interest	Yes
Owner/agent advised Taylor Wimpey have shown an interest.	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	20	Peafield Lane (land at), Mansfield Woodhouse		
Ward		Parish	Easting 455812	Northing 363848
Submission Type	LDF	Area(ha) 11.24	Estimated Dwellings 337	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated		Not Allocated			
Site Specific Policy Ref					
General Policies		NE1 NE7			
Existing Policy Conflicts					
The site lies on the urban fringe immediately adjacent of the urban boundary and would require the urban boundary to change to accord with policy. Information held by MDC indicates that the site comprises 'best and most versatile agricultural land' . It is acknowledged however that this information is very out of date. It will need to be demonstrated that more suitable, lower grade land is not available in order for this site to be considered favourably. It is also acknowledged that while the site falls with the Sherwood Forest Special Landscape Area as defined on the proposals map, this holds little weight as recent guidance now points against such Local landscape designations. This policy is not therefore considered to be a significant constraint.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	18 minutes	Primary School	Yes	510 metres
Further Education	Yes	25 minutes	General Practitioner (GP)	No	2182 metres
Hospital	Yes	30 minutes	Employment	Yes	15 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		2642 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield Woodhouse TC			
Green Space Strategy Comments		697 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints			Conclusion		The site may be suitable
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Gently sloping			
Boundary Treatments		Yes			
Hedges, fences and trees					
Agricultural Land Quality		Grade 2 (Very good)			
also 3a					
Possible Contamination Issues		Yes			
(adj. Landfill site - 1980 to 1986)					
Highway Engineers Comments by MDC		Access off Service Road, minor/shared surface access road required.			
Flooding					
Environment Agency Fluvial Flood Zone			Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 20	Peafield Lane (land at), Mansfield Woodhouse		
Ward	Parish	Easting 455812	Northing 363848
Submission Type LDF	Area(ha) 11.24	Estimated Dwellings 337	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and river to South of the site	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Edge of urban area	
Impact On Existing	No
Protected Habitats	No
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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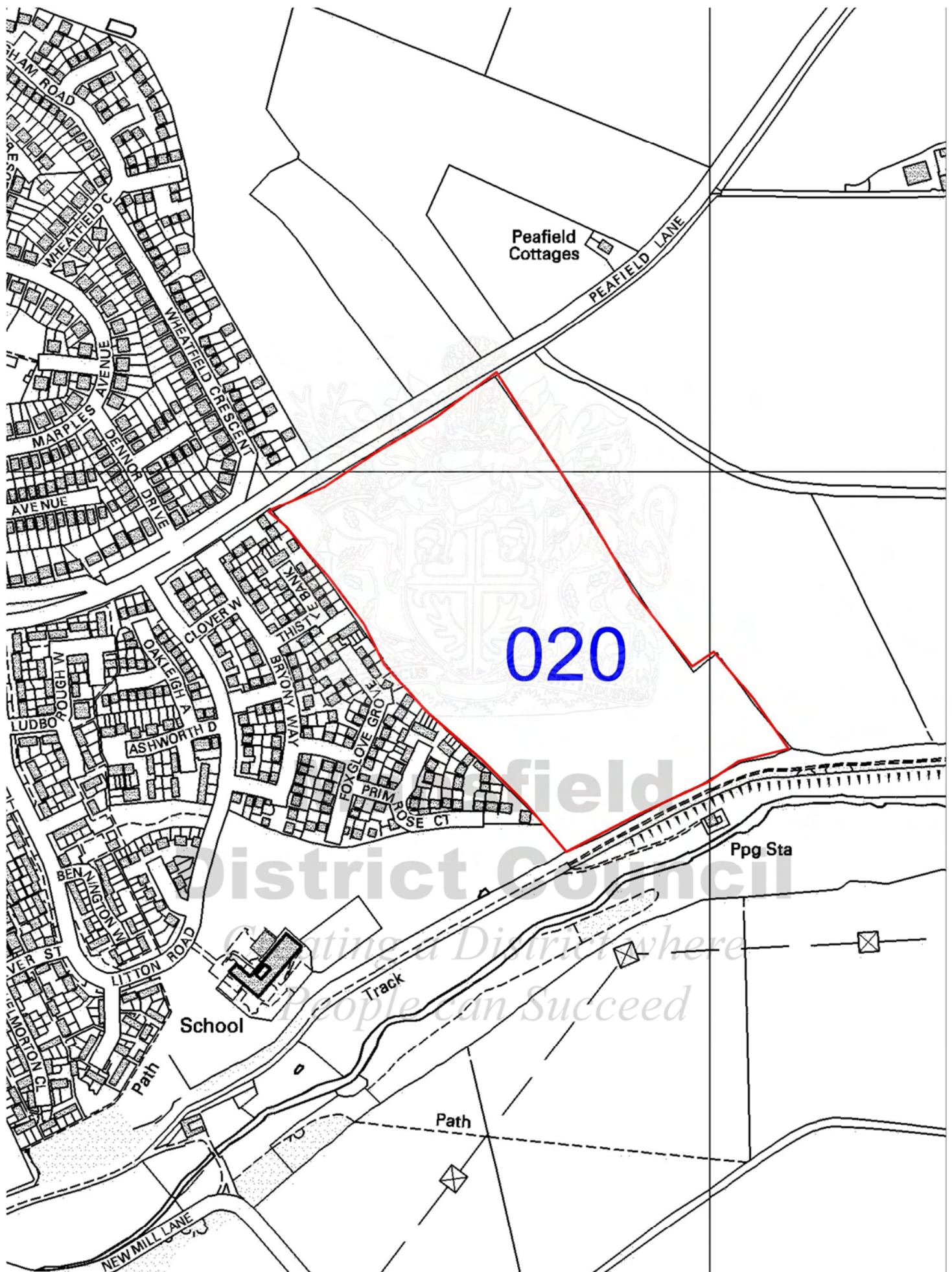
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 22	Land fronting Park Hall Road, Mansfield Woodhouse		
Ward	Parish	Easting 454124	Northing 364940
Submission Type SHLAA	Area(ha) 5.2	Estimated Dwellings 156	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Other			
Site Specific Policy Ref	NE8 (C)			
General Policies	NE1: NE11			
Existing Policy Conflicts				
The site lies in the urban fringe within an area covered by policy NE8 (C) which seeks to prevent developemnts which would detract from the landscape or environmental quality of mature landscape areas. The requirement for this policy, together with the urban boundary is likely to be reviewed. Dependant upon any revisions to this policy and the urban boundary the site may be considered suitable for development.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	11 minutes	Primary School	No 955 metres
Further Education	Yes	30 minutes	General Practitioner (GP)	No 1888 metres
Hospital	Yes	31 minutes	Employment	Yes 8 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments		2261 metres		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield Woodhouse TC		
Green Space Strategy Comments		1069 metres		
Green Space Standards		Within 1500m of publicly accessible green space		
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues		None visible		
Topography		Generally flat		
Boundary Treatments		Yes		
Mixture of fences, hedges, chain link, wood fences, stone walls.				
Agricultural Land Quality		Unknown		
Possible Contamination Issues		Unknown		
Highway Engineers Comments by MDC	Access off Park Hall Road, Major residential access road required with 2 points of access. Park Hall Road is adopted to Felton Avenue.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 22	Land fronting Park Hall Road, Mansfield Woodhouse		
Ward	Parish	Easting 454124	Northing 364940
Submission Type SHLAA	Area(ha) 5.2	Estimated Dwellings 156	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees, and hedges	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact on open character	
Impact On Existing	No
Protected Habitats	No
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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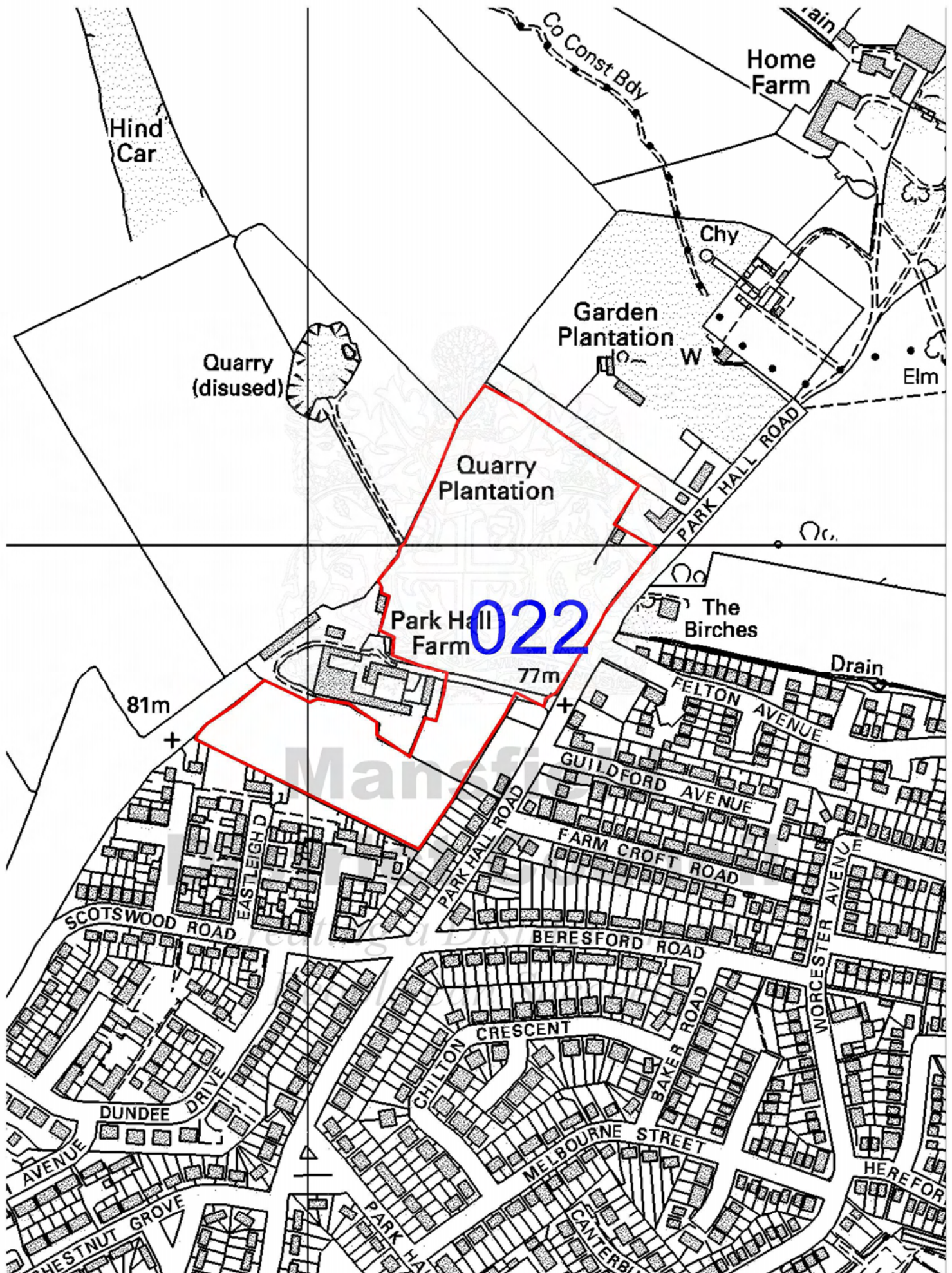
	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes
Option terms under negotiation	
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 23	Land Adj The Fairways, Mansfield Woodhouse		
Ward	Parish	Easting 454623	Northing 364915
Submission Type SHLAA	Area(ha) 4	Estimated Dwellings 120	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated	Other				
Site Specific Policy Ref	LT11 - proposed country park and hotel NE8 (C)				
General Policies	NE1				
Existing Policy Conflicts					
Housing development on part of this site conflicts with the policy objective to see this land developed for a country park and hotel. However, this type of development has not come forward over the plan period and therefore this policy is likely to be reviewed as part of the LDF.					
Access to Services			Conclusion		The site may be suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	16 minutes	Primary School	No	1392 metres
Further Education	Yes	24 minutes	General Practitioner (GP)	No	2301 metres
Hospital	No	34 minutes	Employment	Yes	14 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		2674 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield Woodhouse TC			
Green Space Strategy Comments		126 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints			Conclusion		The site may be suitable
		Comments/Details			
Possible Neighbour Issues		Horses to East and West, football pitches to South			
Topography		Generally flat - gentle gradient down to river from West and East			
Boundary Treatments		Yes			
Agricultural land open 2m fences, hedgerows to residential					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC		Access off The Fairways, Major residential road required with 2 points of access.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
While the majority of site is zone 1 south of site is zone 3. no dev within 8m of any watercourse					
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 23	Land Adj The Fairways, Mansfield Woodhouse		
Ward	Parish	Easting 454623	Northing 364915
Submission Type SHLAA	Area(ha) 4	Estimated Dwellings 120	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
River crosses the site. Ponds, stream, trees adjacent to the site. SINC site.	
Site of Important Nature Conservation (SINC)	Yes
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Would impact upon open character of area - defined urban boundary	
Impact On Existing	Yes
LT11 protected	
Protected Habitats	No
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	Yes
Part of land owned by client other areas require further information	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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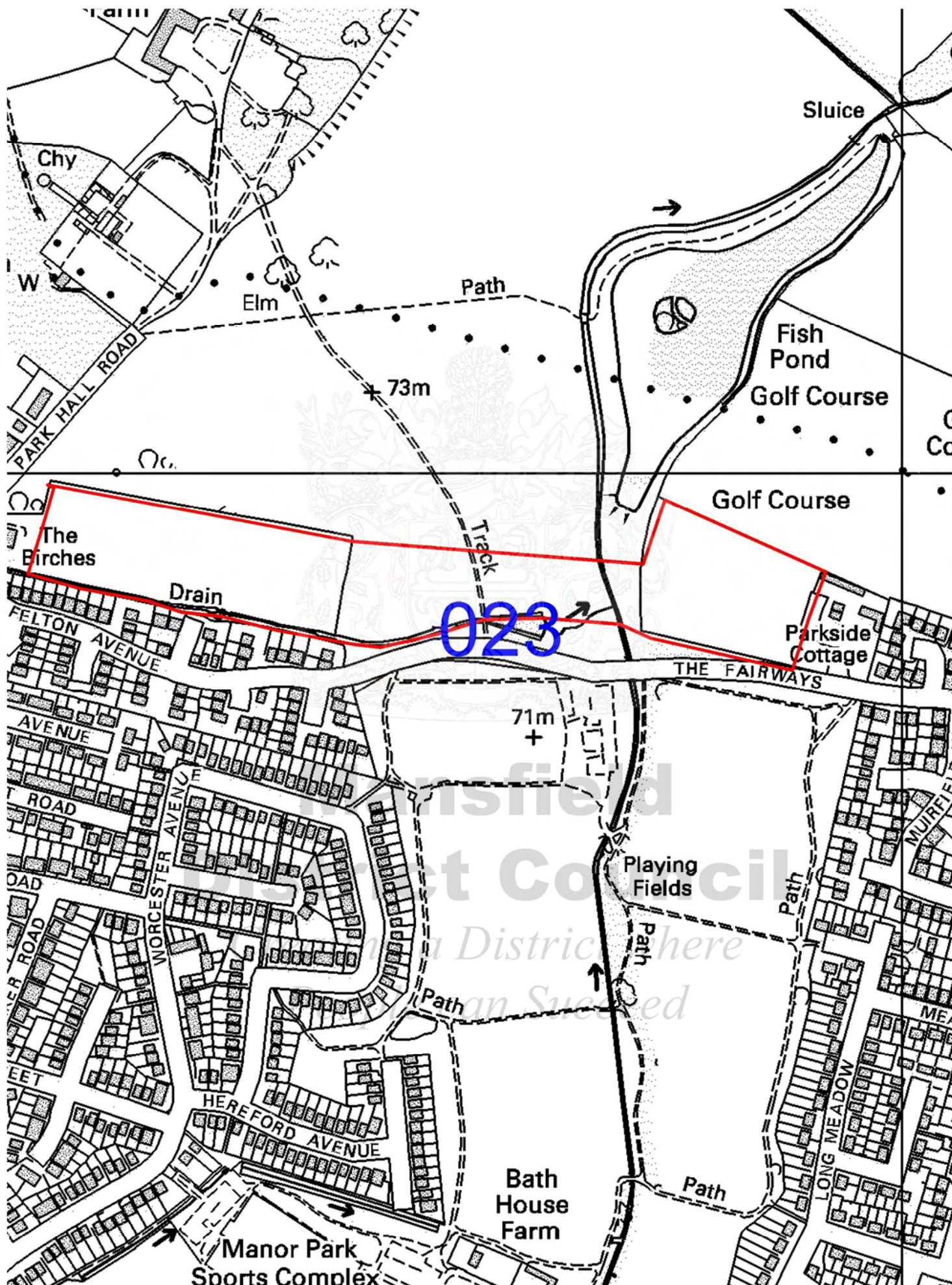
	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes
Part of site	
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 24	Former Marshalls Site Oxclose Lane, Mansfield Woodhouse		
Ward	Parish	Easting 453295	Northing 363471
Submission Type LDF	Area(ha) 3.5	Estimated Dwellings 105	

A. SUITABILITY		Conclusion		The site is not suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location	Urban fringe		Setting	Other	
Current Use	Land & Bldgs in Use		PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated		Not Allocated			
Site Specific Policy Ref					
General Policies		NE1 Restricting development outside the defined Urban Area.			
Existing Policy Conflicts					
The site is not protected by any site specific policies, however would be subject to policy E4 which aims to protect existing employment uses. However the Northern Sub-Region Employment Land Review indicates that the site is unsuitable in terms of marketability and sustainability. It therefore suggests that the site is not suitable for protection as an employment site.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	14 minutes	Primary School	Yes	330 metres
Further Education	Yes	21 minutes	General Practitioner (GP)	No	925 metres
Hospital	Yes	23 minutes	Employment	Yes	11 minutes
Proximity to Major Transport Node (Bus or Train Station)			Within 1km of a major public transport node		
Transport Node Comments		576 metres			
Proximity to Town Centre		Within 1km of a town centre			
Town Centre Comments		Mansfield Woodhouse TC			
Green Space Strategy Comments		574 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints			Conclusion		The site is not suitable
		Comments/Details			
Possible Neighbour Issues		Adjacent to busy railway line			
Topography		Flat site, concrete/gravel combination			
Boundary Treatments		Yes			
Security fencing					
Agricultural Land Quality		Not Applicable			
Possible Contamination Issues		Yes			
Concrete Batching - Authorised date 1992, (adj. Railway Land - Pre1900 to c1965)					
Highway Engineers Comments by MDC		Oxclose Lane adopted upto a point 67m before railway bridge, remainder of Oxclose Lane is Ancient Highway. Northfield Ave is not publicly maintainable. Proposed dev would req major res access road with 2 points of access and extension of adopted highway.			
Flooding					
Environment Agency Fluvial Flood Zone			Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land					

Site Number 24	Former Marshalls Site Oxclose Lane, Mansfield Woodhouse		
Ward	Parish	Easting 453295	Northing 363471
Submission Type LDF	Area(ha) 3.5	Estimated Dwellings 105	

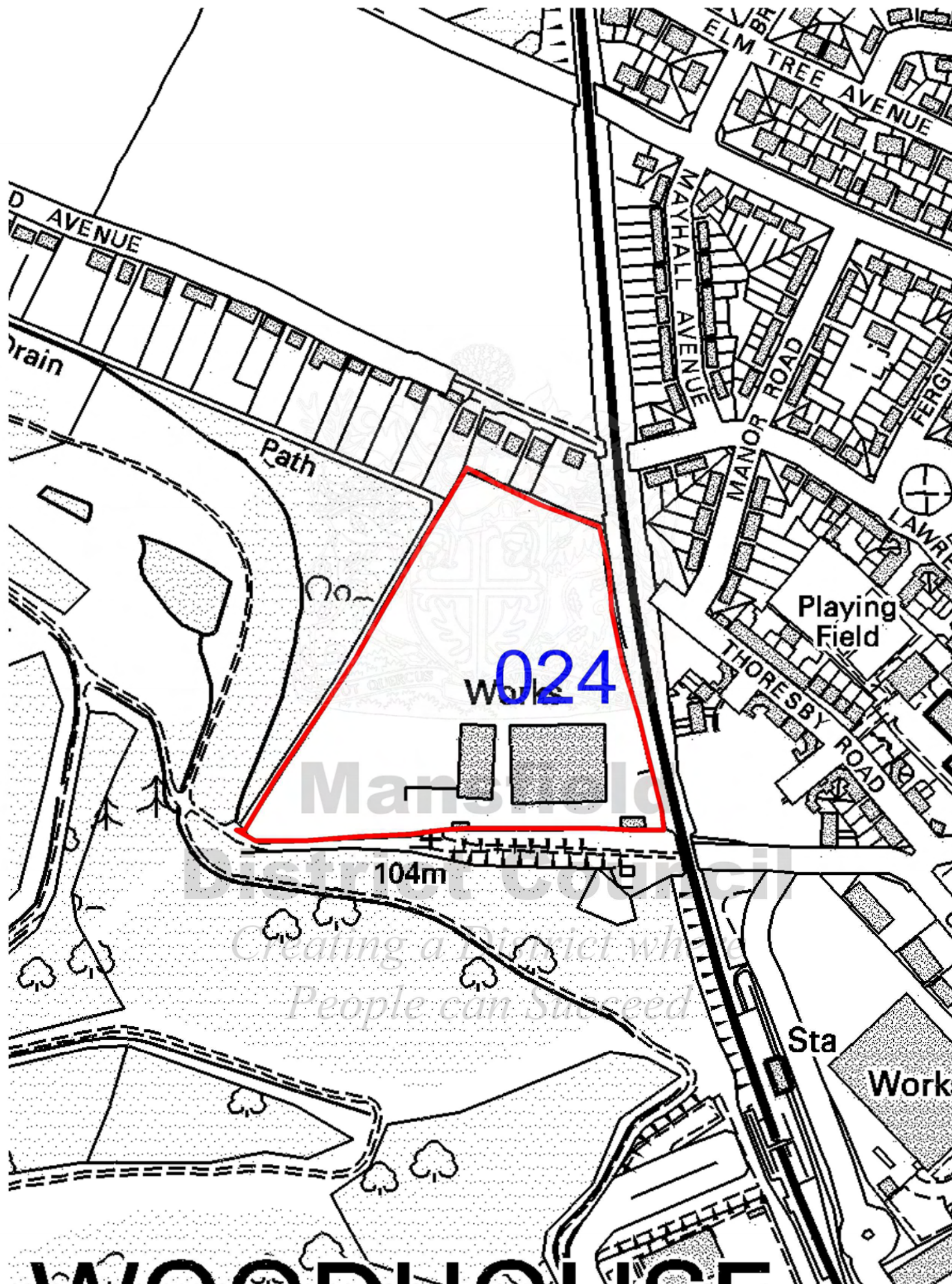
Impact on Landscape Biodiversity		Conclusion The site is suitable
	Comments/Details	
Listed/Local Interest Building	No	
Natural Features	Yes	
Adjacent SINC site		
Site of Important Nature Conservation (SINC)	No	
Site of Special Scientific Interest (SSSI)	No	
Local Nature Reserve (LNR)	No	
Impact On Views	Yes	
Only upon existing housing to North, but cannot see these buildings having any detrimental impact.		
Impact On Existing	No	
Protected Habitats	No	
Tree Preservation Order	No	
Conservation Area	No	
<u>B. AVAILABILITY</u>	Conclusion	As site is not considered suitable availability information is not relevant
	Comments/Details	
Anticipated Time Scale	0-5 years	
Estimated		
Legal Issues	Not known	
Availability Other Issues		
<u>C. ACHIEVABILITY</u>	Conclusion	As site is not considered suitable achievability information is not relevant
	Comments/Details	
Known Developer Interest	Not Known	
Developer Investment	Not Known	
Considered Financially Viable *	Yes	

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

Although the site is not contained within the urban boundary within the 1998 Local Plan it is considered inappropriate to consider the site as open countryside due to its location/history. Access is severely constrained which may limit any redevelopment. The site may offer some scope for specialist accommodation.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 28	Union St / St John St, Mansfield		
Ward	Parish	Easting 453478	Northing 361255
Submission Type SHLAA	Area(ha) 0.75	Estimated Dwellings 23	

A. SUITABILITY		Conclusion	The site is suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Land & Bldgs in Use	PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Employment			
Site Specific Policy Ref	MTC1 Employment proposal / consolidation area, R1			
General Policies				
Existing Policy Conflicts				
Part of the area put forward is currently designated in the Local Plan as part of an employment consolidation area, with the remainder falling within the sub-regional centre. Although housing can be considered a central area use, in order to maintain the retail role of the town centre, it may be necessary for a retail use to be provided on the ground floor of the SRC part of the site. In relation to the employment consolidation area, this designation may be subject to review.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 12 minutes	Primary School	Yes	505 metres
Further Education	Yes 3 minutes	General Practitioner (GP)	Yes	5 metres
Hospital	Yes 9 minutes	Employment	Yes	5 minutes
Proximity to Major Transport Node (Bus or Train Station)		Within 400m of a major public transport node		
Transport Node Comments	237 metres			
Proximity to Town Centre	Within 400m of a town centre			
Town Centre Comments	Mansfield Woodhouse TC			
Green Space Strategy Comments	761 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Hard surfaced - drainage in place generally flat slight slope West to East			
Boundary Treatments	No			
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by NCC				
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 28	Union St / St John St, Mansfield		
Ward	Parish	Easting 453478	Northing 361255
Submission Type SHLAA	Area(ha) 0.75	Estimated Dwellings 23	

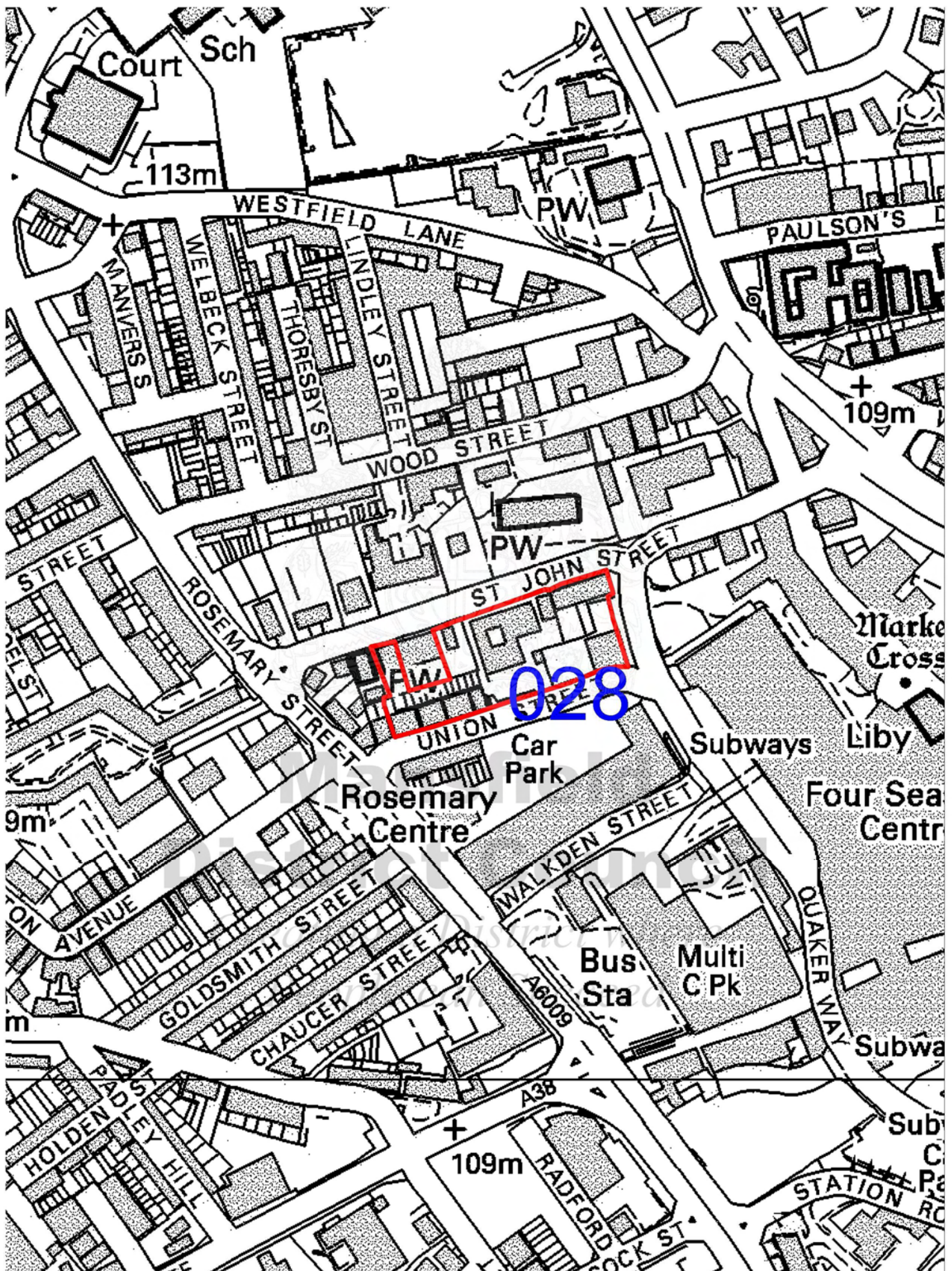
Impact on Landscape Biodiversity	Conclusion	The site is suitable
Comments/Details		
Listed/Local Interest Building	No	
But - Some attractive stone / brick traditional 2 storey buildings fronting St John St. Warehouse building fronting Union St		
Natural Features	Yes	
Group of mature trees adjacent to Western site boundary		
Site of Important Nature Conservation (SINC)	No	
Site of Special Scientific Interest (SSSI)	No	
Local Nature Reserve (LNR)	No	
Impact On Views	Yes	
Centre of site open - Development will reduce views of St Johns Church		
Impact On Existing	No	
Protected Habitats	No	
Tree Preservation Order	No	
Conservation Area	No	
<u>B. AVAILABILITY</u>	Conclusion	The site could be available in 5 - 10 years time
Comments/Details		
Anticipated Time Scale	5-10 years	
Estimated by owner/agent		
Legal Issues	No	
None known by owner/agent		
Availability Other Issues		
<u>C. ACHIEVABILITY</u>	Conclusion	The site may be achievable for housing
Comments/Details		
Known Developer Interest	Yes	
Informal interest		
Developer Investment	No	
Considered Financially Viable *	Yes	

FINAL CONCLUSION

Appropriate Site - 5-10 years

Although the site is identified as an Employment Consolidation area within the Adopted 1998 Local Plan, planning decisions since the adoption of the plan has seen an increase in residential units within this location and the eradication of previous employment uses. For this reason it is considered that further housing development close to retail and leisure uses and public transport opportunities which maximises the use of previously developed land would be suitable. A small area of the site is also covered by R1 which allows only for retail usage of the site, however the small area covered by this policy is not considered to relate well to the town centre by reason of its isolation from the main shopping area as a result of Quaker Way. Pedestrian access to the existing retail use is seen as difficult. Although the summary indicates that the retail part of the site does not in officers opinion relate well in terms of access to the town centre, and that quaker Way is seen as a pedestrian barrier, the site does benefit from established retail use. Therefore while the conclusions of SHLAA are that the site would be appropriate for residential this would not prevent the existing retail usage on the site.

** Site has been assessed using MDC Residual Value Method to estimate financial viability*



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Site Number 29	Pheasant Hill (Mansfield Tennis Club), Mansfield		
Ward	Parish	Easting 453474	Northing 362188
Submission Type LDF	Area(ha) 1.08	Estimated Dwellings 32	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location	Within urban boundary		Setting	Urban	
Current Use	Land & Bldgs in Use		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated	Open Space				
Site Specific Policy Ref	LT4				
General Policies	NE5 (B)				
Existing Policy Conflicts					
The site could be suitable in terms of location provided that an acceptable replacement facility within the immediate locality is provided. However past planning history suggest access is a major constraint					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	6 minutes	Primary School	Yes	649 metres
Further Education	Yes	10 minutes	General Practitioner (GP)	Yes	749 metres
Hospital	Yes	13 minutes	Employment	Yes	11 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments	1105 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield Woodhouse TC				
Green Space Strategy Comments	487 metres				
Green Space Standards	Within 800m of publicly accessible green space				
Physical Constraints			Conclusion		The site may be suitable
	Comments/Details				
Possible Neighbour Issues	None				
Topography	Level site				
Boundary Treatments	Yes				
Trees, walls and fences					
Agricultural Land Quality	Not Applicable				
Possible Contamination Issues	Unknown				
Highway Engineers Comments by MDC	Minor residential access road required, 1 point of access.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 29	Pheasant Hill (Mansfield Tennis Club), Mansfield		
Ward	Parish	Easting 453474	Northing 362188
Submission Type LDF	Area(ha) 1.08	Estimated Dwellings 32	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Tennis courts on site	
Protected Habitats	No
Tree Preservation Order	Yes
TPO-036	
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
--------------------------------	--

	Comments/Details
Known Developer Interest	Not Known
Possibly Rippon homes who own unadopted road known as Pheasant Hill	
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

The site has been subject to planning enquiries although not for some time. Access to the site is a major constraint.

* Site has been assessed using MDC Residual Value Method to estimate financial viability

Site Number 32	Debdale House Debdale Lane, Mansfield Woodhouse		
Ward	Parish	Easting 452951	Northing 362680
Submission Type SHLAA	Area(ha) 1.67	Estimated Dwellings 15	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Separated from settlement boundary		Setting	Countryside
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref	Ne5(B)			
General Policies	NE1; NE11			
Existing Policy Conflicts				
Subject to review of the importance of the Green Wedge and review of the urban boundary.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	6 minutes	Primary School	No 1337 metres
Further Education	Yes	15 minutes	General Practitioner (GP)	No 889 metres
Hospital	Yes	17 minutes	Employment	Yes 10 minutes
Proximity to Major Transport Node (Bus or Train Station)		Within 1km of a major public transport node		
Transport Node Comments	871 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield Woodhouse TC			
Green Space Strategy Comments	598 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues	None			
Topography	Steep - cliff face in part adjacent to pond in SE corner of site			
Boundary Treatments	Yes			
Hedges / trees - various heights mature and established. Wooden posts and rail fencing to Southern boundary.				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Yes			
Landfill site - 1971 to 1973 (Former Limestone Quarry)				
Highway Engineers Comments by NCC	OK in principle - would require the following, S278 works, Off site highway works			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 32	Debdale House Debdale Lane, Mansfield Woodhouse		
Ward	Parish	Easting 452951	Northing 362680
Submission Type SHLAA	Area(ha) 1.67	Estimated Dwellings 15	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
site lies adjacent to a group of grade 2 listed buildings.	
Natural Features	Yes
Various trees within and extensive tree coverage adjacent to the site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Development may impact on the setting of the listed buildings.	
Impact On Existing	No
Protected Habitats	No
Neutral amenity grassland and broadleaved woodland	
Tree Preservation Order	Yes
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
It is not believed that there are any covenants that would prevent development	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
--------------------------------	--

	Comments/Details
Known Developer Interest	Yes
Informal interest	
Developer Investment	No
Considered Financially Viable *	Yes

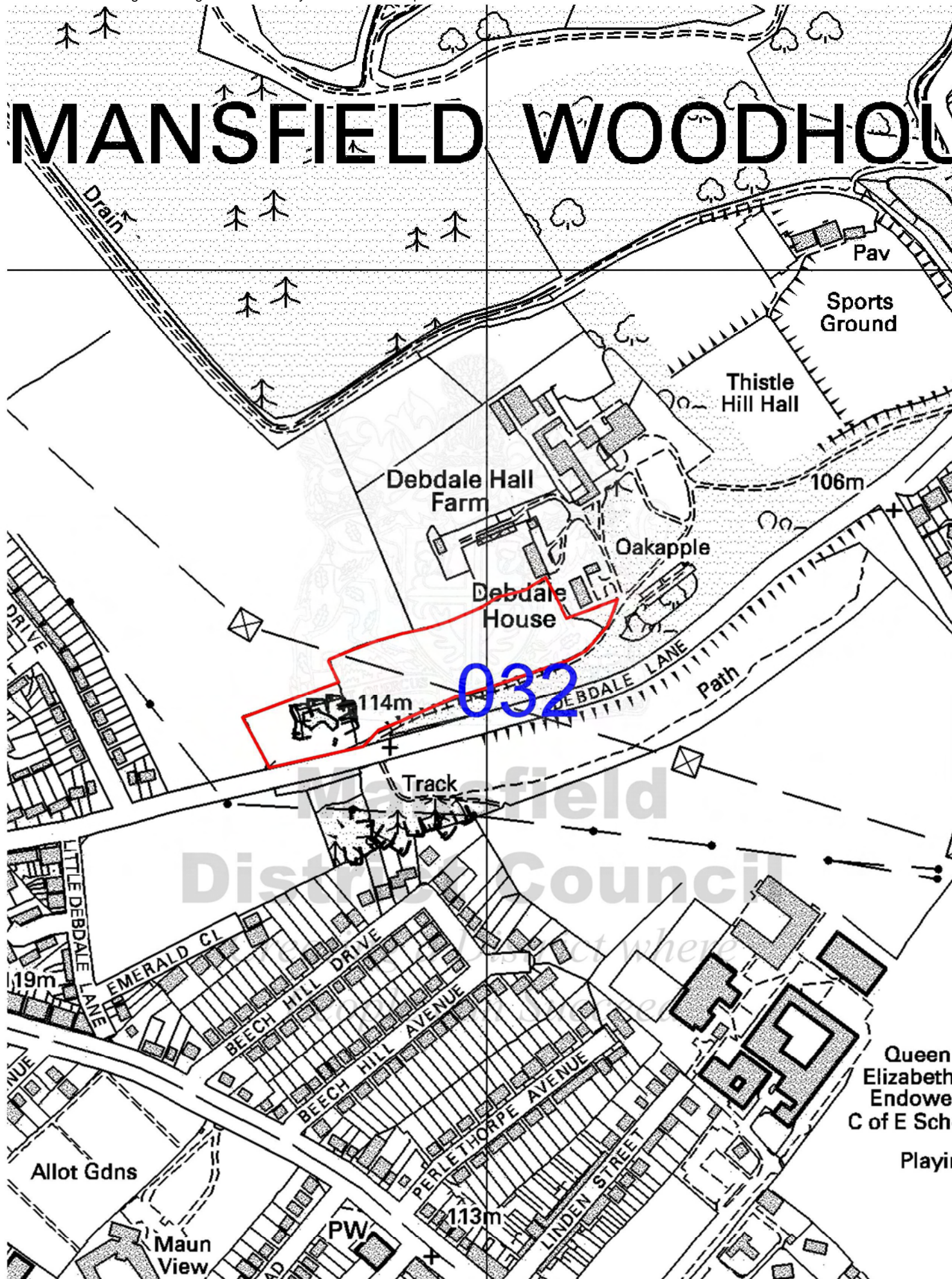
FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability

MANSFIELD WOODHOLM



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Site Number 33	Debdale Lane, Mansfield		
Ward	Parish	Easting 452677	Northing 362864
Submission Type MDC	Area(ha) 11.97	Estimated Dwellings 359	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref				
General Policies	NE5 (B) -Open break between Radmanthwaite and Mansfield Woodhouse LT9 © Proposed			
Existing Policy Conflicts	buffer zone			
site lies outside the current urban boundary and within an identified green wedge. The importance of continued protection of the green wedge needs to re-assessed.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	11 minutes	Primary School	No 1175 metres
Further Education	Yes	15 minutes	General Practitioner (GP)	Yes 580 metres
Hospital	Yes	18 minutes	Employment	Yes 14 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	1143 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield Woodhouse TC			
Green Space Strategy Comments	293 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	Industrial site to North West			
Topography	Sloping site			
Boundary Treatments	Yes			
Walls adjacent Debdale Lane (stone)	Hedges, trees and fences			
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by NCC	OK in principle - Would require the following, significant S278 works, may require multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 33	Debdale Lane, Mansfield		
Ward	Parish	Easting 452677	Northing 362864
Submission Type MDC	Area(ha) 11.97	Estimated Dwellings 359	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges and trees. Adjacent SINC site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Edge of urban area	
Impact On Existing	No
Protected Habitats	No
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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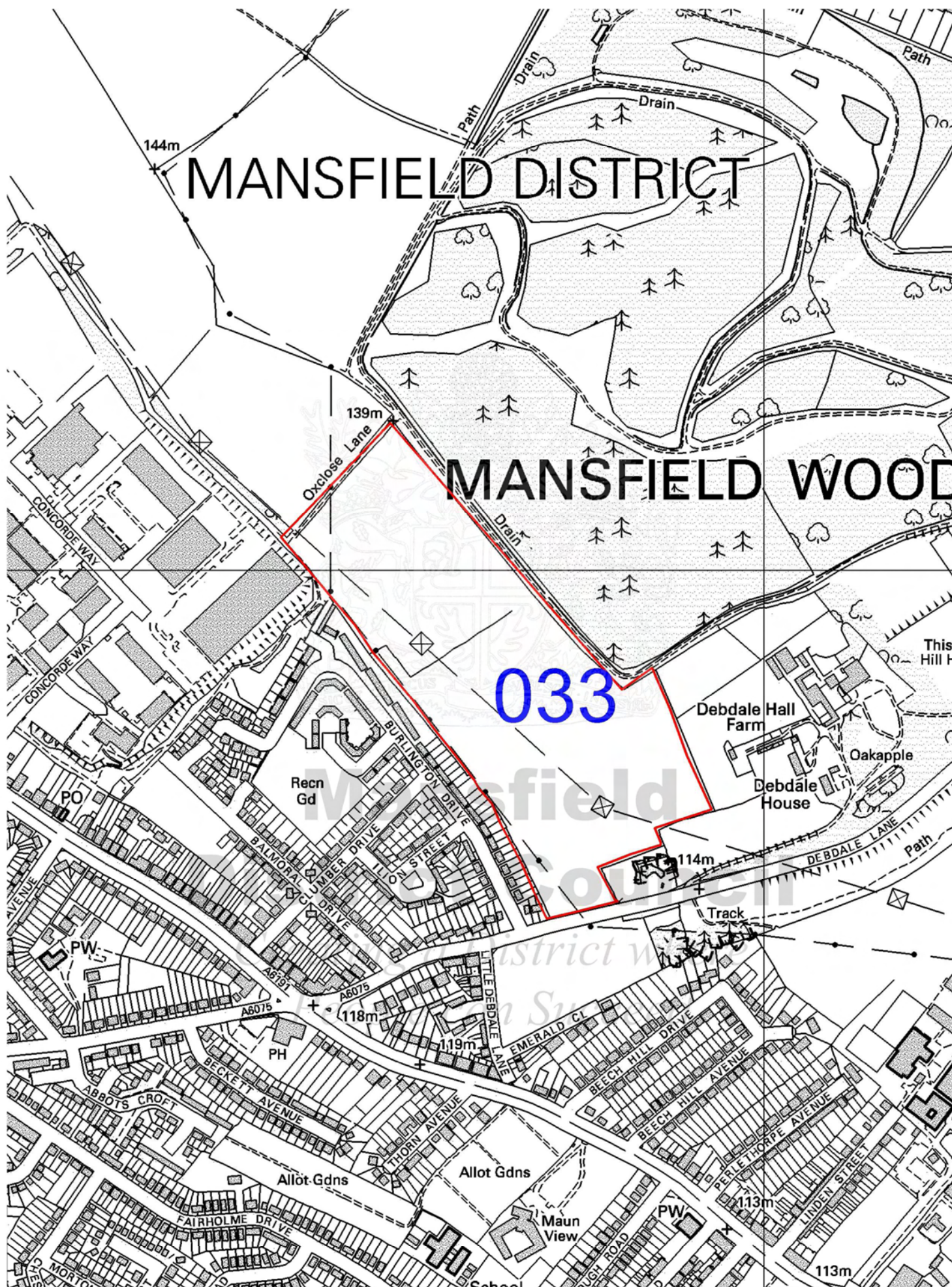
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	34	Bould/Chesterfield Rd South, Mansfield		
Ward	Parish	Easting	452837.33	Northing 362014.91
Submission Type	SHLAA & LDF	Area(ha)	3.09	Estimated Dwellings 93

A. SUITABILITY		Conclusion	The site is suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Vacant Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Allotments				
Site Specific Policy Ref					
General Policies	LT6				
Existing Policy Conflicts					
Site is currently protected as allotment land by saved policy LT6, however it is clearly not used for this purpose and has the appearance of overgrown wasteland. Will be subject to review as part of the PPG17 assessment.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	5 minutes	Primary School	Yes	677 metres
Further Education	Yes	10 minutes	General Practitioner (GP)	Yes	627 metres
Hospital	Yes	12 minutes	Employment	Yes	9 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	1467 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	285 metres				
Green Space Standards	Within 400m of publicly accessible green space				
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues	None				
Topography	Flat - slopes slightly towards Chesterfield Road				
Boundary Treatments	Yes				
Stone wall and boundary fences					
Agricultural Land Quality	Not Applicable				
Possible Contamination Issues	Unknown				
Highway Engineers Comments by NCC	OK in principle - May require the following, significant S278 works, Off site highway works. Full Transport Assessment, Travel plan and network modelling would be required. Planning Contributions to NCC would be applicable.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number	34	Bould/Chesterfield Rd South, Mansfield		
Ward	Parish	Easting	452837.33	Northing 362014.91
Submission Type	SHLAA & LDF	Area(ha)	3.09	Estimated Dwellings 93

Impact on Landscape Biodiversity	Conclusion	The site is suitable
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Listed/Local Interest Building	Comments/Details
	No

Natural Features	Yes
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Lots of vegetation small trees and bushes.

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Site overlooked by residential properties in Albion Street and Bould Street.

Impact On Existing	No
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Protected Habitats	No
---------------------------	----

Tree Preservation Order	No
--------------------------------	----

Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion	The site could be available within 5 years
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Anticipated Time Scale	Comments/Details
	0-5 years

Estimated by owner/agent

Legal Issues	No
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None known by owner/agent

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion	The site is economically achievable for housing
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Known Developer Interest	Comments/Details
	Yes

Meden Valley Making Places

Developer Investment	No
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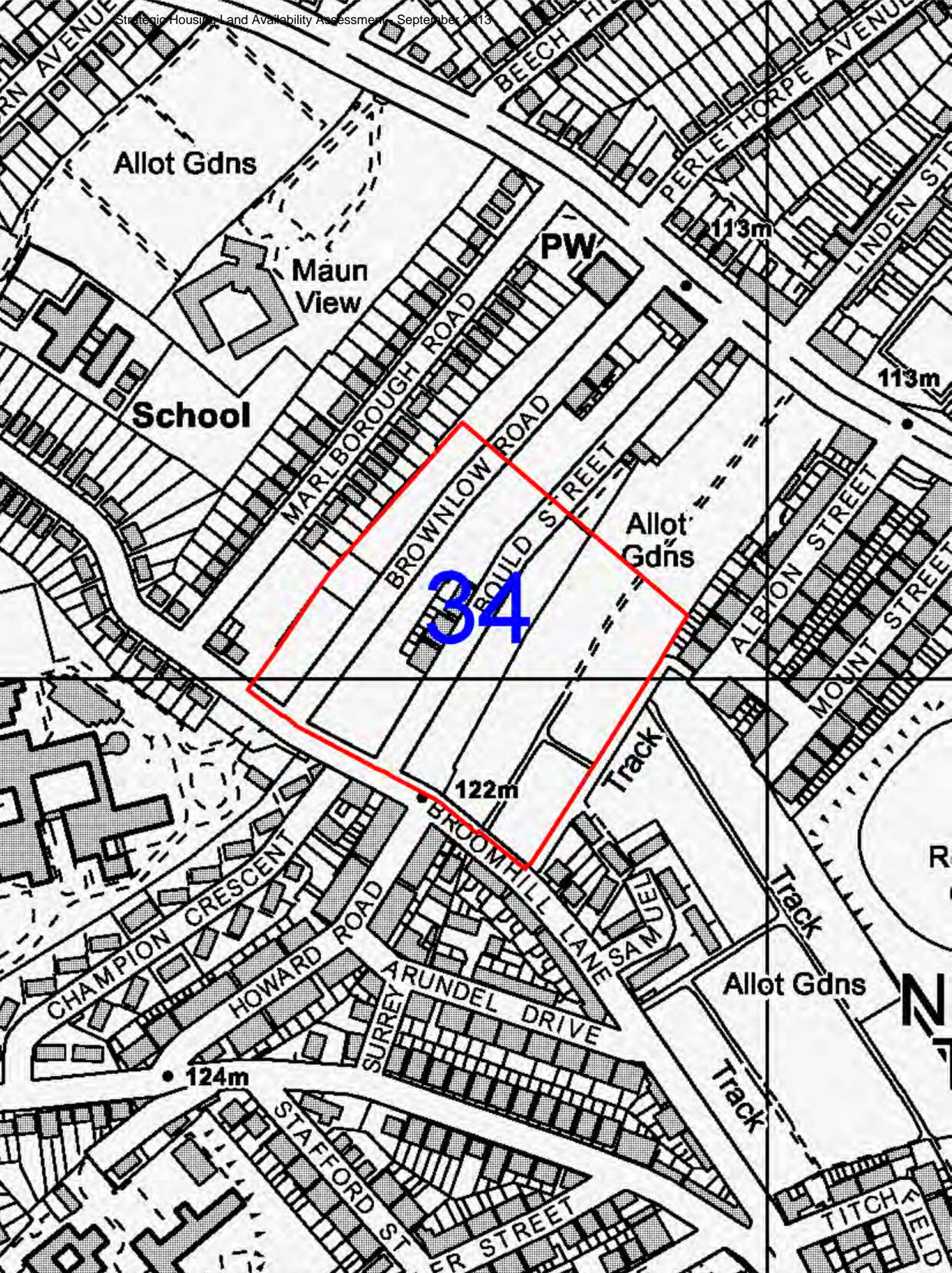
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Appropriate Site - within 5 years

The site is within the urban area and requires redevelopment for residential purposes. Part of the site has been granted planning permission.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	35	Broomhill Lane, Mansfield		
Ward	Parish	Easting	453004	Northing 361843
Submission Type	SHLAA & LDF	Area(ha)	2.71	Estimated Dwellings 81

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Allotments				
Site Specific Policy Ref					
General Policies	LT6				
Existing Policy Conflicts					
Site is protected as allotment land by saved policy LT6, and is currently used for this purpose. Will be subject to review as part of the PPG17 assessment.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	6 minutes	Primary School	Yes	432 metres
Further Education	Yes	9 minutes	General Practitioner (GP)	Yes	321 metres
Hospital	Yes	14 minutes	Employment	Yes	4 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments		1129 metres			
Proximity to Town Centre		Within 1km of a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		202 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Flat			
Boundary Treatments		Yes			
Metal railings 1m high security fencing 2m high					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC		Minor residential access road required with 2 points of access from Brromhill lane, additionally adoptable turning heads on Mount Street and Albion Street required.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		No			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 35	Broomhill Lane, Mansfield		
Ward	Parish	Easting 453004	Northing 361843
Submission Type SHLAA & LDF	Area(ha) 2.71	Estimated Dwellings 81	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Tree, bushes and allotments	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Visible from Broomhill Lane and Civic Centre	
Impact On Existing	Yes
Allotment site	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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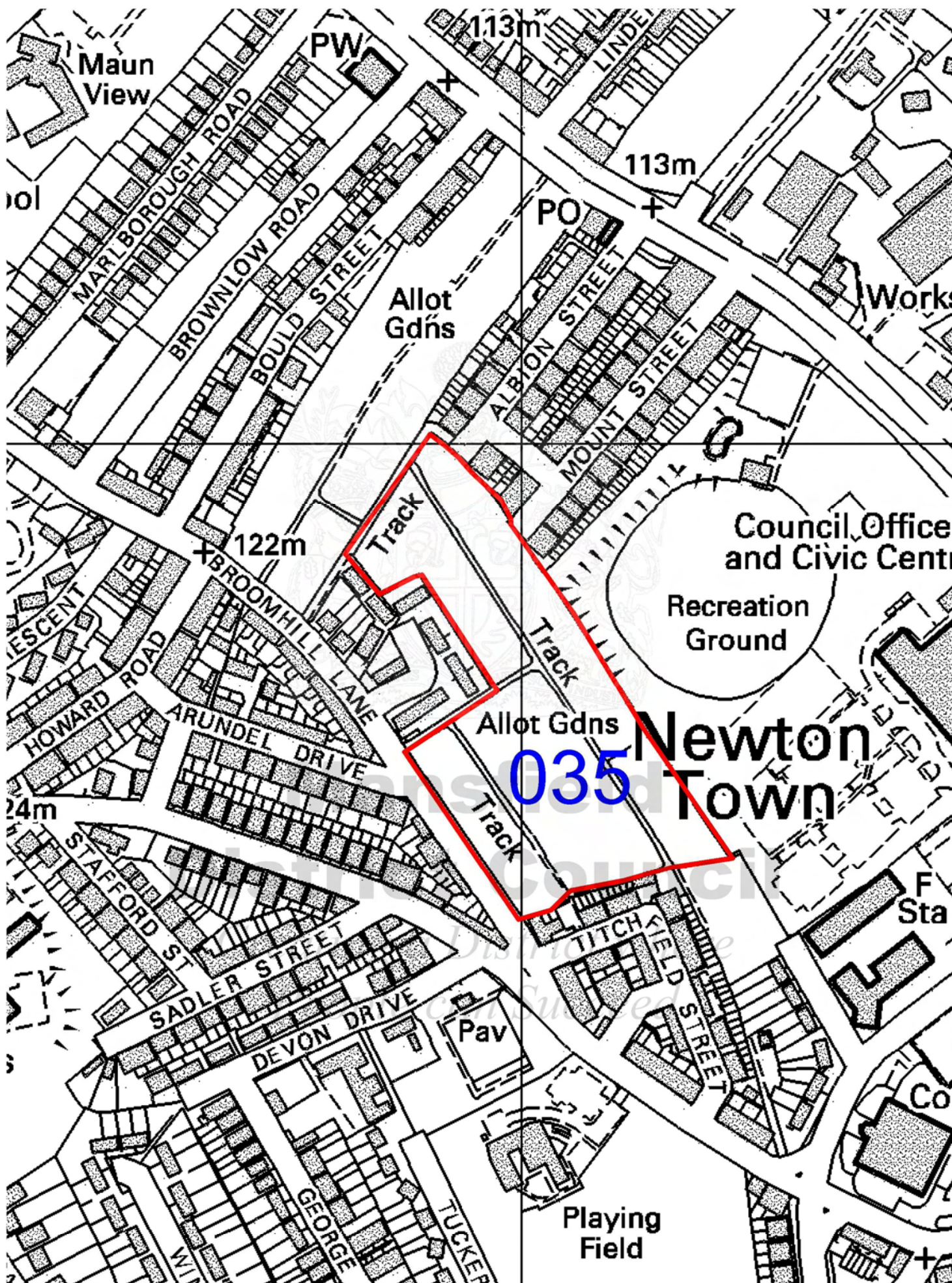
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to meeting Allotment Strategy

Site is currently protected as allotment land by saved policy LT6. The site would only be appropriate on production of evidence that there would be sufficient plots left on the rest of the site to justify release. This would be done in relation to the Allotment Strategy.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	36	Barretts Field Chesterfield Road South, Mansfield		
Ward	Parish	Easting	452576	Northing 362278
Submission Type	SHLAA & LDF	Area(ha)	2.9	Estimated Dwellings 87

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Allotments				
Site Specific Policy Ref					
General Policies	LT6				
Existing Policy Conflicts					
Site is protected as allotment land by saved policy LT6, and is currently used for this purpose. Will be subject to review as part of the PPG17 assessment.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	6 minutes	Primary School	Yes	744 metres
Further Education	Yes	13 minutes	General Practitioner (GP)	Yes	666 metres
Hospital	Yes	14 minutes	Employment	Yes	11 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments		1502 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		576 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Flat			
Boundary Treatments		Yes			
1m high metal railings, 1.5m security fencing near entrance					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by NCC		OK in principle - May require the following, significant S278 works, Off site highway works. Full Transport Assessment, Travel plan and network modelling would be required. Planning Contributions to NCC would be applicable.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		No			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 36	Barretts Field Chesterfield Road South, Mansfield		
Ward	Parish	Easting 452576	Northing 362278
Submission Type SHLAA & LDF	Area(ha) 2.9	Estimated Dwellings 87	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Some mature trees along edge of site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Well screened from surrounding buildings	
Impact On Existing	Yes
Allotment site	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site is not available
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	Comments/Details
Anticipated Time Scale	10-15years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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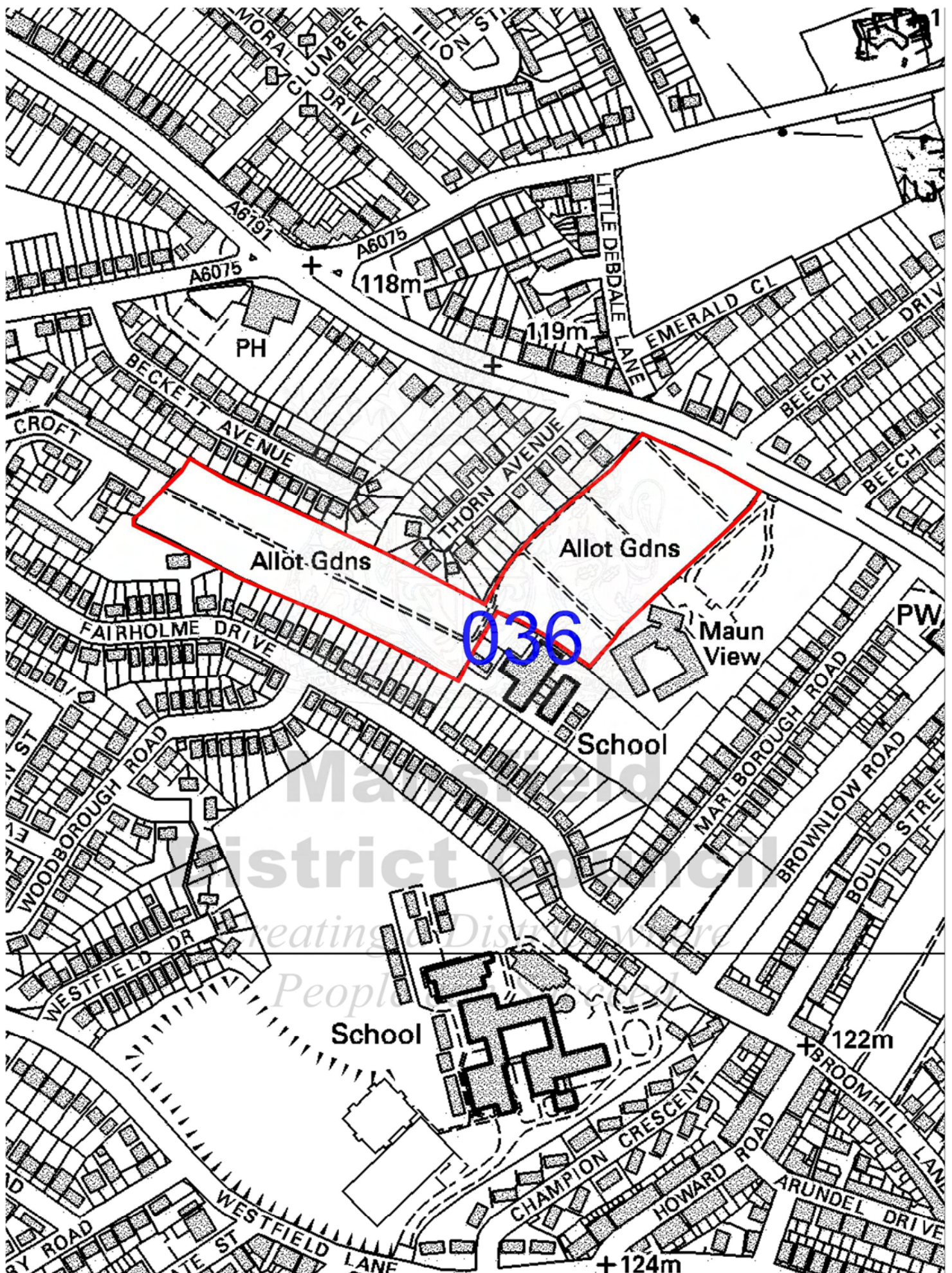
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - availability issues

Site is currently protected as allotment land by saved policy LT6. The site would only be appropriate on production of evidence that there would be sufficient plots left on the rest of the site to justify release.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 37	Hall Barn Lane / Land at Rosebrook Primary School., Mansfield		
Ward	Parish	Easting 451829	Northing 361801
Submission Type SHLAA	Area(ha) 3.2	Estimated Dwellings 77	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Other			
Site Specific Policy Ref				
General Policies	LT7 - part of school site.			
Existing Policy Conflicts				
Policy LT7 resists development that would lead to a loss of school/college playing fields unless one of the specified criteria are met.				

Site Number 37	Hall Barn Lane / Land at Rosebrook Primary School., Mansfield		
Ward	Parish	Easting 451829	Northing 361801
Submission Type SHLAA	Area(ha) 3.2	Estimated Dwellings 77	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Site is not prominent so only views are from footpath and neighbour residency.	
Impact On Existing	Yes
School playing field?	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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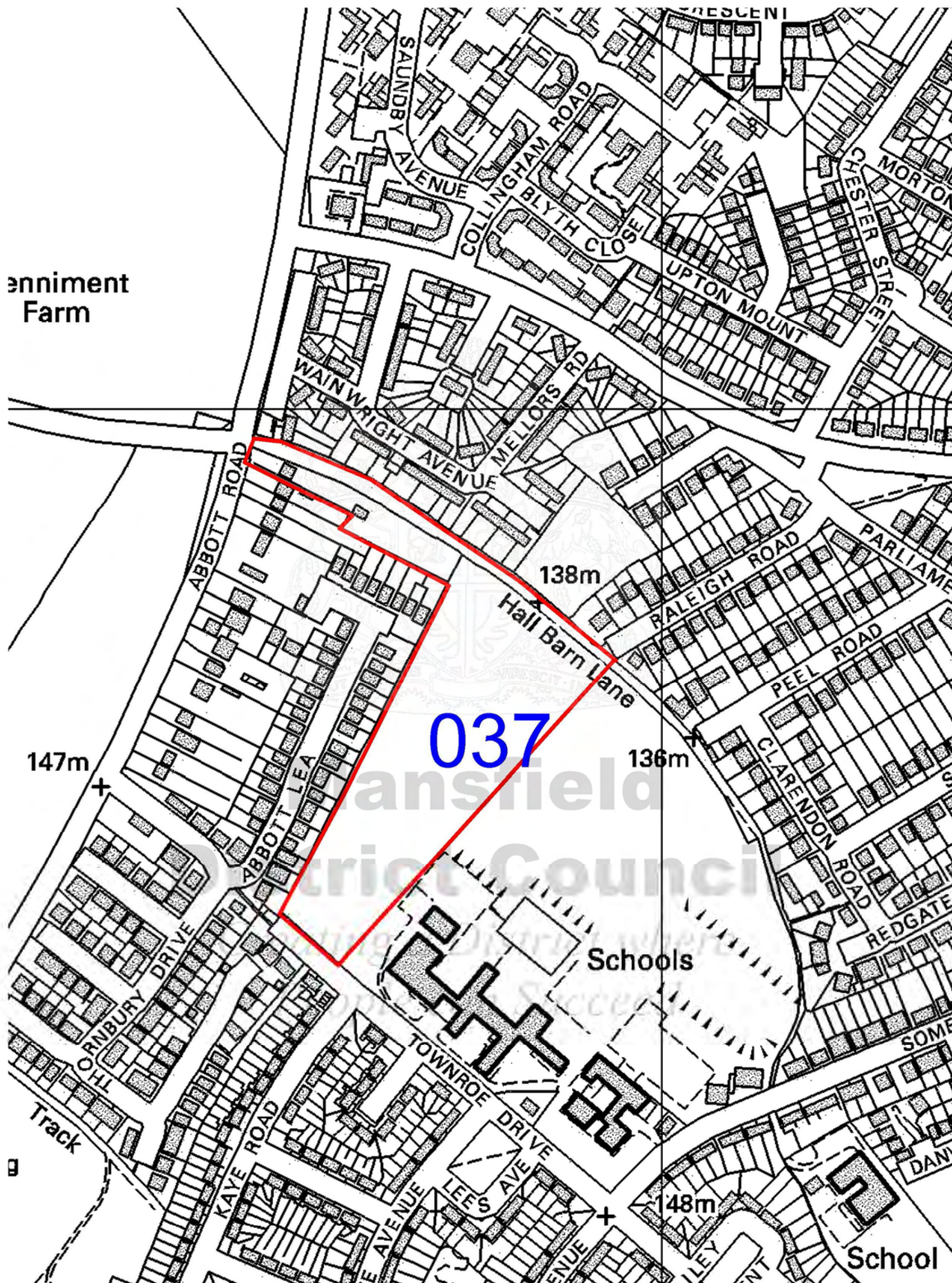
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

The site is vacant land within the urban area and as such is considered appropriate for development. The timing of development will be dependant upon educational requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 38	Somersall Street, Mansfield		
Ward	Parish	Easting 452297	Northing 361524
Submission Type LDF	Area(ha) 0.27	Estimated Dwellings 8	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Vacant Land		PDL*/Greenfield	Greenfield
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Allotments			
Site Specific Policy Ref	LT6			
General Policies				
Existing Policy Conflicts				
Site currently protected as Allotments however we are aware that they have not been actively used for this purpose for a number of years. The site is suitable in terms of location, however the Council need to be certain that there is sufficient allotment provision within the locality.				
</				

Site Number 38	Somersall Street, Mansfield		
Ward	Parish	Easting 452297	Northing 361524
Submission Type LDF	Area(ha) 0.27	Estimated Dwellings 8	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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Listed/Local Interest Building	Comments/Details No
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Natural Features	Yes
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Hedges and trees.

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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No views from public road. Only view impact would be for surrounding properties.

Impact On Existing	Yes
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Allotment site

Protected Habitats	No
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Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site is not available
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Anticipated Time Scale	Comments/Details 0-5 years
-------------------------------	--------------------------------------

Estimated

Legal Issues	Not known
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Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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Known Developer Interest	Comments/Details Yes
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Rippon Homes

Developer Investment	Not Known
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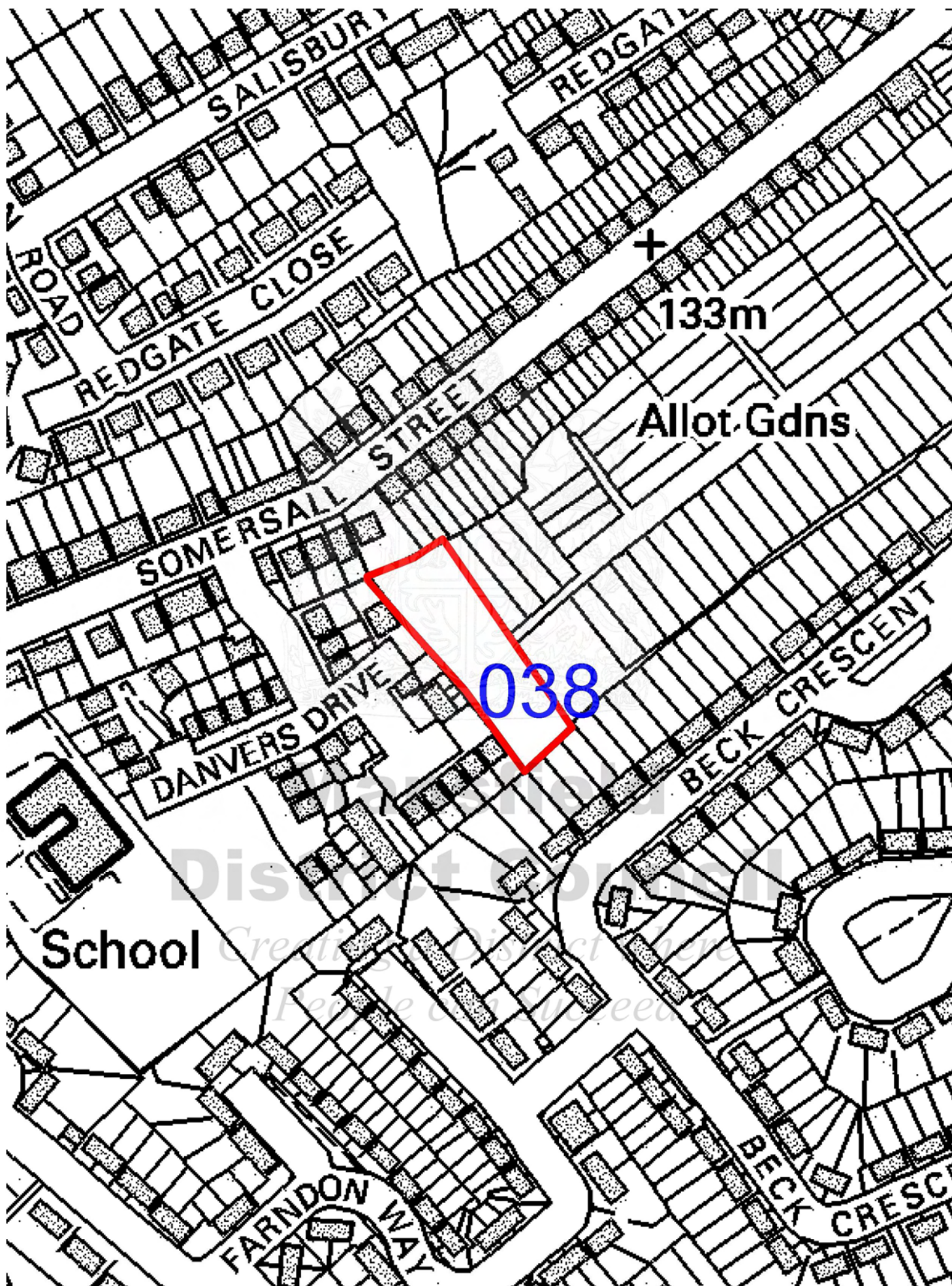
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Inappropriate Site - suitability issues

Updated information indicates that the usage of the allotment site as a whole is such that this remaining area of land should be put to allotment use.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	39	Skegby Lane, Mansfield		
Ward		Parish	Easting 451328	Northing 360451
Submission Type	MDC	Area(ha) 6.15	Estimated Dwellings 185	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe	Setting	Countryside		
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Open break/Green Wedge				
Site Specific Policy Ref	NE4 (A)				
General Policies	NE1				
Existing Policy Conflicts					
Although the site does not directly adjoin the Urban area, when considered with other submitted sites it forms part of a wider area which together adjoins the urban area. For this reason the site is considered suitable for assessment. However it should be noted that the site was considered appropriate to assess by MDC (for the reasons given above) and therefore there may be issues over availability. The site also falls within the identified sensitive gap between Mansfield and Sutton-in-Ashfield. The importance of maintaining this gap has yet to be reviewed as part of the Green Infrastructure work and therefore the site can only be assessed as possibly suitable at this stage.					
Access to Services					
Conclusion		The site may be suitable			
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance		
Secondary School	Yes 20 minutes	Primary School	No	1122 metres	
Further Education	Yes 25 minutes	General Practitioner (GP)	No	1624 metres	
Hospital	Yes 8 minutes	Employment	Yes	15 minutes	
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	2707 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	379 metres				
Green Space Standards	Within 400m of publicly accessible green space				
Physical Constraints		Conclusion	The site may be suitable		
	Comments/Details				
Possible Neighbour Issues	Hospital to South - Noise / traffic from Sutton Rd				
Topography	Site undulating and slopes quite steeply South from Skegby Lane.				
Boundary Treatments	Yes				
Trees and hedges					
Agricultural Land Quality	Unknown				
Possible Contamination Issues					
Unknown					
Highway Engineers Comments by NCC					
OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works required to Skegby Lane (due to size of development). Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.					
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	Yes				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 39	Skegby Lane, Mansfield		
Ward	Parish	Easting 451328	Northing 360451
Submission Type MDC	Area(ha) 6.15	Estimated Dwellings 185	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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Listed/Local Interest Building	Comments/Details No
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Natural Features	Yes
Trees and hedges	

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
Loss of countryside - development of site would be very prominent within the landscape.	

Impact On Existing	No
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Protected Habitats	No
Pasture and neutral grassland.	

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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Anticipated Time Scale	Comments/Details 0-5 years
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Estimated	
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Legal Issues	No
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Availability Other Issues	
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<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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Known Developer Interest	Comments/Details Not Known
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Developer Investment	Not Known
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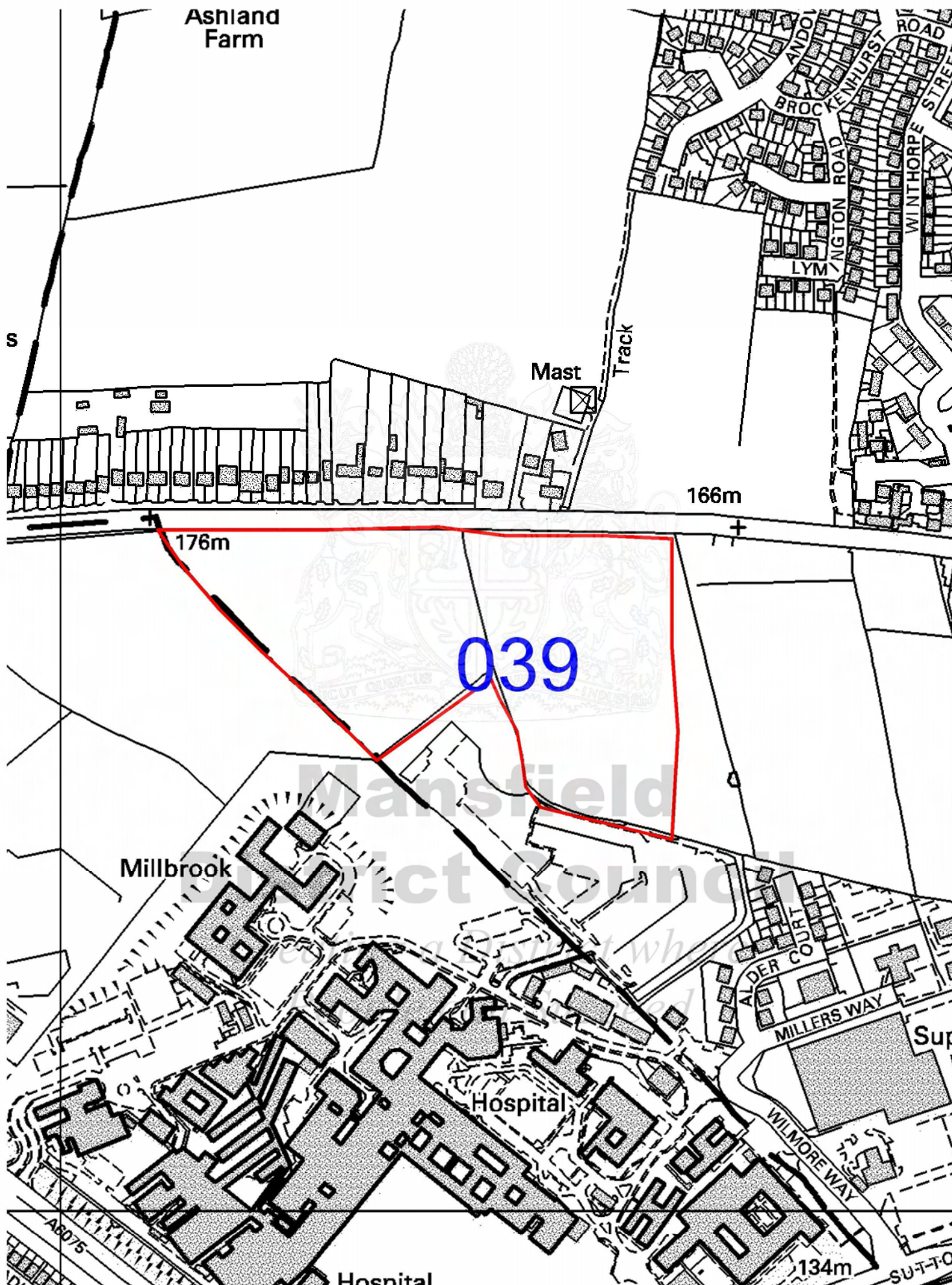
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 40	R/o Fields Farm Abbott Road, Mansfield		
Ward	Parish	Easting 451283	Northing 361242
Submission Type SHLAA	Area(ha) 4.133	Estimated Dwellings 124	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Separated from settlement boundary		Setting	Countryside
Current Use	Open Land		PDL*/Greenfield	Greenfield
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref	NE4(A)			
General Policies	NE4			
Existing Policy Conflicts				
The site lies close to the urban boundary. The site is affected by policy NE4(A) in the local plan which seeks to protect the open character of sensitive gaps between Sutton-in Ashfield and Mansfield. This policy is likely to be reviewed, and the need for the open break to be reassessed. In its urban fringe location the site may be considered appropriate for development should the policy be revised.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	16 minutes	Primary School	No 836 metres
Further Education	Yes	21 minutes	General Practitioner (GP)	No 1242 metres
Hospital	Yes	25 minutes	Employment	Yes 16 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	2695 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	881 metres			
Green Space Standards	Within 1500m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues	Large commercial dev app on Penniment farm Opp			
Topography	Whole site has undulating topography. Site generally slopes downwards to the south			
Boundary Treatments	Yes			
Fencing, trees and hedges				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC	Access off Brick Kiln Lane/Abbott Road, Major residential access road required with 2 points of access. Additional footway will be required on Brick Kiln Lane + Some improvement to carriageway.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 40	R/o Fields Farm Abbott Road, Mansfield		
Ward	Parish	Easting 451283	Northing 361242
Submission Type SHLAA	Area(ha) 4.133	Estimated Dwellings 124	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of countryside	
Impact On Existing	No
Protected Habitats	Yes
Pasture land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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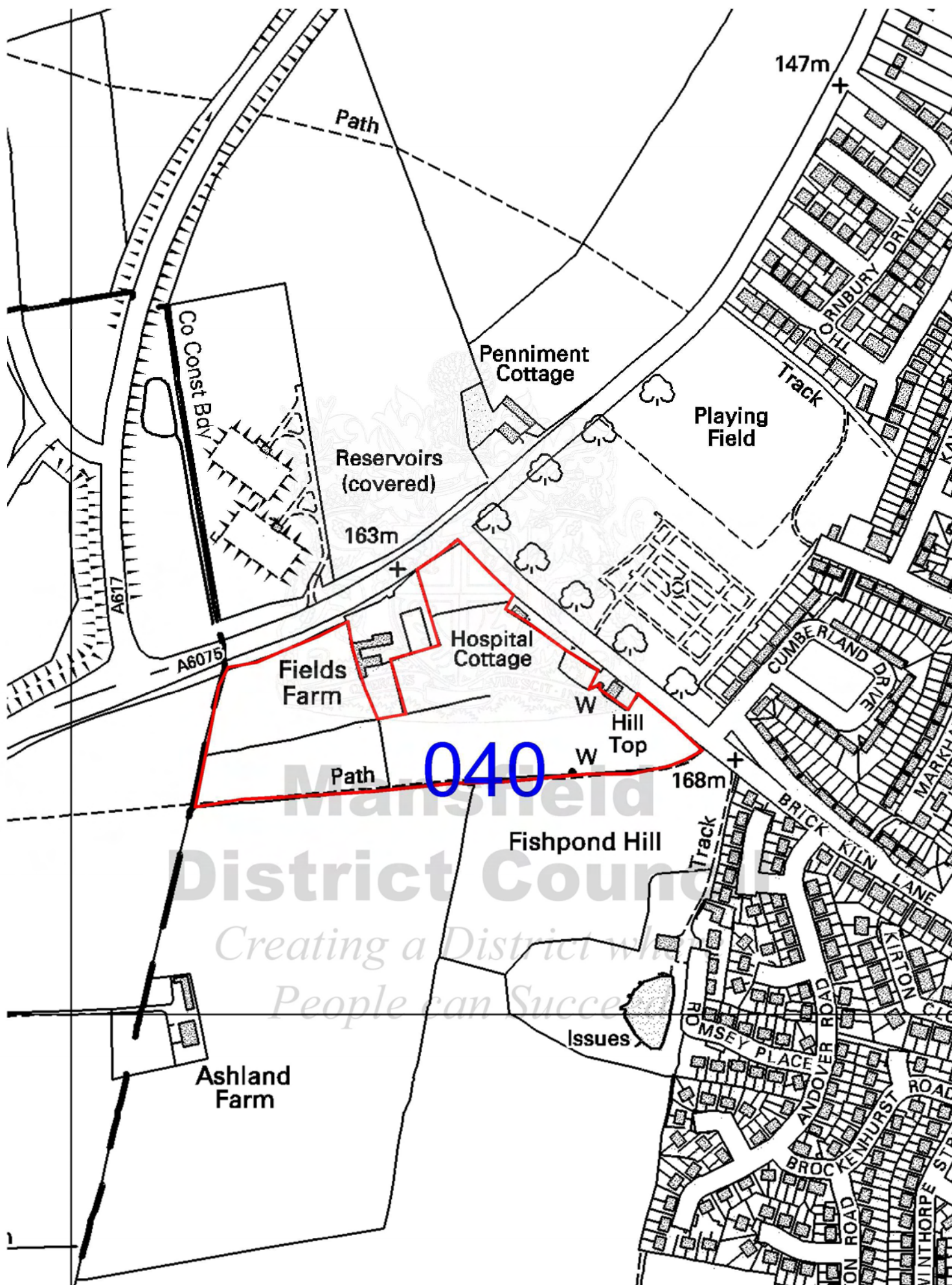
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	43	Land at Skegby Lane, Mansfield		
Ward		Parish	Easting 451611	Northing 360391
Submission Type	SHLAA & LDF	Area(ha) 6.5	Estimated Dwellings 195	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Open break/Green Wedge				
Site Specific Policy Ref					
General Policies	Ne4				
Existing Policy Conflicts					
The site lies close to the urban boundary. The site is affected by policy NE4 in the local plan which seeks to protect the open character of sensitive gaps. This policy is likely to be reviewed, and the need for the open break to be reassessed. In its urban fringe location the site may be considered appropriate for development should the policy be revised.					
Access to Services		Conclusion	The site may be suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	17 minutes	Primary School	No	997 metres
Further Education	Yes	22 minutes	General Practitioner (GP)	No	1931 metres
Hospital	Yes	9 minutes	Employment	Yes	10 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	2383 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	295 metres				
Green Space Standards	Within 400m of publicly accessible green space				
Physical Constraints		Conclusion	The site is suitable		
	Comments/Details				
Possible Neighbour Issues	Hospital to South West				
Topography	Ground slopes fairly steeply to South away from Skegby Lane.				
Boundary Treatments	Yes				
Hedges trees and shrubs					
Agricultural Land Quality	Unknown				
Possible Contamination Issues	Unknown				
Highway Engineers Comments by NCC	OK in principle - Would require the following, S278 works, Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	Yes				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 43	Land at Skegby Lane, Mansfield		
Ward	Parish	Easting 451611	Northing 360391
Submission Type SHLAA & LDF	Area(ha) 6.5	Estimated Dwellings 195	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges, trees and shrubs.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Fairly prominent site due to topography and elevated position and is visible from a large area to the South.	
Impact On Existing	No
Protected Habitats	No
Pasture, neutral grassland and dense scrub.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
Unknown by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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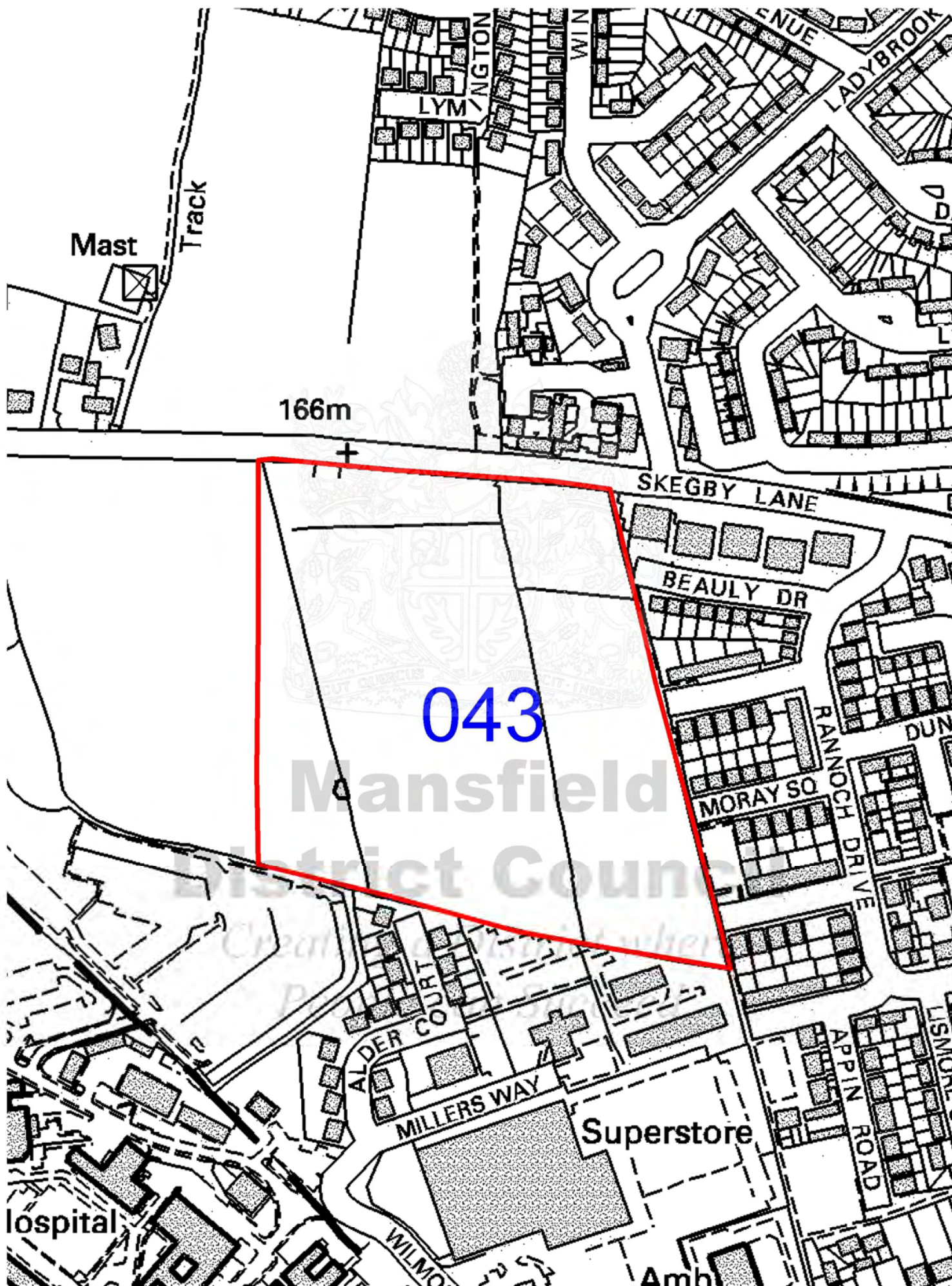
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the site's location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	48	Fishpond Hill off Skegby Lane, Mansfield		
Ward	Parish	Easting	451313	Northing 360765
Submission Type	SHLAA & LDF	Area(ha)	13.7	Estimated Dwellings 195

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe	Setting	Countryside		
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Open break/Green Wedge				
Site Specific Policy Ref	NE4				
General Policies	NE 1				
Existing Policy Conflicts					
The site lies close to the urban boundary. The site is affected by policy NE4(A) in the local plan which seeks to protect the open character of sensitive gaps between Sutton-in Ashfield and Mansfield. This policy is likely to be reviewed, and the need for the open break to be reassessed. In its urban fringe location the site may be considered appropriate for development should the policy be revised.					
Access to Services		Conclusion	The site may be suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	24 minutes	Primary School	No	1065 metres
Further Education	Yes	27 minutes	General Practitioner (GP)	No	1669 metres
Hospital	Yes	13 minutes	Employment	Yes	18 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	2796 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	366 metres				
Green Space Standards	Within 400m of publicly accessible green space				
Physical Constraints		Conclusion	The site is suitable		
	Comments/Details				
Possible Neighbour Issues	None				
Topography	Ground level somewhat undulating across the site. No visible signs of drainage				
Boundary Treatments	Yes				
Hedges					
Agricultural Land Quality	Unknown				
Possible Contamination Issues	Unknown				
Highway Engineers Comments by NCC	OK in principle - Would require the following, S278 works, Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 48	Fishpond Hill off Skegby Lane, Mansfield		
Ward	Parish	Easting 451313	Northing 360765
Submission Type SHLAA & LDF	Area(ha) 13.7	Estimated Dwellings 195	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
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Listed/Local Interest Building	No
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Natural Features	Yes
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Trees, hedges and woodland.

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Loss of countryside. Limited views due to screening and topography.

Impact On Existing	No
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Protected Habitats	No
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Pasture land, dense continuous shrub and arable land.

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
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Anticipated Time Scale	0-5 years
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Estimated by owner/agent

Legal Issues	No
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None known by owner/agent

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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	Comments/Details
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Known Developer Interest	Yes
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Developer Investment	Yes
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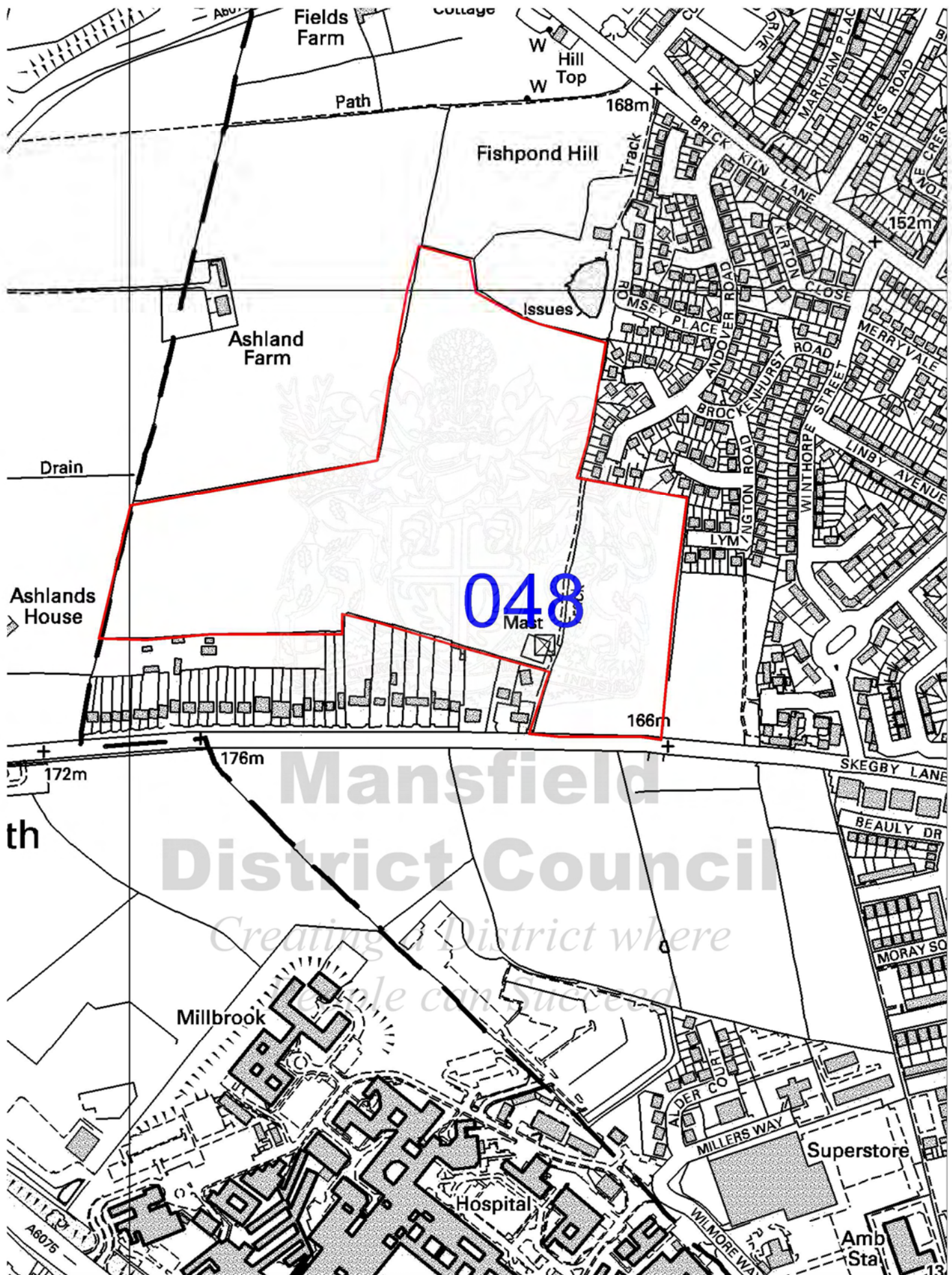
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 49	Land at Botany Avenue, Mansfield		
Ward	Parish	Easting 452917	Northing 360875
Submission Type SHLAA	Area(ha) 2.7	Estimated Dwellings 81	

A. SUITABILITY		Conclusion		The site is not suitable					
Character, Land Use and Location			Conclusion			The site is suitable			
Location		Within urban boundary		Setting		Urban			
Current Use		Land & Bldgs in Use		PDL*/Greenfield		PDL		Houses Per Hectare	30
Policy (1998 Adopted Local Plan)			Conclusion			The site is not suitable			
Allocated/Designated		Employment							
Site Specific Policy Ref		E14(A) Land off Botany Avenue							
General Policies									
Existing Policy Conflicts									
The site is covered by an employmnet consolidation policy in the 1998 local plan. It forms part of a site considered in the East Midlands Northern Sub-Regional Employment Land Review, but which is not considered to be a priority for release for alternative use.									
Access to Services			Conclusion			The site is suitable			
Within 30 mins - Public Transport		Distance/Comments		Within 800 meters or 10 mins Walk		Distance			
Secondary School		Yes	16 minutes	Primary School		Yes	331 metres		
Further Education		Yes	11 minutes	General Practitioner (GP)		Yes	662 metres		
Hospital		Yes	5 minutes	Employment		Yes	5 minutes		
Proximity to Major Transport Node (Bus or Train Statio				Within 1km of a major public transport node					
Transport Node Comments		863 metres							
Proximity to Town Centre		Over 1km from a town centre							
Town Centre Comments		Mansfield TC							
Green Space Strategy Comments		609 metres							
Green Space Standards		Within 800m of publicly accessible green space							
Physical Constraints			Conclusion			The site may be suitable			
			Comments/Details						
Possible Neighbour Issues			None						
Topography			Relatively flat, slight slope downwards.						
Boundary Treatments			Yes						
Security fencing and walls.									
Agricultural Land Quality			Not Applicable						
Possible Contamination Issues			Yes						
Factory (unspecified) - c1940 to c1980, (adj. Vehicle repairs - pre1917 to present)									
Highway Engineers Comments by MDC		Access off Botany Avenue, Minor residential road required with 2 points of access, possibility of providing turning head to Harrington Street with emergency access link.							
Flooding									
Environment Agency Fluvial Flood Zone			Zone 1 Low Probability						
Area Subject to Flooding Due to Concentrated Run-Off				No					
Priority Area for Creating Green SUDS* (SFRA*)				No					
Priority Restoration Within Low Flow Catchment Area (SFRA*)				No					
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land									

Site Number 49	Land at Botany Avenue, Mansfield		
Ward	Parish	Easting 452917	Northing 360875
Submission Type SHLAA	Area(ha) 2.7	Estimated Dwellings 81	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
Owner/agent is not aware of any restrictions/covenants that would affect development.	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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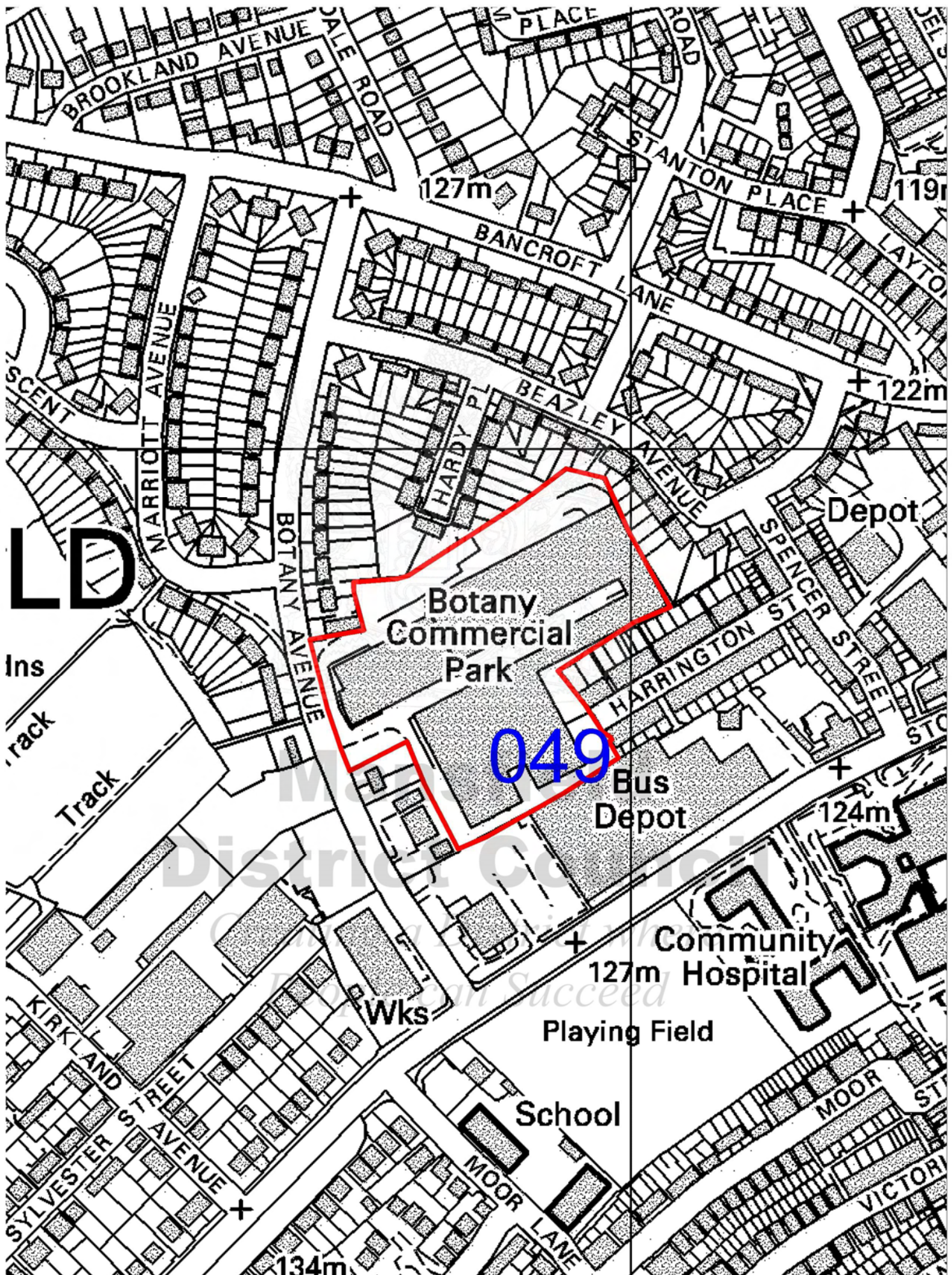
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is considered to be suitable for residential development in terms of location and access. However, there may be a contamination issue on the site. In addition there is a policy constraint on the site as it is protected by an employment consolidation policy in the local plan. The Employment land review suggests the site is suitable for employment in terms of sustainability and marketability.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	50	Botany Avenue (Intake Industrial Centre), Mansfield		
Ward	Grange Farm, Lady	Parish	Easting 452736.30	Northing 360732.31
Submission Type	LDF	Area(ha) 2.71	Estimated Dwellings 0	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Allotments			
Site Specific Policy Ref	LT6 - Allotments (Part)			
General Policies	NE11- Greenwood Community Forest. E4 non specific employment policy.			
Existing Policy Conflicts				
Part of the site is protected as allotments and the allotment trustees have rationalised a larger area of allotments by moving a number of plot holders onto this part of the site. For this reason it is not considered that the north western part of this site is suitable. The remainder of the site however would be considered as suitable for mixed use as a result of the sub Regional Employment Land Review findings.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	16 minutes	Primary School	Yes 256 metres
Further Education	Yes	13 minutes	General Practitioner (GP)	No 942 metres
Hospital	Yes	6 minutes	Employment	Yes 9 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	1.19km			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	436m			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues	Traffic issues from Botany Commercial Park.			
Topography	Site is relatively flat with slight slope upwards to North West.			
Boundary Treatments	Yes			
Hedges and security fence.				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Yes			
Factory (unspecified) - c1940 to c1980, Builders yard - c1940 to c1980				
Highway Engineers Comments by MDC	Access off Botany Avenue, Major residential road with 2 points of access required.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 50	Botany Avenue (Intake Industrial Centre), Mansfield		
Ward Grange Farm, Lady	Parish	Easting 452736.30	Northing 360732.31
Submission Type LDF	Area(ha) 2.71	Estimated Dwellings 0	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Neighbouring residents have view onto allotments	
Impact On Existing	Yes
Allotment site	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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	Comments/Details
Known Developer Interest	Yes
Taylor Wimpey	
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is not considered suitable for residential development and should be protected for employment purposes.

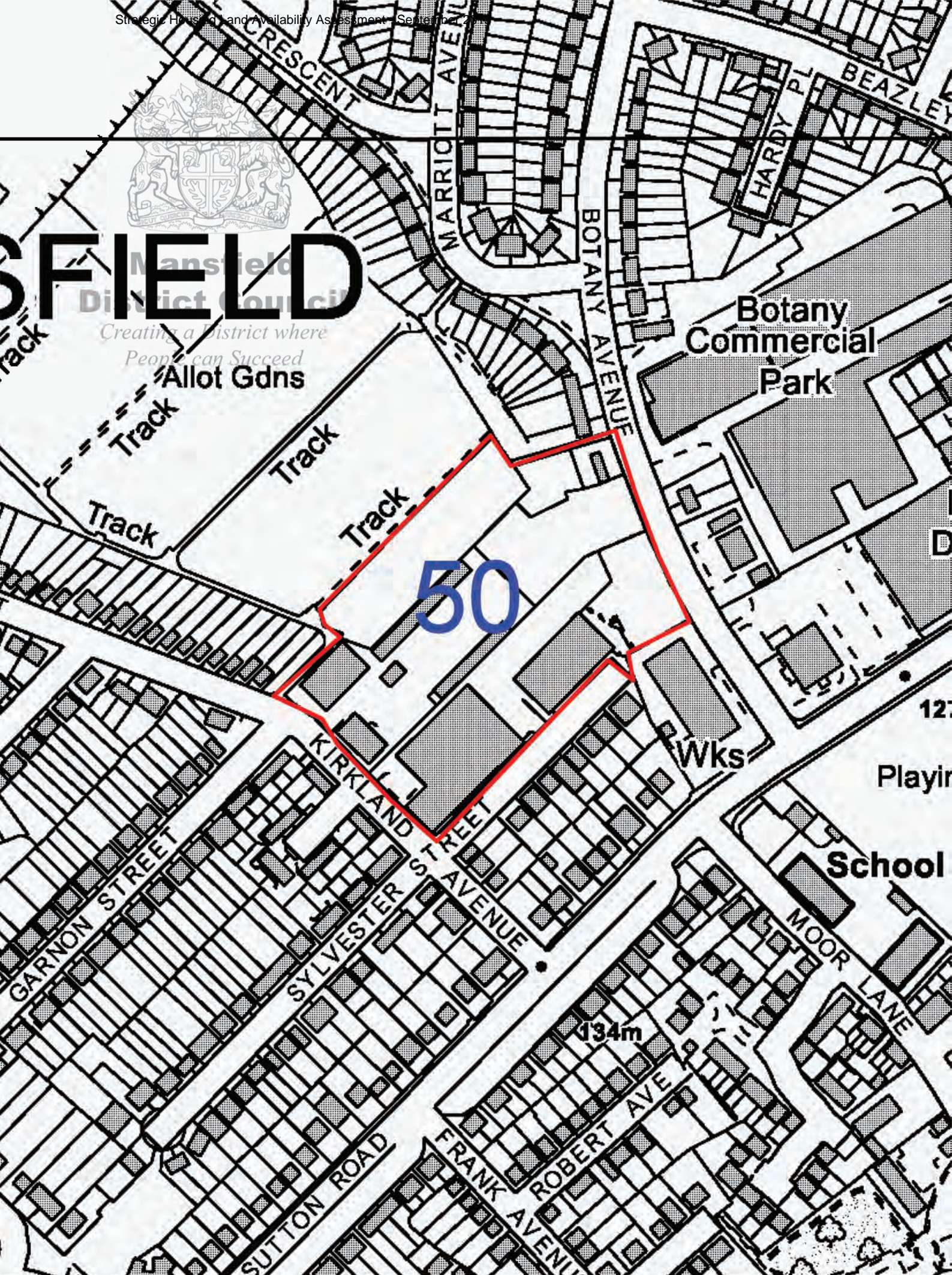
* Site has been assessed using MDC Residual Value Method to estimate financial viability



Mansfield District Council

*Creating a District where
People can Succeed*

Allot Gdns



Site Number 51	Land off Spencer Street, Mansfield		
Ward	Parish	Easting 453161	Northing 360938
Submission Type SHLAA	Area(ha) 0.68	Estimated Dwellings 20	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site is suitable
Location	Within urban boundary		Setting	Urban	
Current Use	Land & Bldgs in Use		PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site is suitable
Allocated/Designated		Other			
Site Specific Policy Ref					
General Policies		E4			
Existing Policy Conflicts					
The site is not protected by any site specific policies, however would be subject to policy E4 which aims to protect sites which are or were lastly in employment use. However, the site is run down and it is considered that it would be hard to resist a proposal for housing development.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	16 minutes	Primary School	Yes	513 metres
Further Education	Yes	8 minutes	General Practitioner (GP)	Yes	359 metres
Hospital	Yes	2 minutes	Employment	Yes	2 minutes
Proximity to Major Transport Node (Bus or Train Station)			Within 1km of a major public transport node		
Transport Node Comments		562 metres			
Proximity to Town Centre		Within 1km of a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		839 metres			
Green Space Standards		Within 1500m of publicly accessible green space			
Physical Constraints			Conclusion		The site may be suitable
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Site is relatively flat although massive level differences with Herbert St, Sutton			
Boundary Treatments		Yes			
Walls and concrete fences.					
Agricultural Land Quality		Not Applicable			
Possible Contamination Issues		Yes			
Works Unspecified - c1940 to c1960, Vehicle Repairs - c1965 to c1990, Works Unspecified - c1930 to 1965, Vehicle Repairs - c1950 to c1965, Cotton/Hosiery Works - c1940 to Present, Fuel Tank Sand filled – 1983, (adj. Foundry - 1869 to c1885)					
Highway Engineers Comments by MDC		Access from Spencer Street, Minorshared surface access road required, Adoptable turning head required on Holden Street.			
Flooding					
Environment Agency Fluvial Flood Zone			Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 51	Land off Spencer Street, Mansfield		
Ward	Parish	Easting 453161	Northing 360938
Submission Type SHLAA	Area(ha) 0.68	Estimated Dwellings 20	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Any development would be an improvement to this site.	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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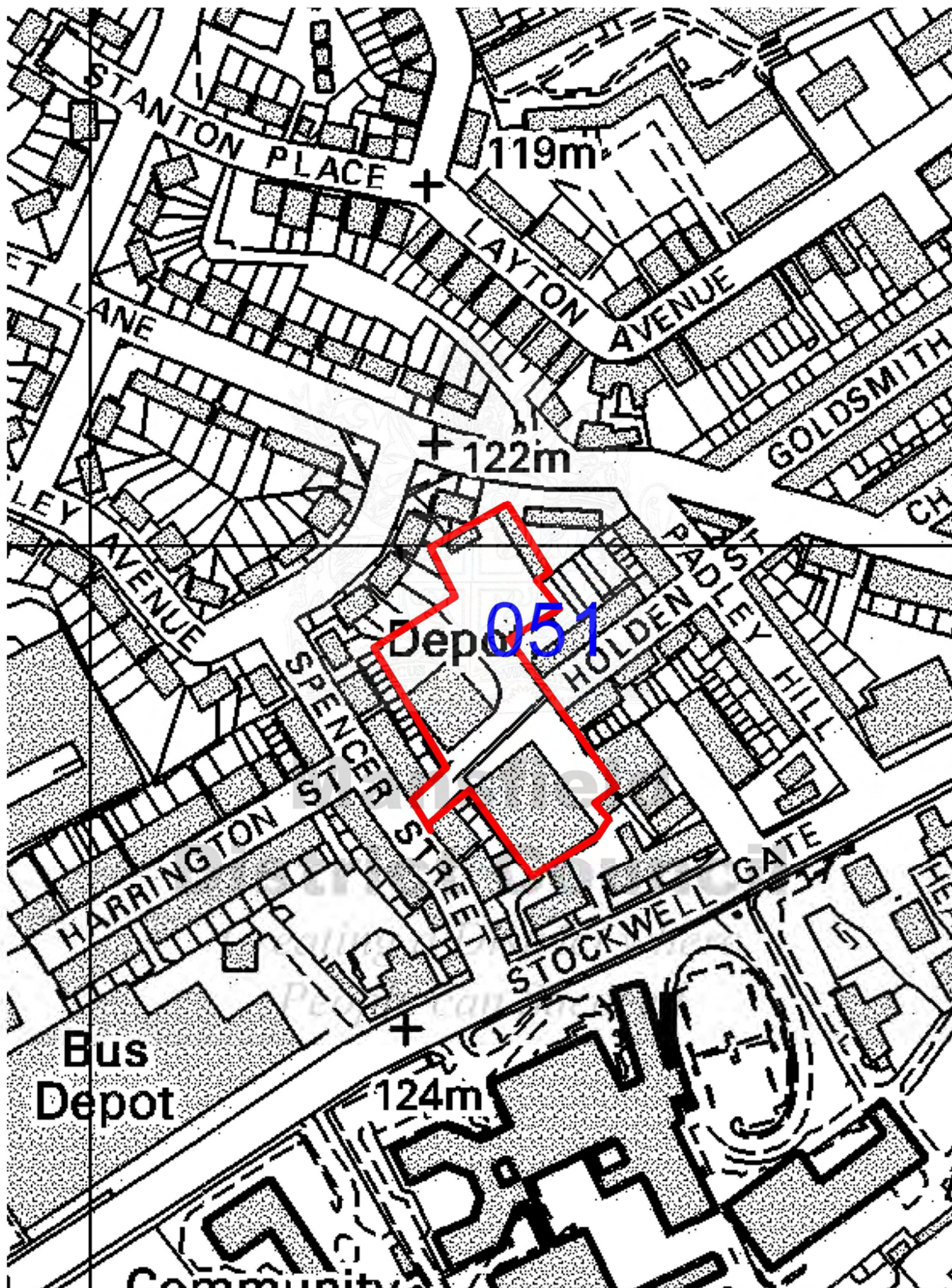
	Comments/Details
Known Developer Interest	Yes
Existing owner	
Developer Investment	Yes
Shirebrook care ltd	
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

This is a previously developed site that is in need of development as the majority is derelict. Possible contamination and residential amenity issues would require further investigation/mitigation at a detailed stage.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	52	Kirkland Avenue, Mansfield		
Ward		Parish	Easting 452513.10	Northing 360920.82
Submission Type	SHLAA & LDF	Area(ha) 9.41	Estimated Dwellings 186	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Vacant Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Allotments				
Site Specific Policy Ref					
General Policies	LT6 and NE11 Greenwood Community Forest				
Existing Policy Conflicts					
Site is protected as allotment land by saved policy LT6, and is currently used for this purpose. However this designation will be subject to review as part of the PPG17 assessment. The site also falls within the current Greenwood Community Forest, which is protected by saved policy NE11 which aims to restrict inappropriate forms of development such as residential. However the local authority are aware that this policy requires reassessment,					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	16 minutes	Primary School	Yes	512 metres
Further Education	Yes	15 minutes	General Practitioner (GP)	No	1061 metres
Hospital	Yes	9 minutes	Employment	Yes	12 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments		1384 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		232 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Relatively flat, raised mound of grassland to NE of site.			
Boundary Treatments		Yes			
Security fences and hedges					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC	Major residential access road required with 2 points of access. Possible off site highway improvements required due to traffic generation.				
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		No			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
<i>* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land</i>					

Site Number 52	Kirkland Avenue, Mansfield		
Ward	Parish	Easting 452513.10	Northing 360920.82
Submission Type SHLAA & LDF	Area(ha) 9.41	Estimated Dwellings 186	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges, trees and shrubs	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Allotment site and grassland	
Protected Habitats	No
Neutral amenity grassland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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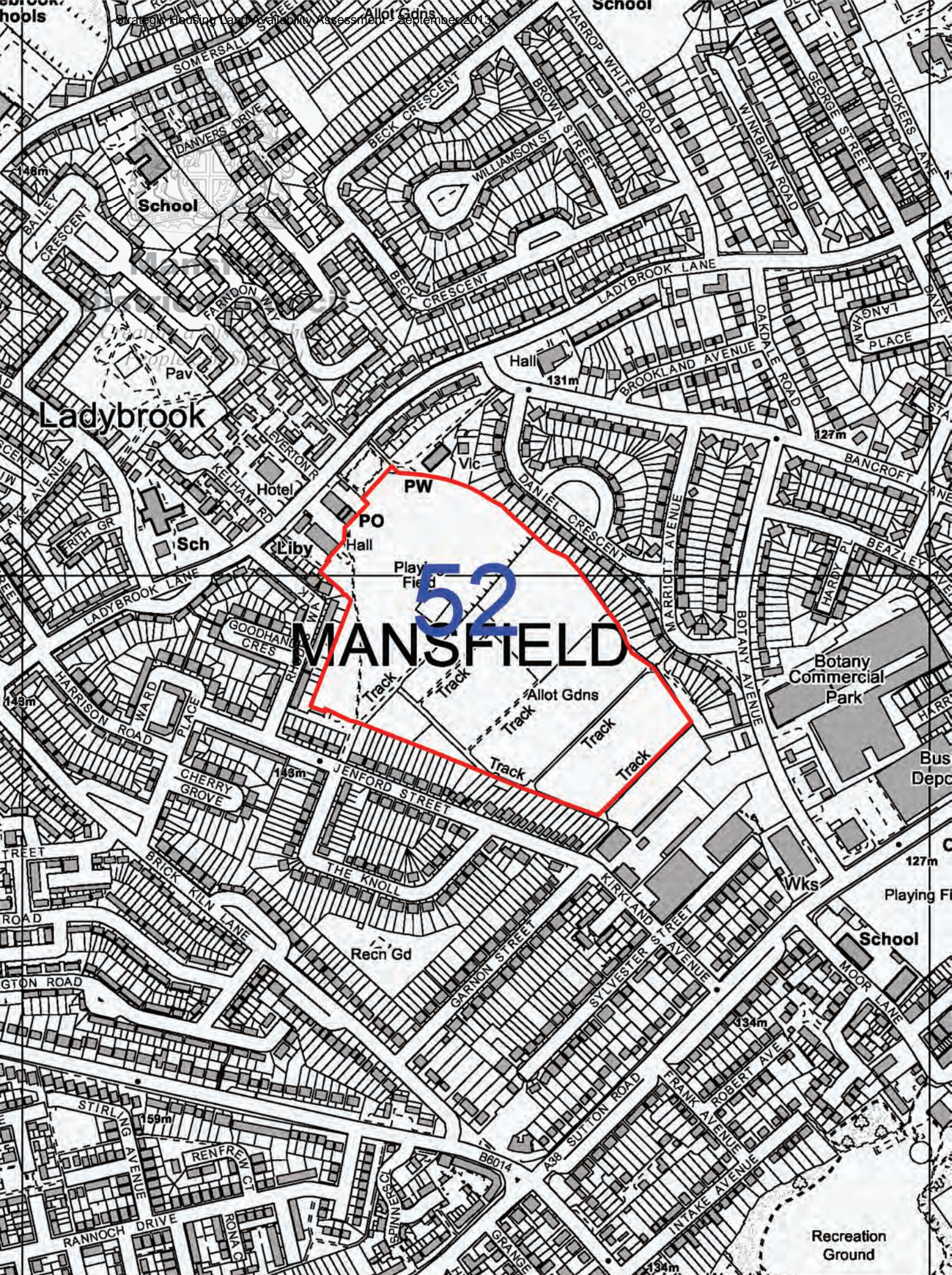
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to meeting Allotment Strategy

The site offers potential for residential development provided that sufficient allotments and open space can be provided.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 54	Land adj Chesterfield Road North, Pleasley		
Ward	Parish	Easting 450997	Northing 364176
Submission Type SHLAA	Area(ha) 10.21	Estimated Dwellings 306	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	Adjacent M1D Pleasley bypass extension			
Existing Policy Conflicts				
Policy M1(D) resists developments that would prevent the implementation of the Pleasely Bypas extension. Any developemnt of the site would need to take the position of the potential new road into account.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	21 minutes	Primary School	Yes 597 metres
Further Education	Yes	21 minutes	General Practitioner (GP)	Yes 916 metres
Hospital	Yes	22 minutes	Employment	Yes 20 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments		3714 metres		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield TC		
Green Space Strategy Comments		300 metres		
Green Space Standards		Within 400m of publicly accessible green space		
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues		None		
Topography		General rise to the South		
Boundary Treatments		Yes		
Hedges 1.5 -2.5m, trees, 4m-6m post and wire fence 1.5m				
Agricultural Land Quality		Unknown		
Possible Contamination Issues		Unknown		
Highway Engineers Comments by NCC		OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 54	Land adj Chesterfield Road North, Pleasley		
Ward	Parish	Easting 450997	Northing 364176
Submission Type SHLAA	Area(ha) 10.21	Estimated Dwellings 306	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges along Woburn Road approx 2m high	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of countryside	
Impact On Existing	Yes
Protected Habitats	No
Arable land and plantation broadleaved woodland.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 10 - 15 years time
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	Comments/Details
Anticipated Time Scale	Not known
Dependant on time scale for Pleasley bypass extension	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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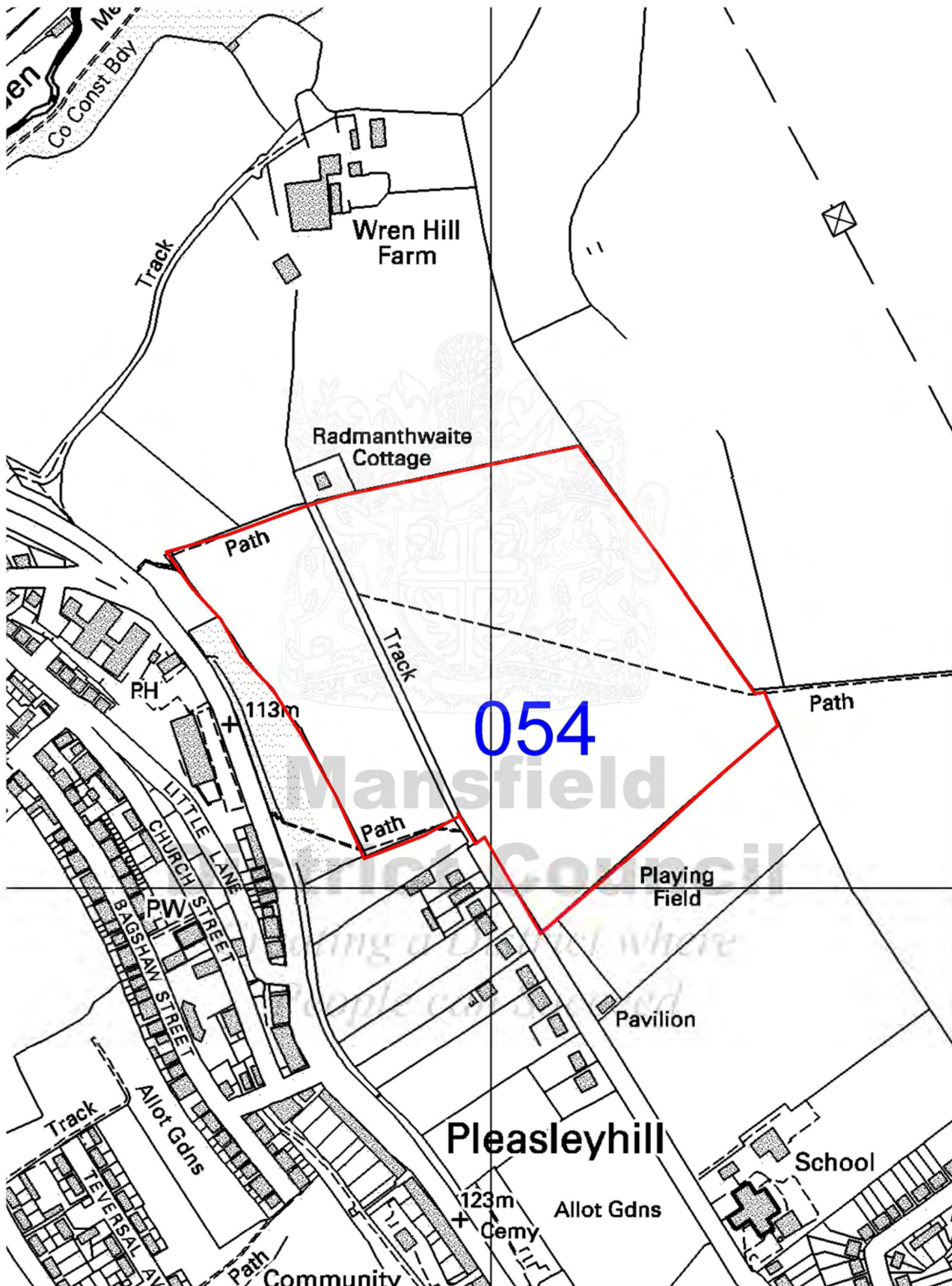
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 55		Land at Water Lane, Mansfield			
Ward		Parish		Easting 451302	Northing 362897
Submission Type SHLAA		Area(ha) 22.2		Estimated Dwellings 666	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location		Urban fringe	Setting		Countryside
Current Use		Open Land	PDL*/Greenfield		Greenfield
			Houses Per Hectare		30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated		Open Space			
Site Specific Policy Ref		LT8 and LT14A			
General Policies		NE1; NE2; NE11;			
Existing Policy Conflicts					
Information held by MDC indicates that the site comprises 'best and most versatile agricultural land' . It is acknowledged however that this information is very out of date. It will need to be demonstrated that more suitable, lower grade land is not available in order for this site to be considered favourably. Parts of the site are currently protected by saved policies, however these are under review as part of the PPG17 assessment so may be suitable for development depending on the results of the review.					

Access to Services			Conclusion			The site may be suitable					
Within 30 mins - Public Transport			Distance/Comments			Within 800 meters or 10 mins Walk			Distance		
Secondary School			Yes 18 minutes			Primary School			Yes 492 metres		
Further Education			Yes 22 minutes			General Practitioner (GP)			No 1110 metres		
Hospital			Yes 22 minutes			Employment			Yes 18 minutes		
Proximity to Major Transport Node (Bus or Train Station)						Over 1km from a major public transport node					
Transport Node Comments			2809 metres								
Proximity to Town Centre			Over 1km from a town centre								
Town Centre Comments			Mansfield TC								
Green Space Strategy Comments			370metres								
Green Space Standards			Within 400m of publicly accessible green space								
Physical Constraints			Conclusion			The site may be suitable					
			Comments/Details								
Possible Neighbour Issues			None								
Topography			Generally falls into central ditch								
Boundary Treatments			Yes								
Fencing 1.5m Close boarded fencing 2.5m railings 2m hedges 2 - 2.5m trees											
Agricultural Land Quality			Grade 2 (Very good)								
Also 3a and 3b											
Possible Contamination Issues			Unknown								

Highway Engineers Comments by NCC		OK in principle - Would require the following, significant S278 works, may require multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.
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Flooding	
Environment Agency Fluvial Flood Zone Zone 1 Low Probability	
Area Subject to Flooding Due to Concentrated Run-Off No	
Priority Area for Creating Green SUDS* (SFRA*) No	
Priority Restoration Within Low Flow Catchment Area (SFRA*) No	
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land	

Site Number 55	Land at Water Lane, Mansfield		
Ward	Parish	Easting 451302	Northing 362897
Submission Type SHLAA	Area(ha) 22.2	Estimated Dwellings 666	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges and trees	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of countryside	
Impact On Existing	Yes
Land currently allocated for Leisure use	
Protected Habitats	Yes
Arable and pasture land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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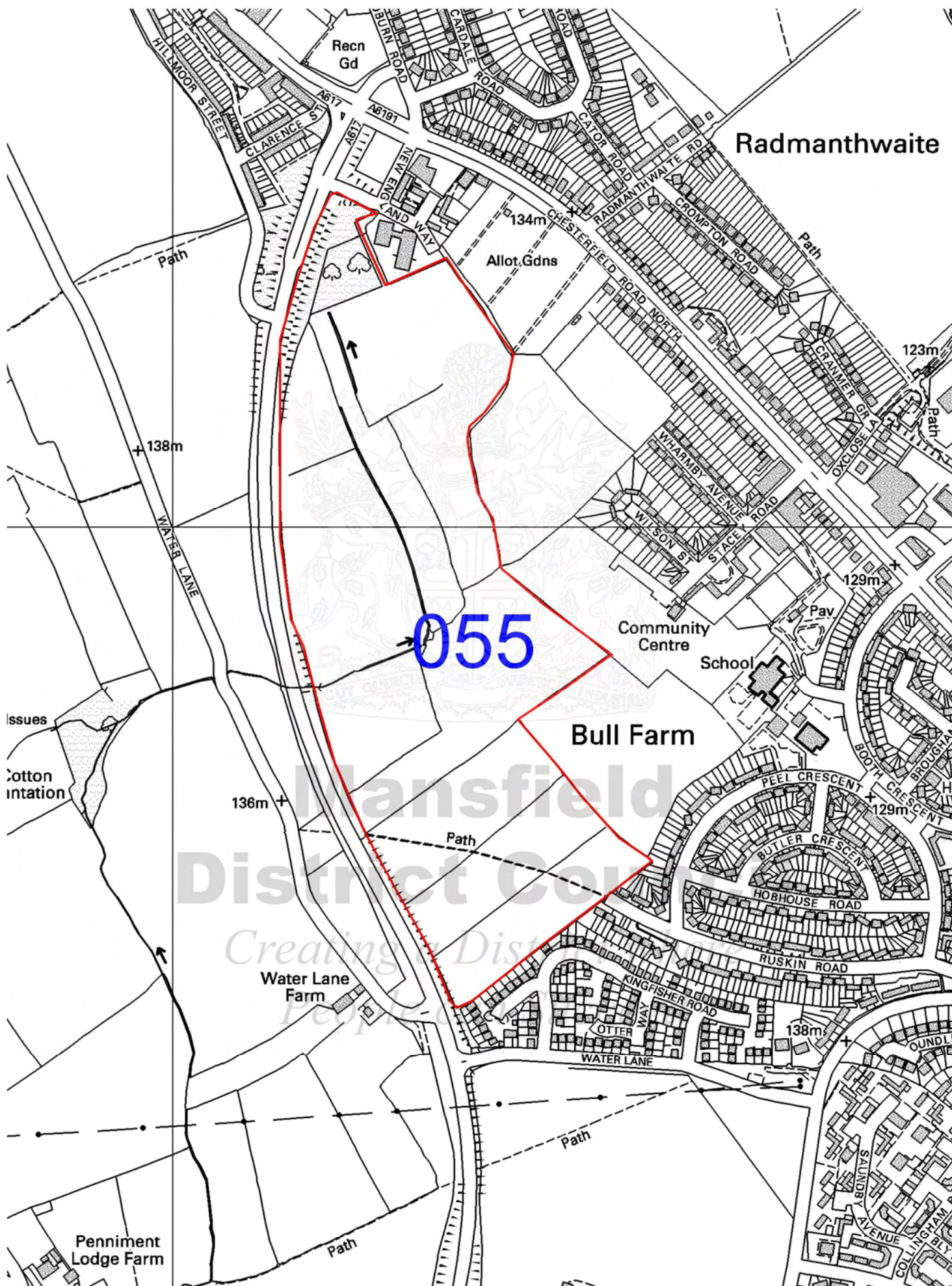
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 56	Land adj Water Lane, Mansfield		
Ward	Parish	Easting 450944	Northing 363399
Submission Type MDC	Area(ha) 13.44	Estimated Dwellings 403	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	M1 (B) - Mansfield Western bypass; NE1, NE2			
Existing Policy Conflicts				
Site currently lies outside the defined urban boundary. Information held by MDC indicates that the site comprises 'best and most versatile agricultural land'. It is acknowledged however that this information is very out of date. It will need to be demonstrated that more suitable, lower grade land is not available in order for this site to be considered favourably				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	21 minutes	Primary School	Yes 519 metres
Further Education	Yes	21 minutes	General Practitioner (GP)	No 1595 metres
Hospital	Yes	21 minutes	Employment	Yes 21 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	3308 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	372 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Undulating			
Boundary Treatments	Yes			
Hedge along footpath				
Agricultural Land Quality	Grade 2 (Very good)			
and a small area of Grade 3b				
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC/NCC	Residential local distributor road required with 2 points of access.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 56	Land adj Water Lane, Mansfield		
Ward	Parish	Easting 450944	Northing 363399
Submission Type MDC	Area(ha) 13.44	Estimated Dwellings 403	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedge along footpath	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Loss of countryside	
Impact On Existing	No
Protected Habitats	No
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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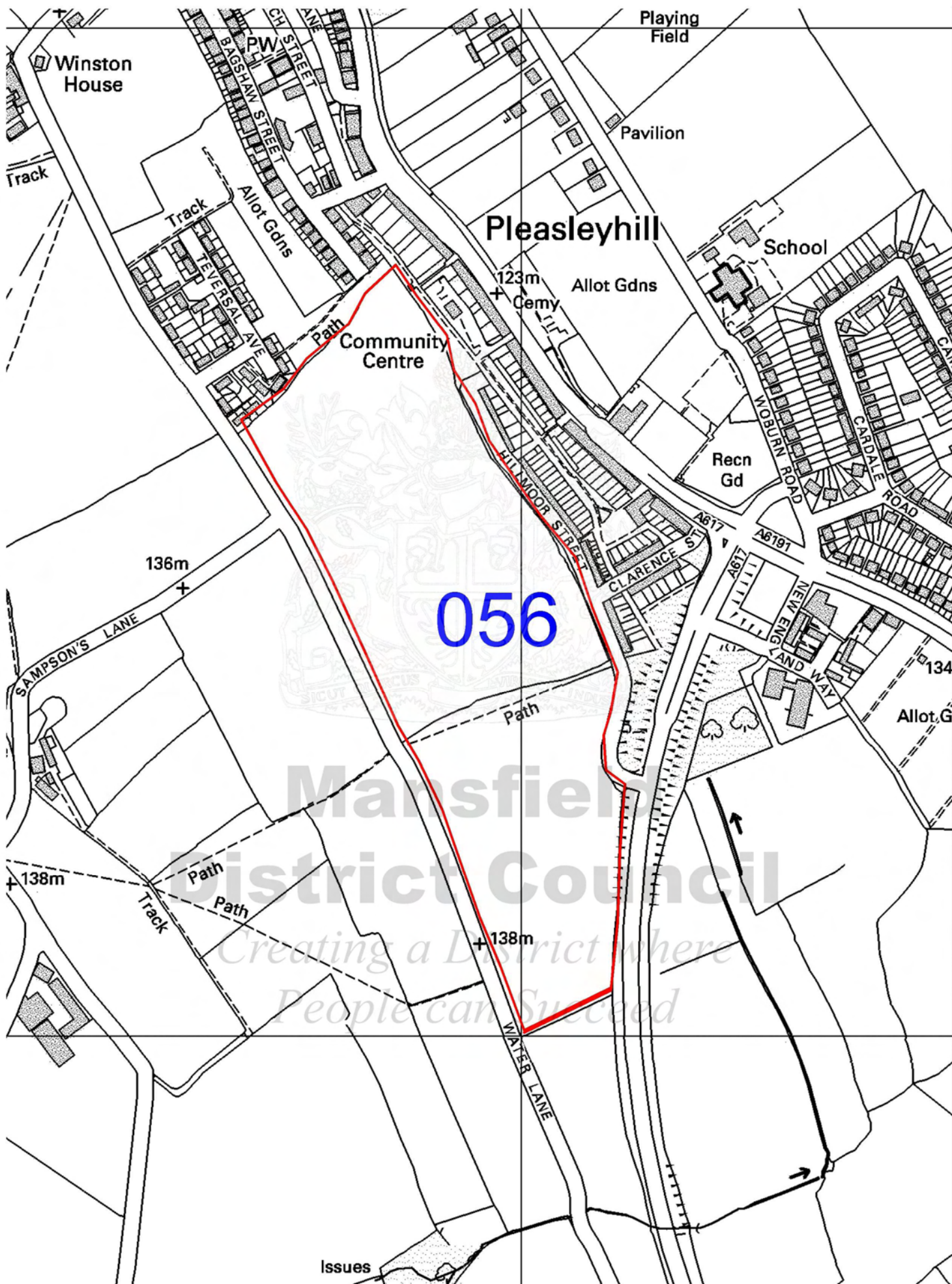
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 57	Woburn Road, Pleasley		
Ward	Parish	Easting 451114	Northing 363772
Submission Type LDF	Area(ha) 0.84	Estimated Dwellings 25	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Vacant Land		PDL*/Greenfield	Greenfield
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	Previous use allotments but do not appear to be allocated.			
Existing Policy Conflicts				
As the site is on the proposed route for the Pleasley Bypass extension it is not possible to see how or if the site can be developed succesfully until any final proposals for the route have been implemented.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	20 minutes	Primary School	Yes 144 metres
Further Education	Yes	20 minutes	General Practitioner (GP)	No 1333 metres
Hospital	Yes	20 minutes	Employment	Yes 20 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments	3292 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	253 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues	Adjacent school			
Topography	Rises to North East			
Boundary Treatments	Yes			
Trees, hedges, railings				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	No			
Highway Engineers Comments by MDC	Woburn road adopted to a point adjacent to No. 46.Woburn Road would require improvement to adoptable standard. Minor/shared surface access road required on site.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 57	Woburn Road, Pleasley		
Ward	Parish	Easting 451114	Northing 363772
Submission Type LDF	Area(ha) 0.84	Estimated Dwellings 25	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Impact On Existing	No
Protected Habitats	No
Arable and neutral grassland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 10 - 15 years time
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	Comments/Details
Anticipated Time Scale	Not known
Dependant on Pleasley bypass extension	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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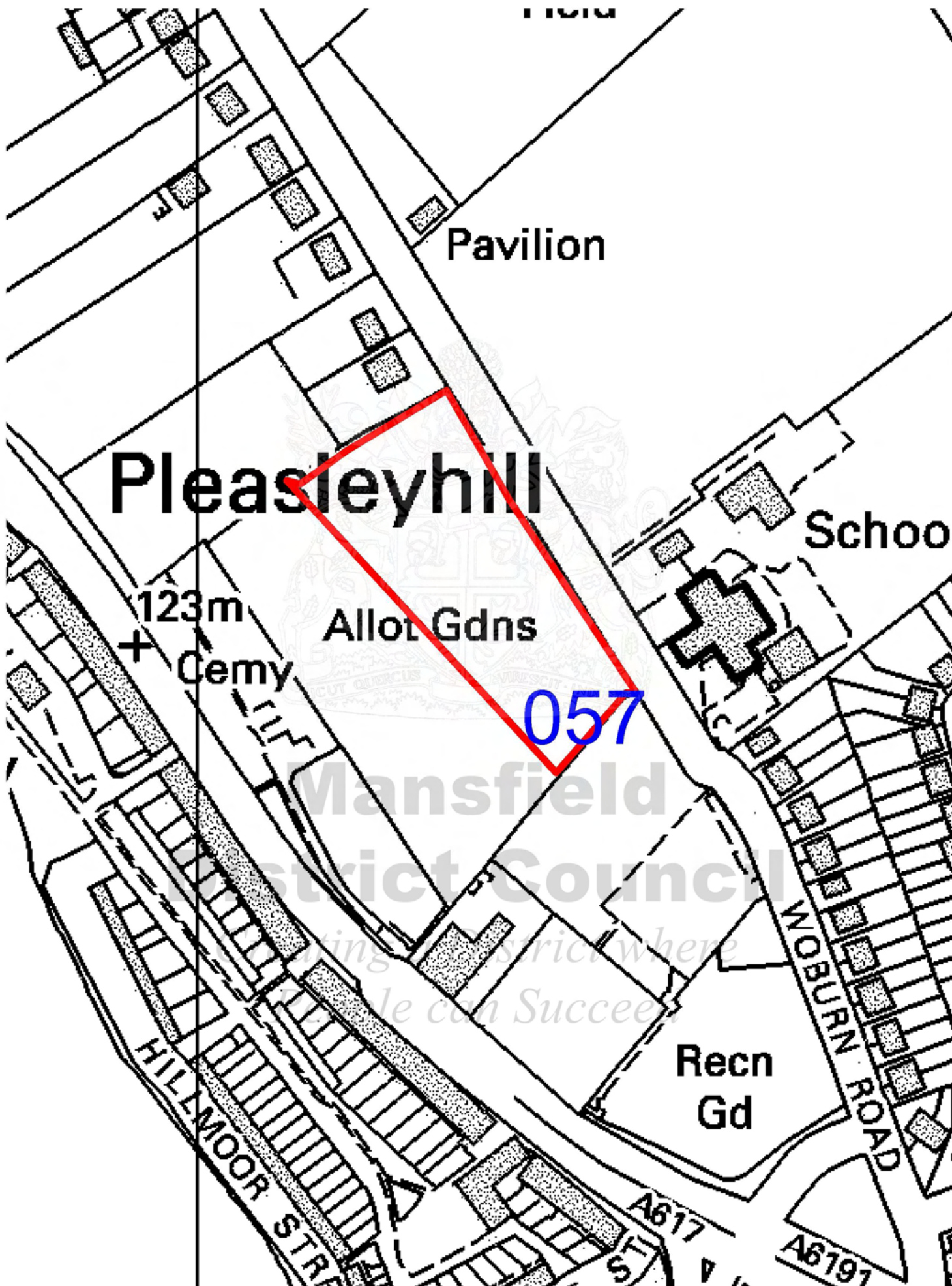
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

The suitability of the site depends on any firm decisions regarding the proposed Pleasley bypass extension.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 58	Woburn Road, Pleasley		
Ward	Parish	Easting 451216	Northing 363903
Submission Type SHLAA	Area(ha) 3.6	Estimated Dwellings 108	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT7			
General Policies				
Existing Policy Conflicts				
The allocation of this land would result in the loss of school playing fields which (despite being unused) are protected from development. Would need further investigation following the PPG17 assessment.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	22 minutes	Primary School	Yes 196 metres
Further Education	Yes	22 minutes	General Practitioner (GP)	No 1511 metres
Hospital	Yes	22 minutes	Employment	Yes 22 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	3400 metres			
Proximity to Town Centre	Within 1km of a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	150 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues	Noise from school			
Topography	Flat			
Boundary Treatments	Yes			
2.5m hedges, 1.5m railings, palisade fencing		2.5m wood post and rail fencing 0.5m		
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues		No		
Highway Engineers Comments by MDC	Woburn road is adopted to a point adjacent to No. 46. Woburn Road would require improvement to adoptable standard. This site would require an additional point of access off and Major residential access road.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)				
* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land				

Site Number 58	Woburn Road, Pleasley		
Ward	Parish	Easting 451216	Northing 363903
Submission Type SHLAA	Area(ha) 3.6	Estimated Dwellings 108	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
School playing fields	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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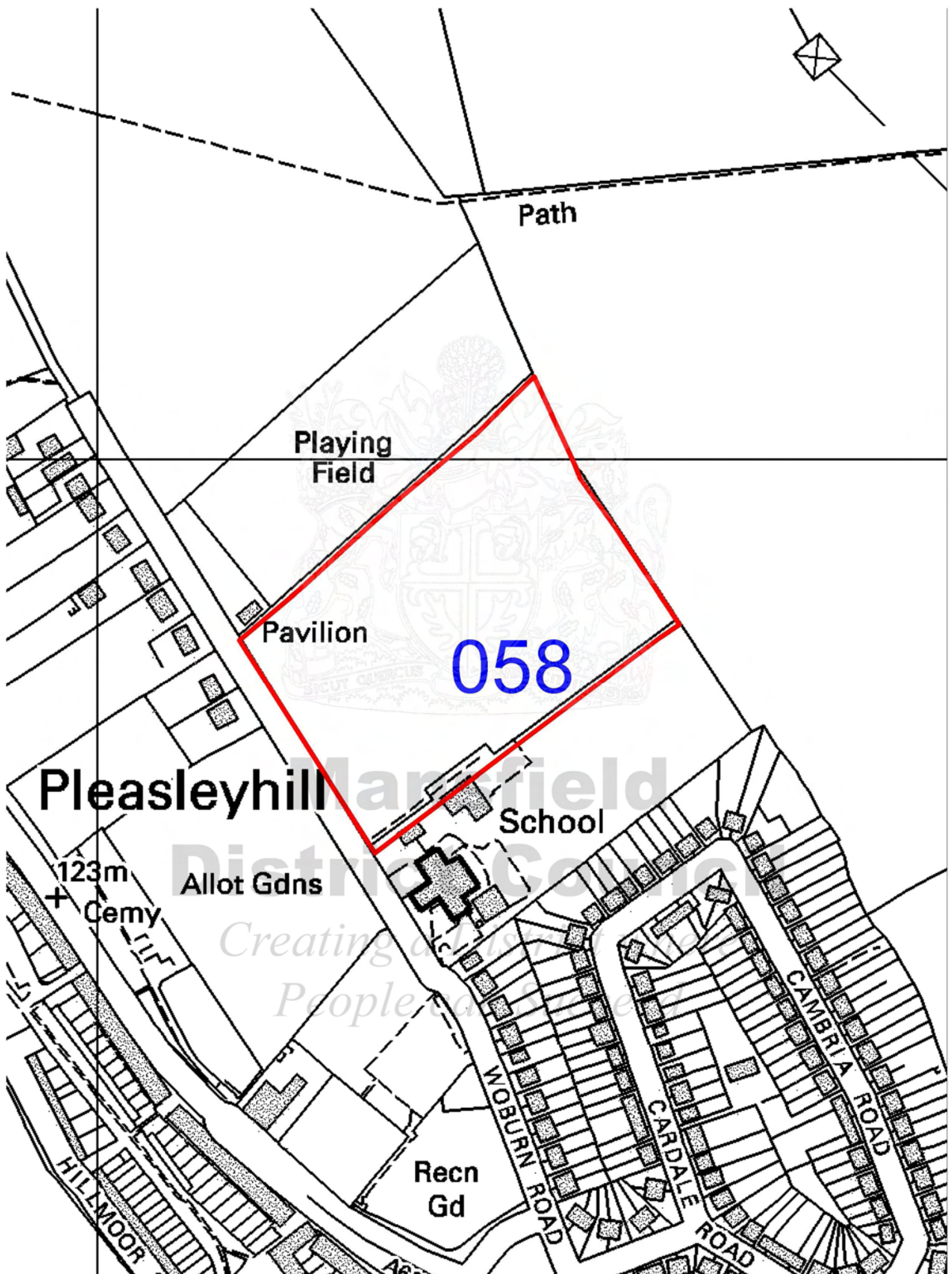
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 59	Adj Bull farm School Booth Crescent, Mansfield		
Ward	Parish	Easting 451524	Northing 362778
Submission Type SHLAA	Area(ha) 1.6	Estimated Dwellings 48	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated		Open Space			
Site Specific Policy Ref					
General Policies		LT7 school playing field			
Existing Policy Conflicts					
Policy LT7 resists development that would lead to a loss of school/college playing fields unless one of the specified criteria are met.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	14 minutes	Primary School	Yes	213 metres
Further Education	Yes	19 minutes	General Practitioner (GP)	No	827 metres
Hospital	Yes	20 minutes	Employment	Yes	14 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		2496 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		178 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints			Conclusion		The site is suitable
		Comments/Details			
Possible Neighbour Issues		School			
Topography		Slight rise to South East			
Boundary Treatments		Yes			
1.8m railings and hedge					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by NCC		OK in principle - May require the following, S278 works, Off site highway works			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		No			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 59	Adj Bull farm School Booth Crescent, Mansfield		
Ward	Parish	Easting 451524	Northing 362778
Submission Type SHLAA	Area(ha) 1.6	Estimated Dwellings 48	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges and trees adjacent site	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of open space	
Impact On Existing	Yes
School playing field	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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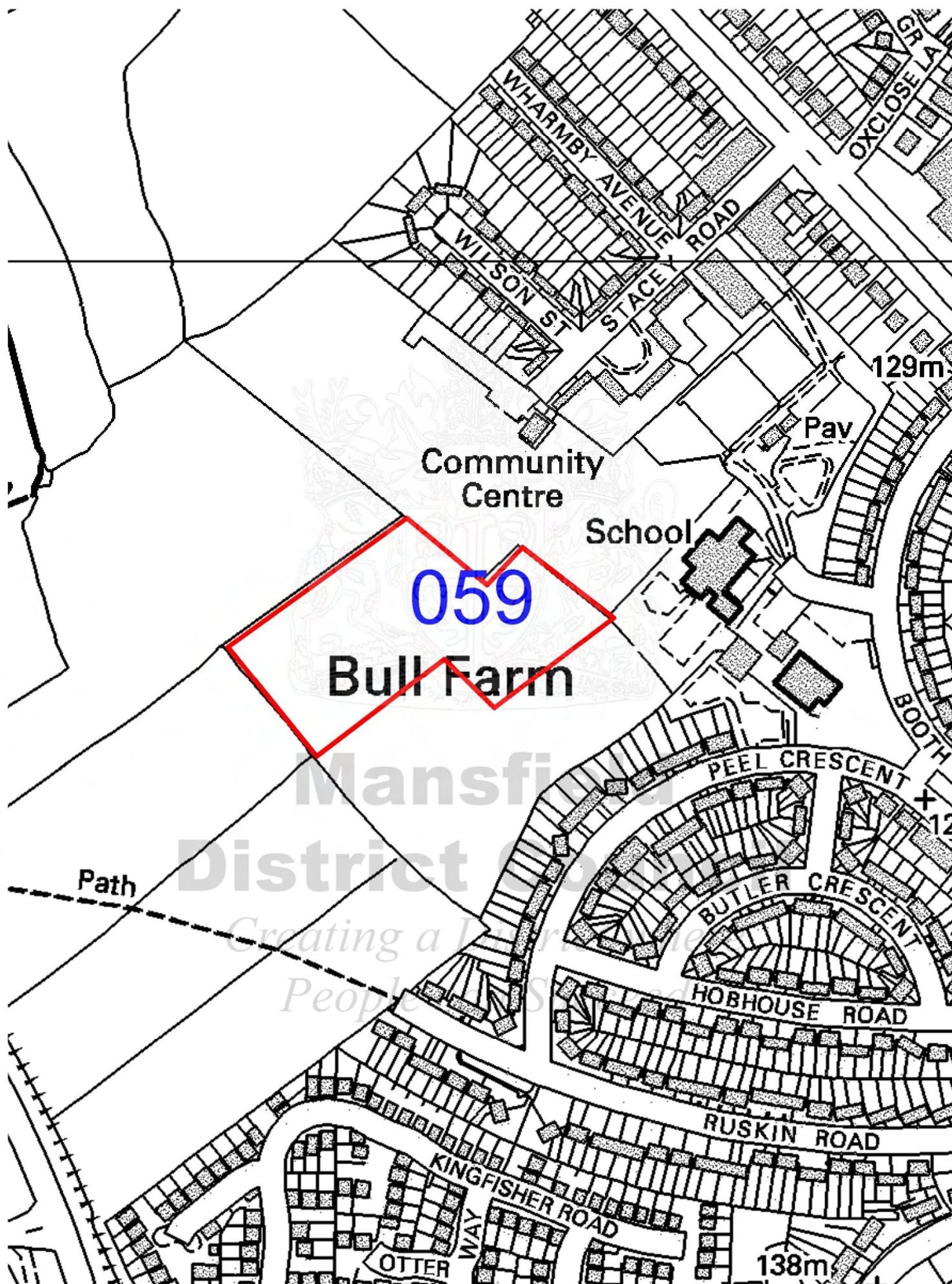
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	60	Land off Wharmby Avenue, Mansfield		
Ward	Parish	Easting	451459	Northing 363105
Submission Type	SHLAA & LDF	Area(ha)	3.7	Estimated Dwellings 111

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe		Setting	Countryside	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated		Not Allocated			
Site Specific Policy Ref					
General Policies		NE2; NE11			
Existing Policy Conflicts					
Information held by MDC indicates that the site comprises 'best and most versatile agricultural land' . It is aknowledged however that this information is very out of date. It will need to be demonstrated that more suitable, lower grade land is not available in order for this site to be considered favourably.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	19 minutes	Primary School	Yes	467 metres
Further Education	Yes	19 minutes	General Practitioner (GP)	No	1008 metres
Hospital	Yes	19 minutes	Employment	Yes	19 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node			
Transport Node Comments		2677 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		307 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Gradual rise to South West			
Boundary Treatments		Yes			
Hedge boundaries 2-4m					
Agricultural Land Quality		Grade 2 (Very good)			
and 3a & 3b					
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC		Major residential road required with 2 points of access. 14 properties may be served off Wharmby Avenue. Possible off site highway improvements required due to traffic generation.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		No			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 60	Land off Wharmby Avenue, Mansfield		
Ward	Parish	Easting 451459	Northing 363105
Submission Type SHLAA & LDF	Area(ha) 3.7	Estimated Dwellings 111	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of countryside	
Impact On Existing	No
Protected Habitats	No
Pasture land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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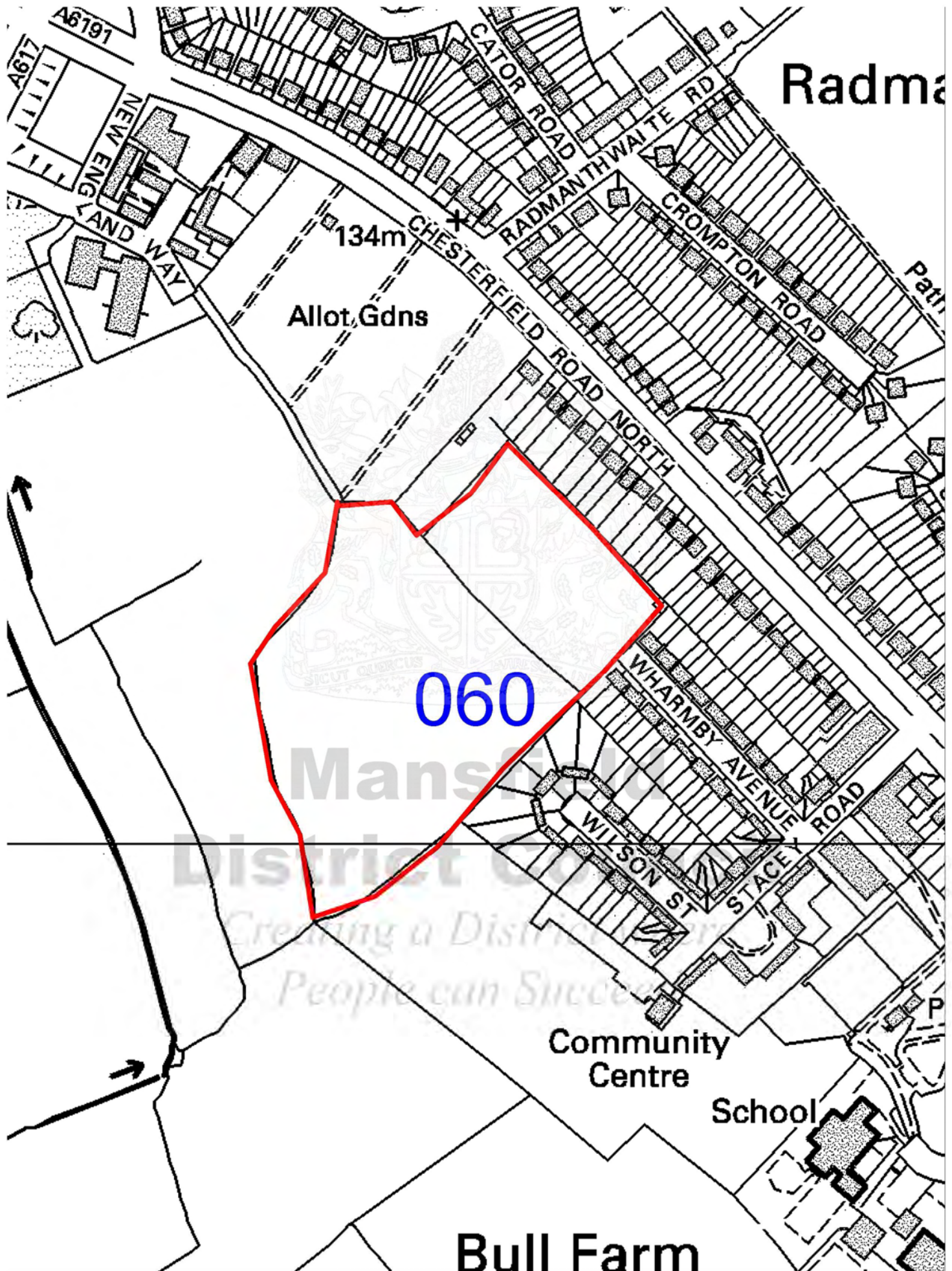
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 66	Little Barn Gardens Mansfield, Mansfield		
Ward	Parish	Easting 455619	Northing 360465
Submission Type LDF	Area(ha) 0.37	Estimated Dwellings 11	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site may be suitable
Location	Within urban boundary			Setting	Urban
Current Use	Open Land			PDL*/Greenfield	Greenfield
				Houses Per Hectare	30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated	Allotments				
Site Specific Policy Ref	LT6				
General Policies					
Existing Policy Conflicts					
The site is protected as allotments under saved policy LT6 and until such time as the open space review is completed and local standards set for appropriate levels of allotment provision the site can only be considered as possibly suitable. The allotments are not considered statutory as they are not council owned / run.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	17 minutes	Primary School	Yes	605 metres
Further Education	Yes	16 minutes	General Practitioner (GP)	No	1601 metres
Hospital	Yes	19 minutes	Employment	Yes	13 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		2691 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		218 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints			Conclusion		The site is suitable
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Slopes downwards at Western end			
Boundary Treatments		Yes			
Mesh fencing, hedges and railings at Western end.					
Agricultural Land Quality		Not Applicable			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC		Access off Little Barn Gardens additional footway required adjacent to site.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 66	Little Barn Gardens Mansfield, Mansfield		
Ward	Parish	Easting 455619	Northing 360465
Submission Type LDF	Area(ha) 0.37	Estimated Dwellings 11	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Adjacent SINC site	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Visible from Little Barn Gardens	
Impact On Existing	Yes
Allotment use	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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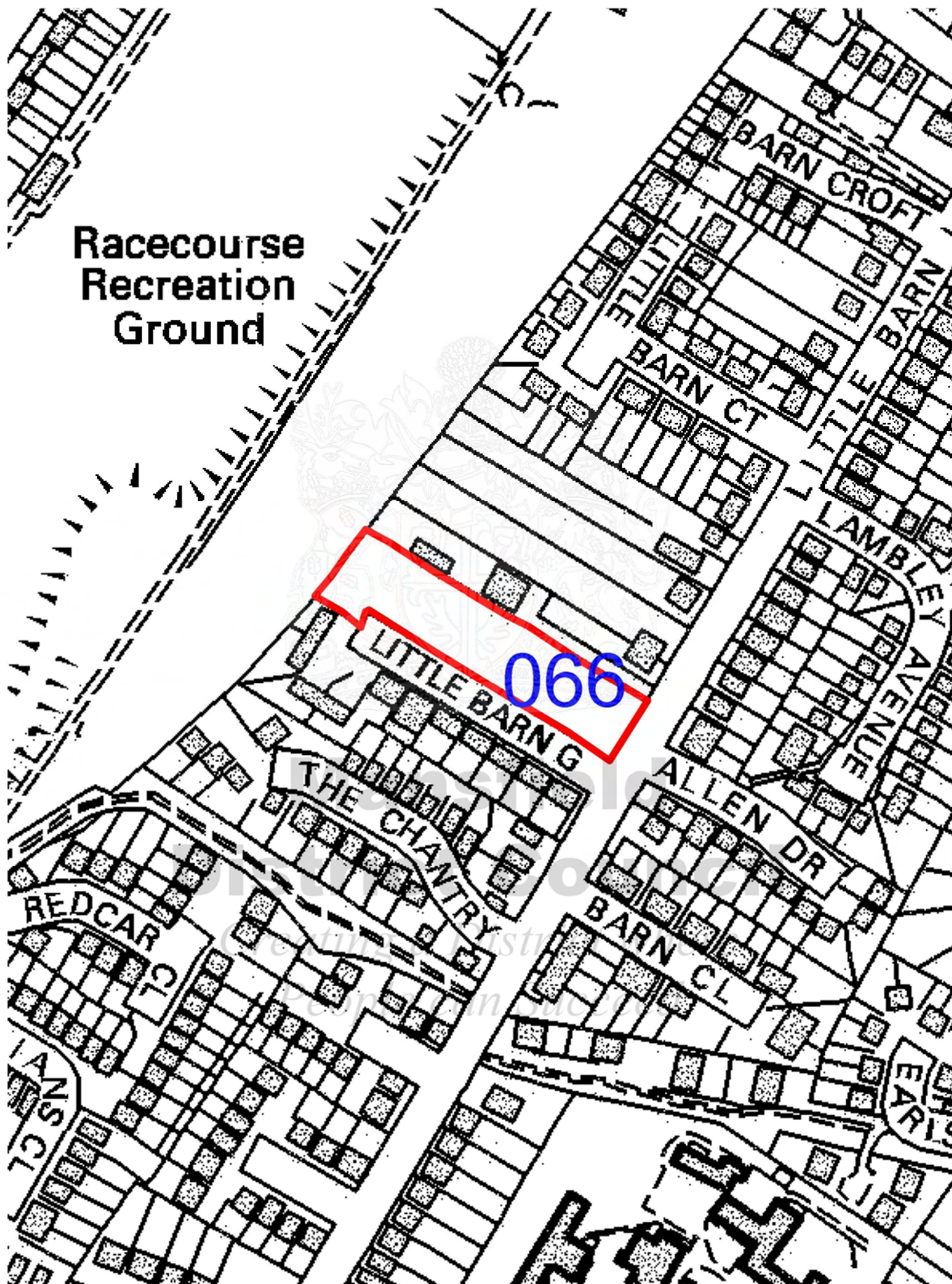
	Comments/Details
Known Developer Interest	Not Known
But possibly Barratt Homes (Developer of adj site)	
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to meeting Allotment Strategy

The site is well located for possible development for housing, however is protected as allotment land by saved policy LT6, and is currently used for this purpose. Opportunity would only exist if spare allotment provision can be demonstrated.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 68	Land at Littleworth, Mansfield		
Ward	Parish	Easting 454208	Northing 360286
Submission Type SHLAA	Area(ha) 1.3	Estimated Dwellings 39	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Other			
Site Specific Policy Ref				
General Policies	Part LT7, part trail M12©			
Existing Policy Conflicts				
Policy M129 C) resists planning permission that would prevent the implementation or lead to the loss of strategic routes for walkers, cyclists etc unless alternative provision is made between Mansfield town centre and Rainworth. Policy LT7 resists development that would lead to a loss of school/college playing fields unless one of the specified criteria are met.M12 ©				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 22 minutes	Primary School	Yes	139 metres
Further Education	Yes 12 minutes	General Practitioner (GP)	No	1532 metres
Hospital	Yes 17 minutes	Employment	Yes	5 minutes
Proximity to Major Transport Node (Bus or Train Station)		Within 1km of a major public transport node		
Transport Node Comments	932 metres			
Proximity to Town Centre	Within 1km of a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	425 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Steps up steeply from Littleworth, then falls towards Meadow Avenue and Cen			
Boundary Treatments	Yes			
Fences and hedges.				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Yes			
(adj. Railway land - pre1880 to c1965)				
Highway Engineers Comments by MDC	Could be accessed off Meadow Avenue with Link to Littleworth. Cyclway/footpath requires continuation from Blackthorn Drive to Littleworth. Minor residential road required.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 68	Land at Littleworth, Mansfield		
Ward	Parish	Easting 454208	Northing 360286
Submission Type SHLAA	Area(ha) 1.3	Estimated Dwellings 39	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges on boundaries.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Trails and school palying field	
Protected Habitats	Yes
Natural amenity grassland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically acheivable for housing
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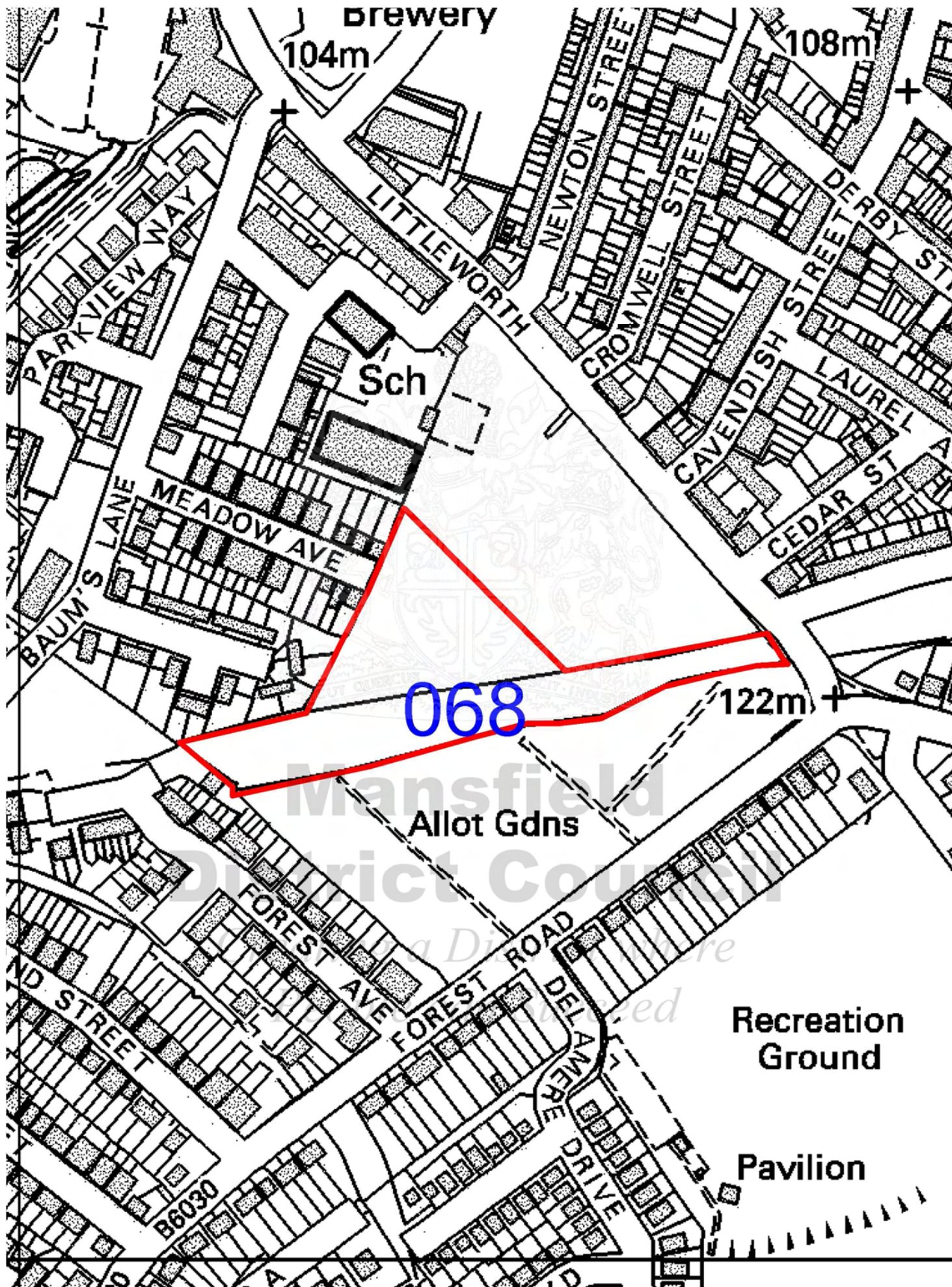
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is an irregular shape with the majority being school playing field. The site should only be considered if there is clear evidence that the school playing field can be demonstrated to be surplus to educational requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 69	Bleak Hills Lane, Mansfield		
Ward	Parish	Easting 453318.10	Northing 359496.67
Submission Type SHLAA	Area(ha) 2.161	Estimated Dwellings 65	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref	NE5 (c) H3 Be1 M16			
General Policies	NE1, NE11			
Existing Policy Conflicts				
The site lies close to the urban boundary. The site is affected by policy NE5 (c) in the local plan which seeks to provide a landscape buffer between the Hermitage Lane industrial area and the housing to the east. This policy is likely to be reviewed, and the need for the green wedge to be reassessed. In its urban fringe location the site may be considered appropriate for development should the policy be revised. It is considered that the ponds to the west of this site would provide enough of a buffer from the industrial uses at Hermitage Lane.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 23 minutes	Primary School	Yes	733 metres
Further Education	Yes 13 minutes	General Practitioner (GP)	No	2162 metres
Hospital	Yes 21 minutes	Employment	Yes	6 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	1882 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	1051 metres			
Green Space Standards	Within 1500m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	Industrial estate close by			
Topography	Undulating and slopes upwards North to South East			
Boundary Treatments	Yes			
Mature hedges and trees along all boundaries.				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC				
Access off Sheepbridge Lane (Bleak Hills Lane is not publicly maintainable), Minor residential access road required with 2 points of access				
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
E.A.Comment that the site lies very close to flood zone2 & 3 other sites need prioritising				
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		Yes		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 69	Bleak Hills Lane, Mansfield		
Ward	Parish	Easting 453318.10	Northing 359496.67
Submission Type SHLAA	Area(ha) 2.161	Estimated Dwellings 65	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Standing water pond to West	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Pasture land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by Owner/applicant	
Legal Issues	No
None - site is in single ownership	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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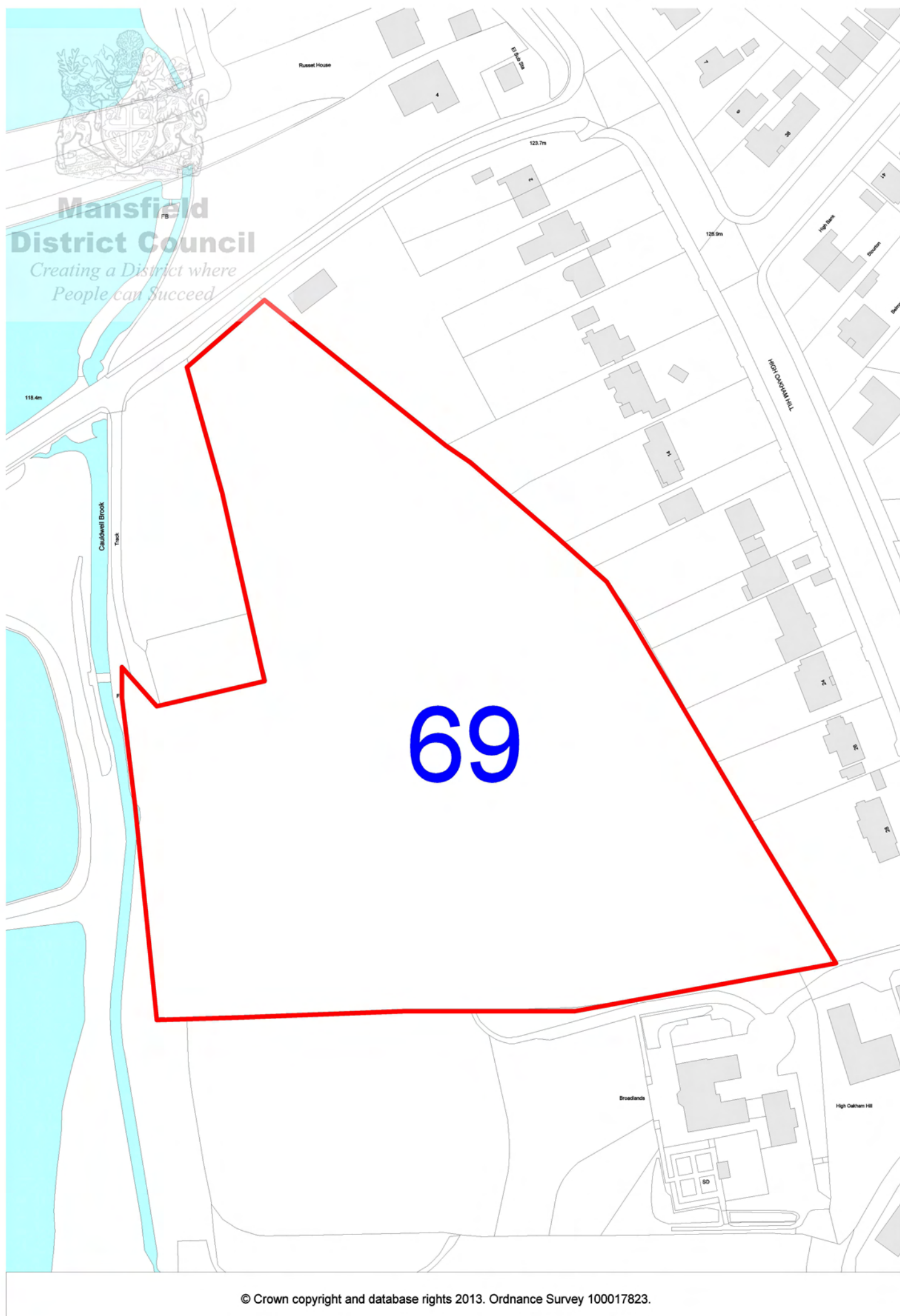
	Comments/Details
Known Developer Interest	Yes
National house builder	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 71	Land at Church Lane/Weighbridge Road, Mansfield		
Ward	Parish	Easting 454146	Northing 360835
Submission Type SHLAA	Area(ha) 1.44	Estimated Dwellings 22	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Land & Bldgs in Use	PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated	Employment			
Site Specific Policy Ref				
General Policies	E4			
Existing Policy Conflicts				
The site is covered by employment protection policy E4 in the 1998 local plan. The site has been considered in the East Midlands Northern Sub-Region Employment Land Review but has not been identified as a priority for being released for alternative use.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 17 minutes	Primary School	Yes	473 metres
Further Education	Yes 7 minutes	General Practitioner (GP)	No	907 metres
Hospital	Yes 10 minutes	Employment	Yes	3 minutes
Proximity to Major Transport Node (Bus or Train Station)		Within 1km of a major public transport node		
Transport Node Comments	552 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	491 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	Industrial estate buildings in close proximity.			
Topography	Relatively flat, River Maun runs adjacent to site.			
Boundary Treatments	Yes			
2m high wall, fencing and trees.				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues		Yes		
Timber processing - pre1900 to c1940, Cotton/hosiery works - pre1880 to c1970, Cotton/hosiery works - pre1880 to c1900, Gas manufacture - 1824 to c1975				
Highway Engineers Comments by MDC/NCC	MDC -Access from either or both Littleworth/Ratcliffe, Minor/Shared surface road/s required. NCC - OK in principle - May require the following, S278 works, Off site highway works			
Flooding				
Environment Agency Fluvial Flood Zone		Zone 3a High Probability		
A small portion of the site falls within zones 2 and 3b				
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 71	Land at Church Lane/Weighbridge Road, Mansfield		
Ward	Parish	Easting 454146	Northing 360835
Submission Type SHLAA	Area(ha) 1.44	Estimated Dwellings 22	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes River Maun adjacent to site.
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	Yes Broadleaved park land and scattered trees.
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	5-10 years Estimated by owner/agent
Legal Issues	No Stated by owner/agent
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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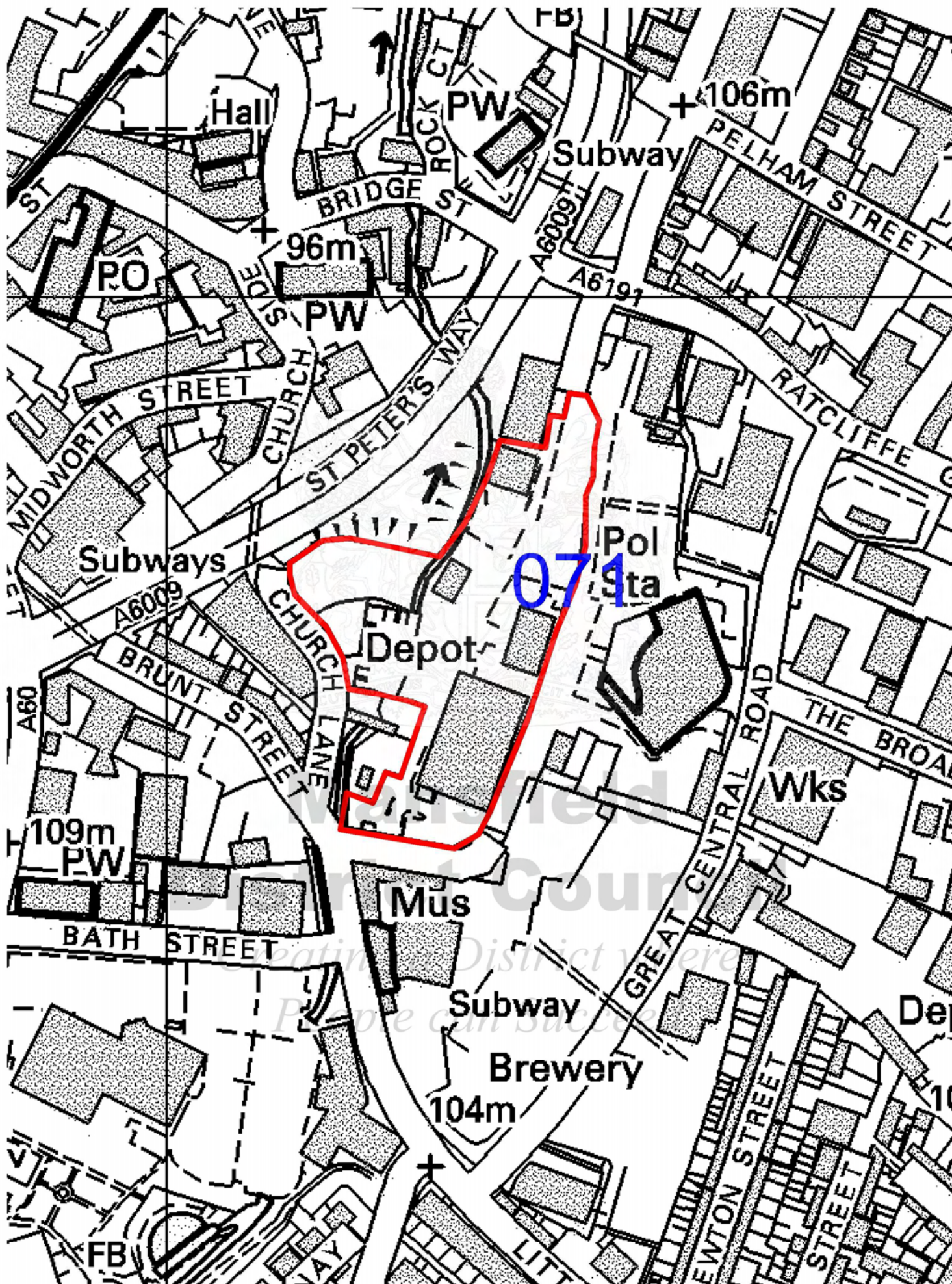
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is in an accessible location close to the town centre. However the Environment Agency comments on the site dated 1st June indicate that the site lies within flood zone 3 and therefore advise lower flood risk areas should be given priority. The site may also be subject to possible contamination issues due to the former uses of the site. In addition there is a policy constraint as the site is protected for employment use. Ongoing masterplanning for the site is investigating flood risk and also suggests the site would be most suitable for new Employment use.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 72	Former Mansfield Brewery Site Great Central Road, Mansfield		
Ward Sandhurst, Portlan	Parish	Easting 454201	Northing 360650
Submission Type EMPLOYMENT	Area(ha) 2.65	Estimated Dwellings 39	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Vacant Land & Bldgs		PDL*/Greenfield	PDL
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated				
Site Specific Policy Ref	E14 (B)			
General Policies	E4			
Existing Policy Conflicts				
Although the site is covered by current Policy E14 (B) which aims to consolidate employment uses within this area, the Northern Sub-Region Employment Land Review suggests that the site would require consideration for mixed employment / residential use for viability / marketability reasons. The site is therefore considered suitable for some residential development.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes 20 minutes	Primary School	Yes	301 metres
Further Education	Yes 11 minutes	General Practitioner (GP)	No	1091 metres
Hospital	Yes 12 minutes	Employment	Yes	3 minutes
Proximity to Major Transport Node (Bus or Train Station)		Within 1km of a major public transport node		
Transport Node Comments	666 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	385 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Slopes towards roads, slight downhill gradient towards North of site.			
Boundary Treatments	Yes			
Black metal security fencing 2-2.5 metres high				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Yes			
Railway Land - Pre1917 to c1965				
Highway Engineers Comments by MDC	Access off Gt.Central Rd, Minimum of 2 points of access required. Minor residential road required.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 3a High Probability			
A small area to the West of the site is covered by Floodzone 3a				
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 72	Former Mansfield Brewery Site Great Central Road, Mansfield		
Ward Sandhurst, Portlan	Parish	Easting 454201	Northing 360650
Submission Type EMPLOYMENT	Area(ha) 2.65	Estimated Dwellings 39	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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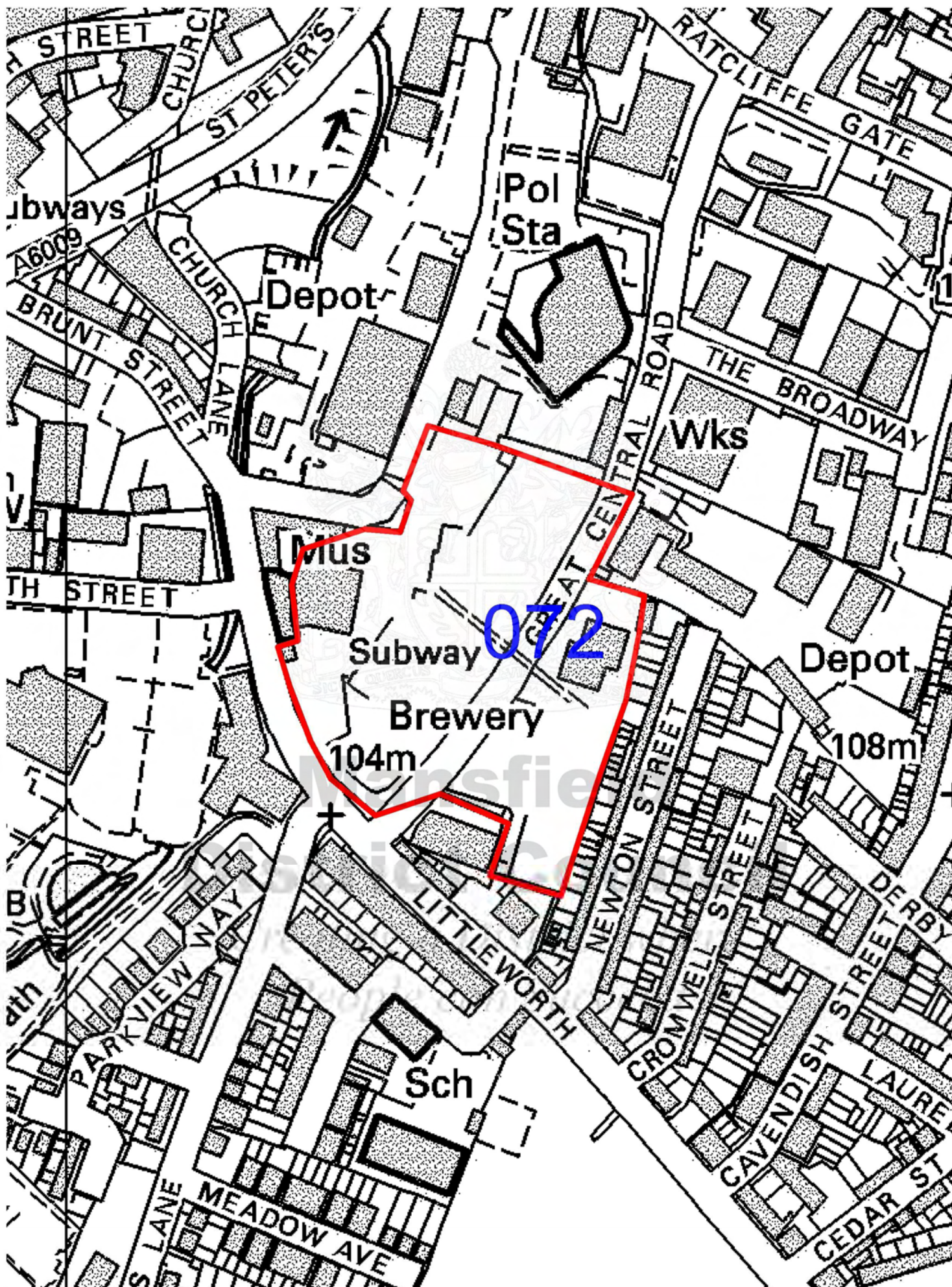
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - 5-10 years

Site is considered appropriate for mixed development and has been identified as viable only if some residential development takes place as part of a mixed development. Conclusion is therefore suitable although dwelling numbers have been reduced. There will however need to be work undertaken to mitigate against identified flooding and potential contamination issues.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 76	High Oakham Farm, Mansfield		
Ward	Parish	Easting 453428	Northing 359062
Submission Type SHLAA & LDF	Area(ha) 17	Estimated Dwellings 510	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref				
General Policies	Policy NE5 ©			
Existing Policy Conflicts				
The site lies adjacent to the urban boundary. The site is affected by policy NE5 (C) in the local plan which seeks to protect the open character and landscape quality of the green wedge along Cauldwell Brook. This need for the green wedge is likely to be reviewed along with the location of the urban doundary. In its urban fringe location the site may be considered appropriate for development should the policy be revised.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	26 minutes	Primary School	Yes 778 metres
Further Education	Yes	13 minutes	General Practitioner (GP)	No 2429 metres
Hospital	Yes	26 minutes	Employment	Yes 11 minutes
Proximity to Major Transport Node (Bus or Train Statio		Within 1km of a major public transport node		
Transport Node Comments	2149 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	1431 metres			
Green Space Standards	Within 1500m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues	None			
Topography	Undulating			
Boundary Treatments	Yes			
Hedges, trees and forest				
Agricultural Land Quality	Unknown			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC	Extension of Paddock Close required with Major residential road and addition access point. Possible off site highway improvements required due to traffic generation.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
site margins the Cauldwell brook and further work on flood issues required				
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	Yes			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 76	High Oakham Farm, Mansfield		
Ward	Parish	Easting 453428	Northing 359062
Submission Type SHLAA & LDF	Area(ha) 17	Estimated Dwellings 510	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Adjacent ponds and SINC. Hedges around site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Loss of open countryside.	
Impact On Existing	No
Protected Habitats	No
Pasture land, Broadleaved parkland, scattered trees.	
Tree Preservation Order	Yes
TPO-037	
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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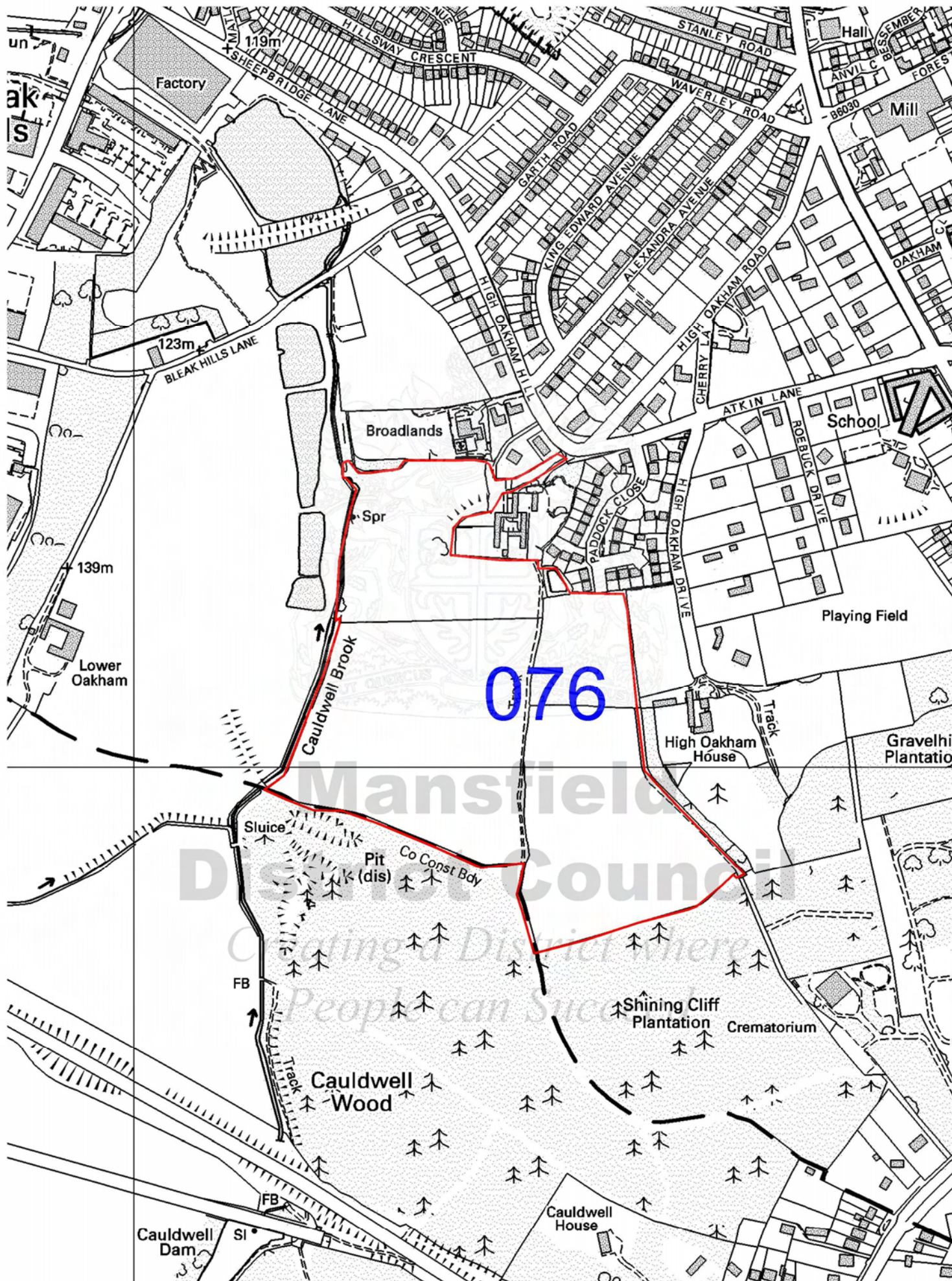
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 78	Land at rear of Portland St / Beech Ave, Mansfield		
Ward	Parish	Easting 453720	Northing 360526
Submission Type SHLAA	Area(ha) 0.3	Estimated Dwellings 9	

A. SUITABILITY		Conclusion		The site is not suitable					
Character, Land Use and Location			Conclusion			The site is suitable			
Location		Within urban boundary		Setting		Urban			
Current Use		Vacant Land		PDL*/Greenfield		PDL		Houses Per Hectare	30
Policy (1998 Adopted Local Plan)			Conclusion			The site is not suitable			
Allocated/Designated		Employment							
Site Specific Policy Ref									
General Policies		E8 Office development							
Existing Policy Conflicts									
The site is covered by policy E8 which states that planning permission will be granted for office development on this site. It lies adjacent to land which has been considered in the East Midlands Northern Sub-Region Employment Land Review, which has scored well in terms of sustainability and marketability and has not been highlighted as a priority for release for other uses. Accordingly it is unlikely to be considered suitable for residential development.									
Access to Services			Conclusion			The site is suitable			
Within 30 mins - Public Transport		Distance/Comments		Within 800 meters or 10 mins Walk		Distance			
Secondary School		Yes	14 minutes	Primary School		Yes	584 metres		
Further Education		Yes	6 minutes	General Practitioner (GP)		Yes	776 metres		
Hospital		Yes	12 minutes	Employment		Yes	5 minutes		
Proximity to Major Transport Node (Bus or Train Station)				Within 1km of a major public transport node					
Transport Node Comments		405 metres							
Proximity to Town Centre		Within 1km of a town centre							
Town Centre Comments		Mansfield TC							
Green Space Strategy Comments		244 metres							
Green Space Standards		Within 400m of publicly accessible green space							
Physical Constraints			Conclusion			The site may be suitable			
		Comments/Details							
Possible Neighbour Issues		None							
Topography		Slopes down from Portland St into site but relatively flat.							
Boundary Treatments		Yes							
Fencing, trees and boundary walls.									
Agricultural Land Quality		Not Applicable							
Possible Contamination Issues		Unknown							
Highway Engineers Comments by MDC/NCC		MDC -Access off Commercial Gate, Minor/Shared surface access road required. NCC - OK in principle -.							
Flooding									
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability							
Area Subject to Flooding Due to Concentrated Run-Off				No					
Priority Area for Creating Green SUDS* (SFRA*)				No					
Priority Restoration Within Low Flow Catchment Area (SFRA*)				No					
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land									

Site Number 78	Land at rear of Portland St / Beech Ave, Mansfield		
Ward	Parish	Easting 453720	Northing 360526
Submission Type SHLAA	Area(ha) 0.3	Estimated Dwellings 9	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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Listed/Local Interest Building	Comments/Details No
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Natural Features	Yes
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Various trees and other vegetation.

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Potential impact on ALM house and conservatio area.

Impact On Existing	No
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Protected Habitats	No
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Tree Preservation Order	No
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Conservation Area	Yes
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Nottingham Road conservation area

<u>B. AVAILABILITY</u>	Conclusion	As site is not considered suitable availability information is not relevant
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Anticipated Time Scale	Comments/Details 0-5 years
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Estimated by owner/agent

Legal Issues	No
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None known by owner/agent

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion	As site is not considered suitable achievability information is not relevant
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Known Developer Interest	Comments/Details Yes
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Developer Investment	Yes
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Mr Hawley has contractual arrangements in place.

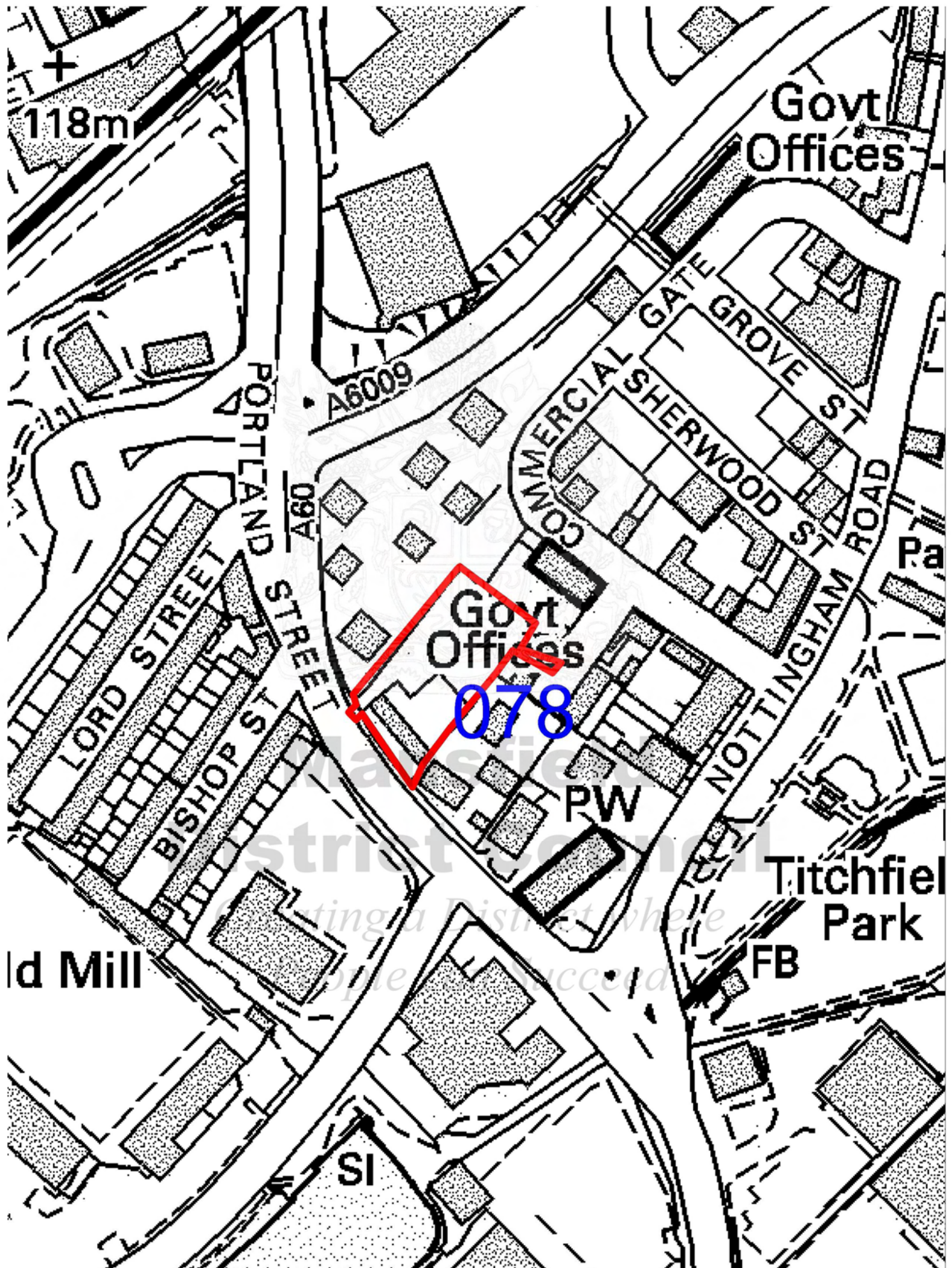
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is in a sustainable location with good access to services. It would be unlikely to be considered appropriate for development even if contamination constraints can be overcome in view of policy constraints and the findings in the East Midlands Northern Sub-Region Employment Land Review.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 80		East of Oakham Business Park, Mansfield		
Ward		Parish	Easting 453088	Northing 359245
Submission Type SHLAA		Area(ha) 15	Estimated Dwellings 120	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Separated from settlement boundary		Setting	Countryside
Current Use	Vacant Land & Bldgs		PDL*/Greenfield	Greenfield
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref				
General Policies	NE5 © - Cauldwell Brook NE2 - Agricultural land			
Existing Policy Conflicts				
The site within a Green wedge as Identified in the 1998 adopted local plan and has been protected from development on the grounds that it provides a buffer between the existing employment land uses at Oakham business Park and residential properties within the Portland Ward. The area may have environmental values and is located close to land designated as an LNR. Information held by MDC indicates that the site comprises 'best and most versatile agricultural land' . It is acknowledged however that this information is very out of date.				

Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	27 minutes	Primary School	No 1055 metres
Further Education	Yes	18 minutes	General Practitioner (GP)	Yes 2498 metres
Hospital	Yes	22 minutes	Employment	5 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	2217 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	1543 metres			
Green Space Standards	Over 1500m to publicly accessible open space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues	Industrial / business estate in close proximity			
Topography				
Boundary Treatments	No			
Agricultural Land Quality	Grade 2 (Very good)			
also 3b				
Possible Contamination Issues	Unknown			

Highway Engineers Comments by NCC	OK in principle - Would require the following, significant S278 works, may require multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.
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Flooding	
Environment Agency Fluvial Flood Zone	Zone 3a High Probability
The Eastern part of the site lies within zone 3.	
Area Subject to Flooding Due to Concentrated Run-Off	No
Priority Area for Creating Green SUDS* (SFRA*)	Yes
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land	

Site Number 80	East of Oakham Business Park, Mansfield		
Ward	Parish	Easting 453088	Northing 359245
Submission Type SHLAA	Area(ha) 15	Estimated Dwellings 120	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Ponds and LNR adjacent to site	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of countryside	
Impact On Existing	No
Protected Habitats	Yes
Pasture land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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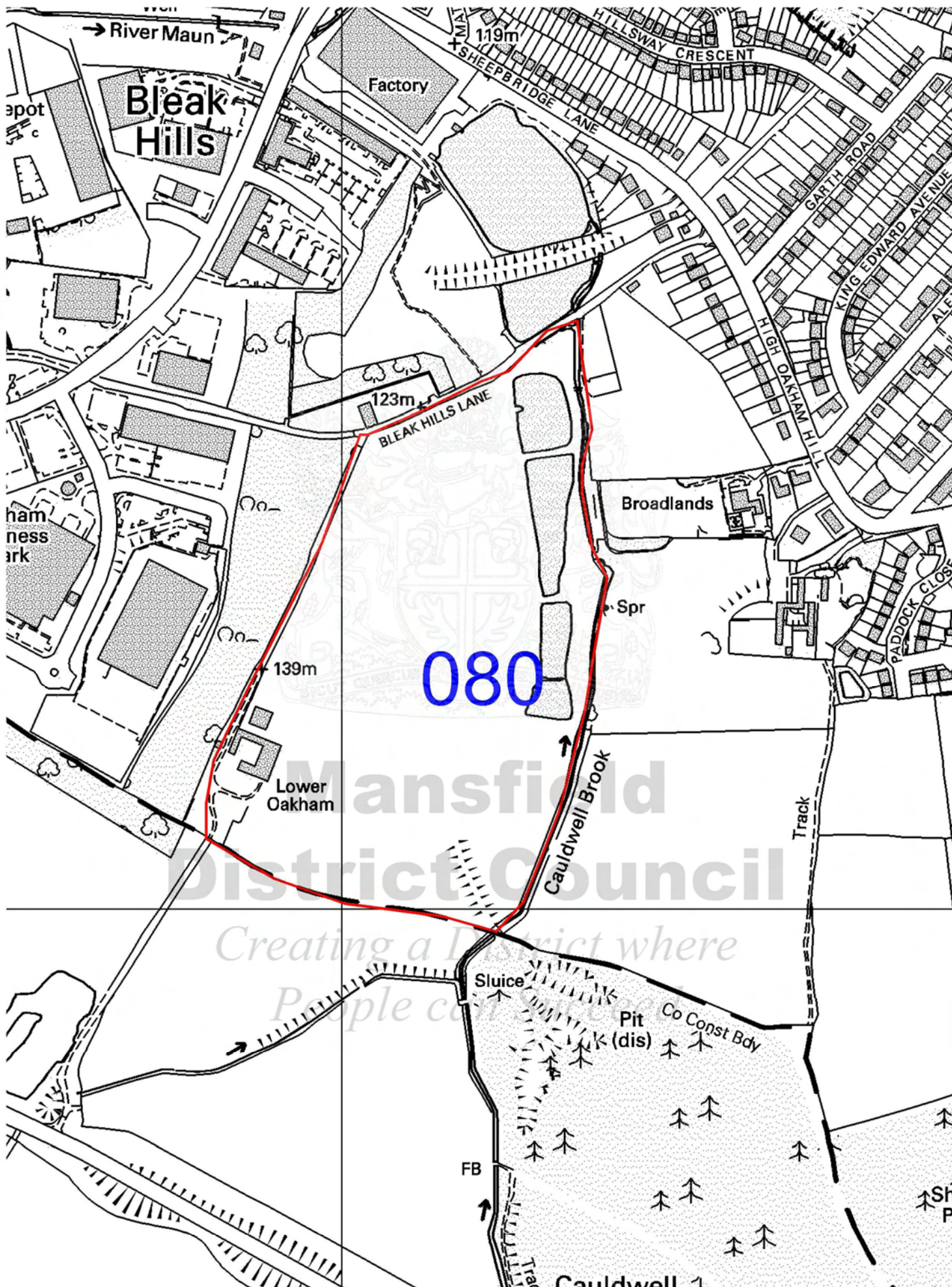
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	81	Gregorys Quarry Quarry Lane, Mansfield		
Ward	Parish	Easting	453460	Northing 359959
Submission Type	EMPLOYMENT	Area(ha)	3.11	Estimated Dwellings 93

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Vacant Land		PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable		
Allocated/Designated	Not Allocated				
Site Specific Policy Ref					
General Policies	Site is as a commitment, not an allocation. The site is not therefore protected or allocated for employment use under a specific policy.				
Existing Policy Conflicts					

Site Number 81	Gregorys Quarry Quarry Lane, Mansfield		
Ward	Parish	Easting 453460	Northing 359959
Submission Type EMPLOYMENT	Area(ha) 3.11	Estimated Dwellings 93	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees around edge - small vegetation (TPO-072 Nottingham Road covers a very small area at the end of the strip at Notting	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	Yes
Impact On Views	No
Hidden from view	
Impact On Existing	No
Protected Habitats	Yes
Site would require access through LNR.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	5-10 years
Significant issues relating to highway and utilities infrastructure	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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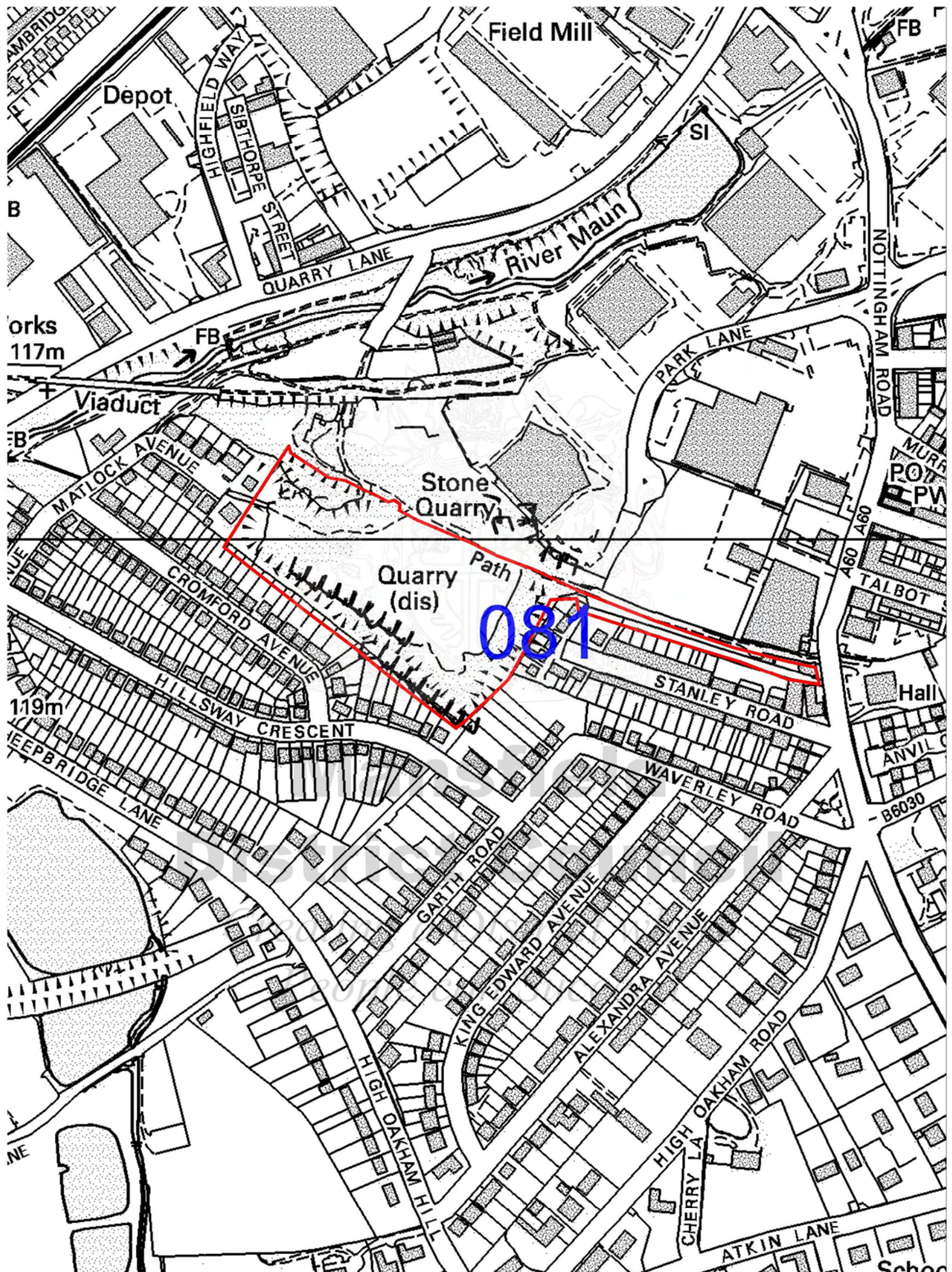
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

Site is in a sustainable location however being a former quarry there are a wide number of issues relating to access, possible impact on a nearby Local Nature Reserve and residential environment. Highway access to the site is severely constrained with highway engineers indicating that access would have to be from Quarry Lane which is restricted due to a bridge a tunnel and levels. Due to the amount of work necessary to gain access and needing to ensure any access will not have an unacceptable impact on the Local Nature Reserve there remains questions over the viability of any scheme, however as the owner considers the site offers potential it is considered that consideration could be given to possible ways to develop the site. The Environment Agency have indicated that further investigations would need to be made to ascertain any possible flood risk.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 82	Quarry Lane, Mansfield		
Ward	Parish	Easting 453461	Northing 360310
Submission Type LDF	Area(ha) 1.65	Estimated Dwellings 50	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary	Setting	Urban	
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT5 Redevelopment of Stadium / associated community leisure facilities.			
General Policies				
Existing Policy Conflicts				
The site is considered to be appropriate for development of community sport/ leisure activities associated with Mansfield Town Football Club.				
Access to Services		Conclusion		
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School		Primary School		
Further Education		General Practitioner (GP)		
Hospital		Employment		
Proximity to Major Transport Node (Bus or Train Station)				
Transport Node Comments				
Proximity to Town Centre				
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards				
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	Metal scrapyards to Western boundary			
Topography	Variations in gradients			
Boundary Treatments	Yes			
Metal security fencing 2.5-3m high				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Yes			
(adj. Railway land - pre1900 to c1965, Scrap metal dealers - 1987 to present)				
Highway Engineers Comments by NCC	OK in principle - would require the following, S278 works, Off site highway works			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 82	Quarry Lane, Mansfield		
Ward	Parish	Easting 453461	Northing 360310
Submission Type LDF	Area(ha) 1.65	Estimated Dwellings 50	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Currently football stadium and training pitches.	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
-------------------------------	---

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	Yes
The site is wholly controlled by Mansfield Town FC. On completion of the takeover of the club the site will revert to the holdi	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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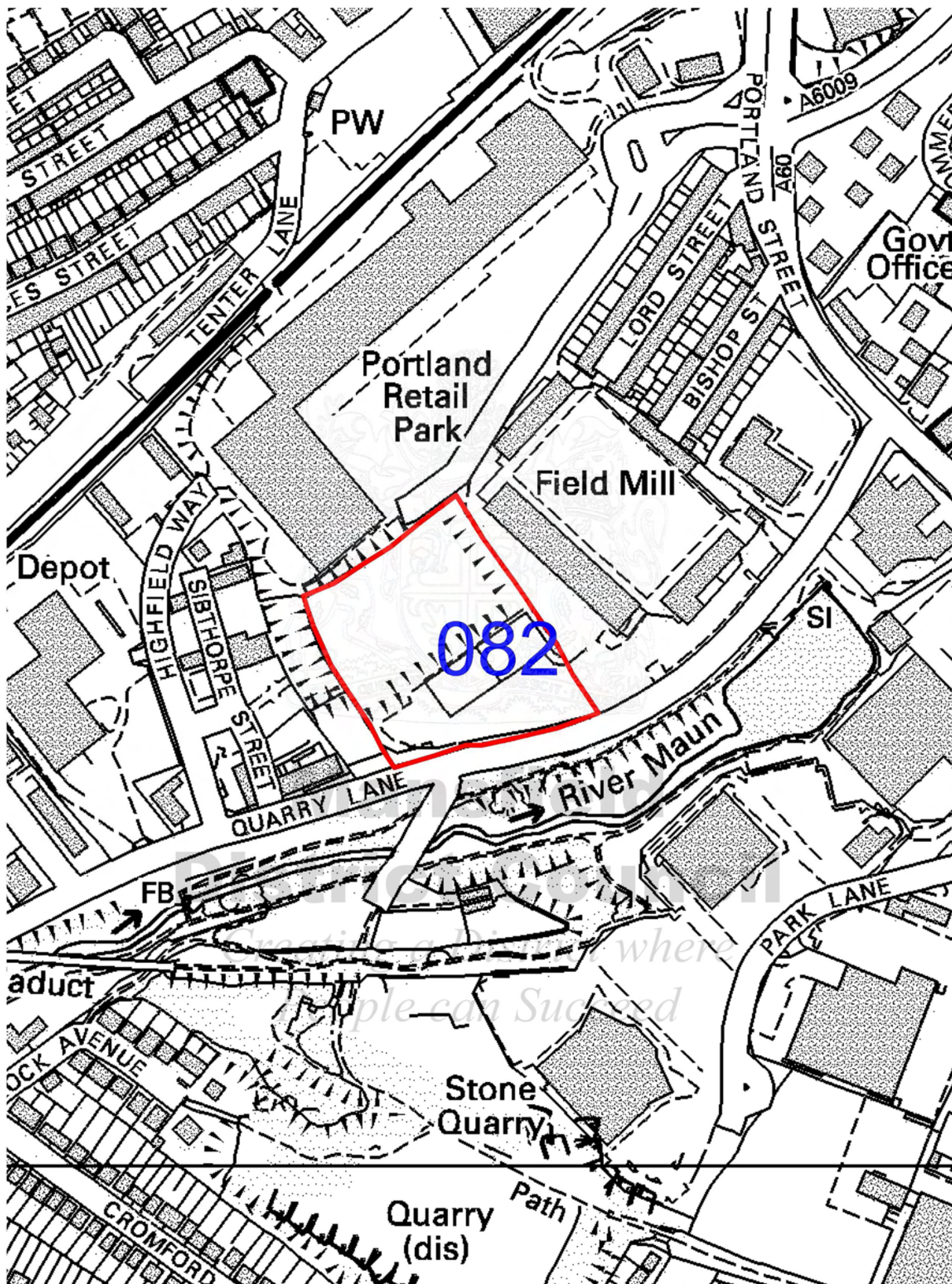
	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes
Initial site layout prepared.	
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is considered to be appropriate for development of community sport/ leisure ctivities associated with Mansfield Town Football Club. The site has therefore been considered unsuitable for residential development. The Environment Agency has indicated that further investigation would be required to ascertain flood risk if the site were to progress for development purposes.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	84	Blake Crescent, Mansfield		
Ward		Parish	Easting 455169	Northing 361468
Submission Type	SHLAA & LDF	Area(ha) 0.41	Estimated Dwellings 12	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Vacant Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Allotments				
Site Specific Policy Ref					
General Policies	LT6				
Existing Policy Conflicts					
Site is currently protected as allotment land by saved policy LT6, however it is not currently used for this purpose and is vacant and used for flytipping. Will be subject to review as part of the PPG17 assessment.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	6 minutes	Primary School	Yes	603 metres
Further Education	Yes	11 minutes	General Practitioner (GP)	Yes	509 metres
Hospital	Yes	21 minutes	Employment	Yes	7 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	1949 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	485 metres				
Green Space Standards	Within 800m of publicly accessible green space				
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues	None				
Topography	Flat - but slopes away to the North				
Boundary Treatments	Yes				
2.5m high security fencing					
Agricultural Land Quality	Not Applicable				
Possible Contamination Issues	Unknown				
Highway Engineers Comments by NCC	OK in principle -.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 84	Blake Crescent, Mansfield		
Ward	Parish	Easting 455169	Northing 361468
Submission Type SHLAA & LDF	Area(ha) 0.41	Estimated Dwellings 12	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
None	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Hidden from main road	
Impact On Existing	Yes
Classed as allotment use	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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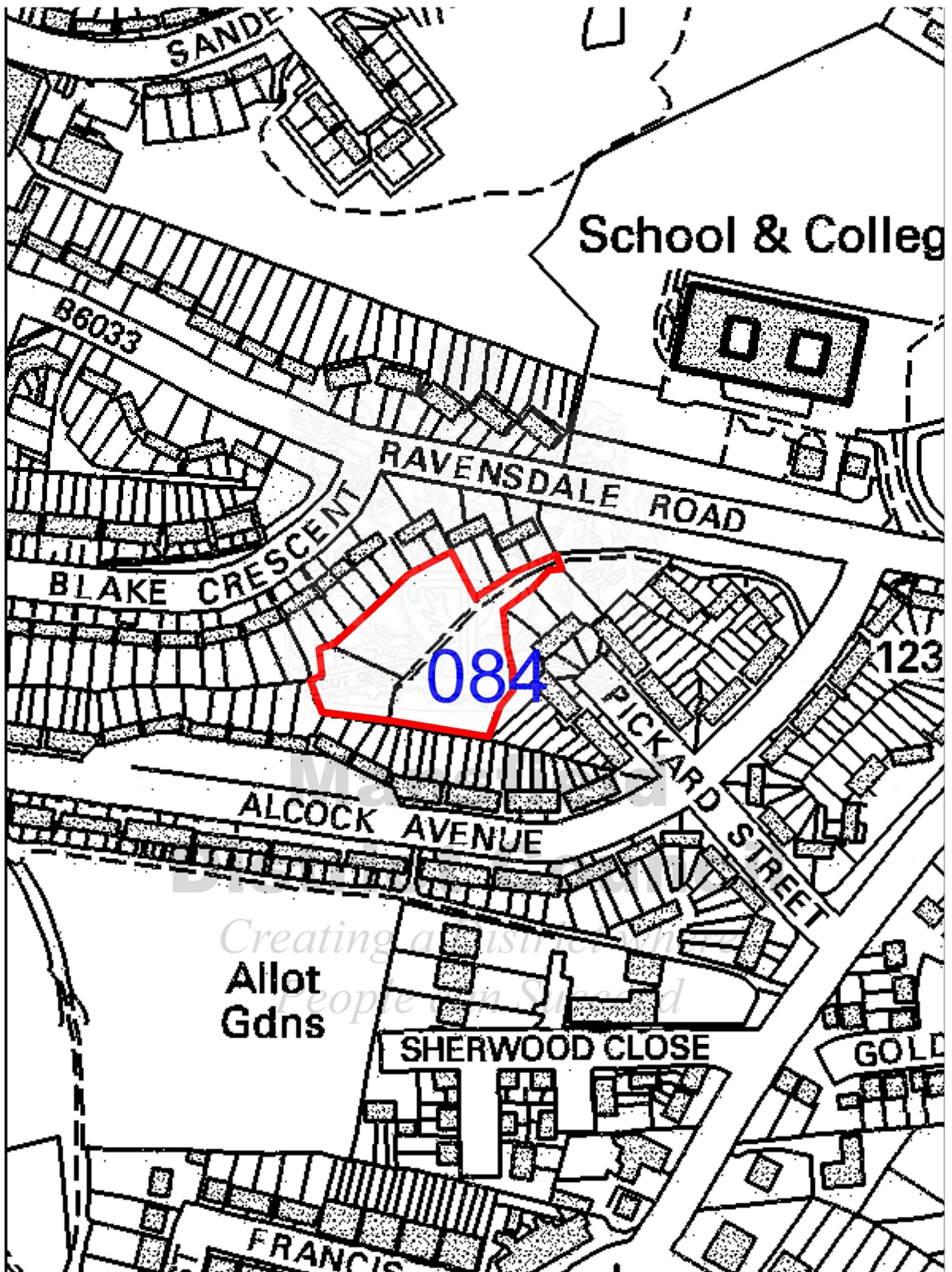
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

Appropriate site, provided the allotment provision can be accommodated in the locality or is proven to be surplus to both existing and / or long term demand. The site does have significant access constraints.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 86	Sandy Lane, Mansfield		
Ward Carr Bank, Newgat	Parish	Easting 454977.10	Northing 361270.08
Submission Type LDF	Area(ha) 3.68	Estimated Dwellings 110	

A. SUITABILITY		Conclusion	The site is suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Vacant Land		PDL*/Greenfield	Greenfield
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated	Housing			
Site Specific Policy Ref	Allocated for housing HG(5) & LT6 (L) Allotment allocation			
General Policies	Ne11			
Existing Policy Conflicts				
Site has been vacant for many years although a good proportion of the site is desinated in the 1998 Local Plan as allotments.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	10 minutes	Primary School	Yes 430 metres
Further Education	Yes	12 minutes	General Practitioner (GP)	Yes 358 metres
Hospital	Yes	18 minutes	Employment	Yes 4 minutes
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments	1653 metres			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	410 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues	None			
Topography	Gentle slope towards North West corner			
Boundary Treatments	Yes			
Netting fencing in a poor state.		Boundary fencing along Northern boundary		
Agricultural Land Quality	Unknown			
Possible Contamination Issues		Yes		
(adj. Railway land - pre1917 to c1965) Part former railway and possible landfill. Landfill and sewage (19) Otherworks (97)				
Highway Engineers Comments by MDC	Access off Sandy Lane adjacent to Health Centre, Residential access road required. Possible access to eastern part of site off Sherwood Close (subject to current planning application), some upgrading of Sherwood Close would be required.NCC observations-OK in principle - Would require S278/S38 works and agreements, Off site highway works, Road to the site would require making up to adoptable standards. TIPS Contribution would be requested			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 86	Sandy Lane, Mansfield		
Ward Carr Bank, Newgat	Parish	Easting 454977.10	Northing 361270.08
Submission Type LDF	Area(ha) 3.68	Estimated Dwellings 110	

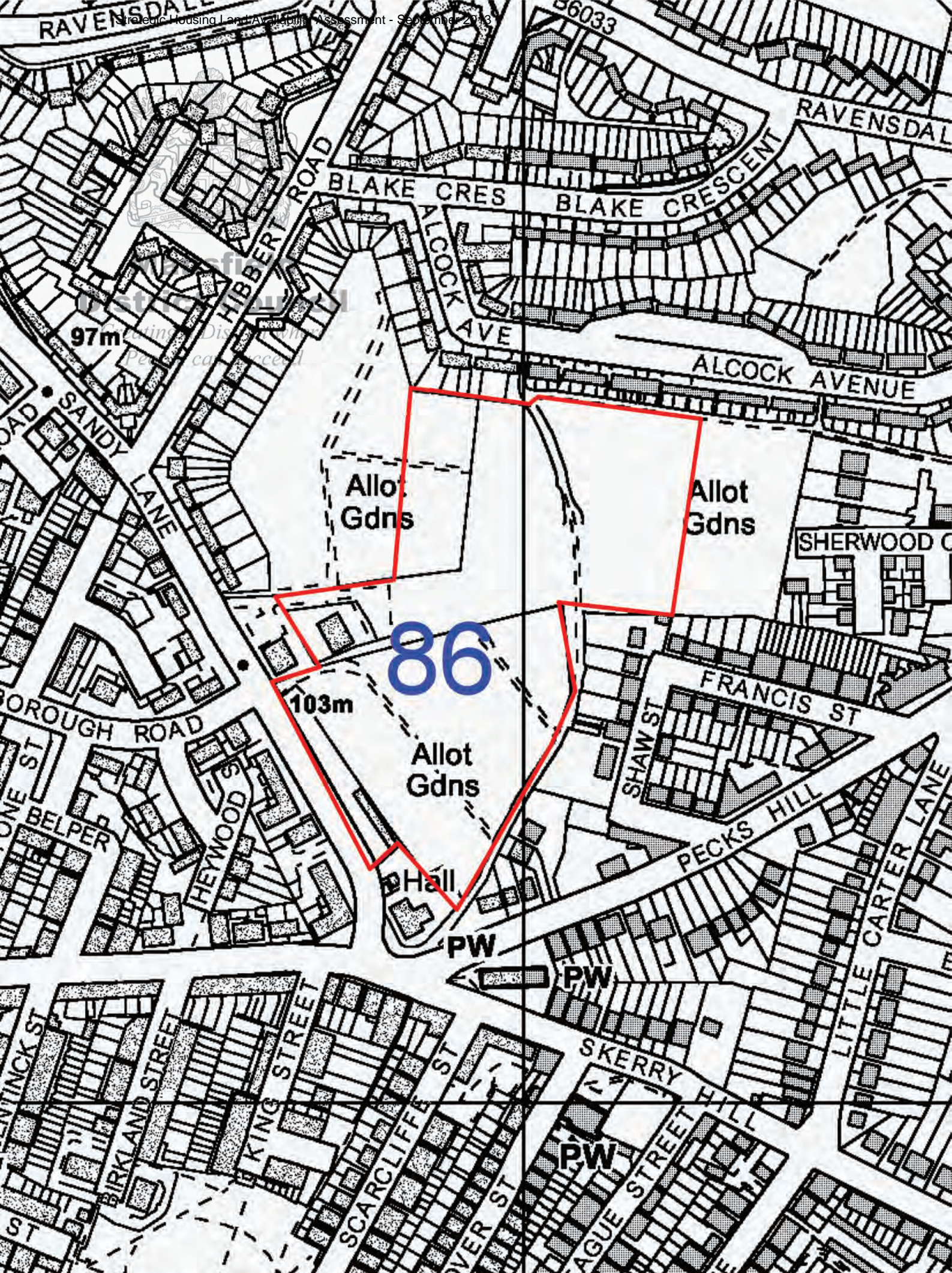
Impact on Landscape Biodiversity	Conclusion The site is suitable
Listed/Local Interest Building	Comments/Details No
Natural Features	Yes Due to the site having been left vacant for a number of years and not used for allotment purposes, there is some natural hab
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes Visible from Sandy Lane and rear of properties on Shaw Street
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No
<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
Anticipated Time Scale	Comments/Details 0-5 years Estimated
Legal Issues	Not known
Availability Other Issues	
<u>C. ACHIEVABILITY</u>	Conclusion The site is economically acheivable for housing
Known Developer Interest	Comments/Details Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

The majority of the site is vacant greenfield land that was designated as allotments in the 1998 Local Plan. There is little to no evidence that this part of the site has ever been used for allotment purposes. Parts of the site were designated for residential purposes in the 1998 plan but have yet to be developed.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	87	Ravensdale Road, Mansfield		
Ward	Parish	Easting	454781	Northing 361653
Submission Type	SHLAA & LDF	Area(ha)	0.29	Estimated Dwellings 9

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe	Setting	Other		
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Allotments				
Site Specific Policy Ref	LT6				
General Policies	NE11				
Existing Policy Conflicts					
Site is currently protected as allotment land by saved policy LT6. Will be subject to review as part of the PPG17 assessment.					
</					

Site Number 87	Ravensdale Road, Mansfield		
Ward	Parish	Easting 454781	Northing 361653
Submission Type SHLAA & LDF	Area(ha) 0.29	Estimated Dwellings 9	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Well screened from public realm	
Impact On Existing	Yes
Classed as allotment use although currently wasteland	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
Noe known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically acheivable for housing
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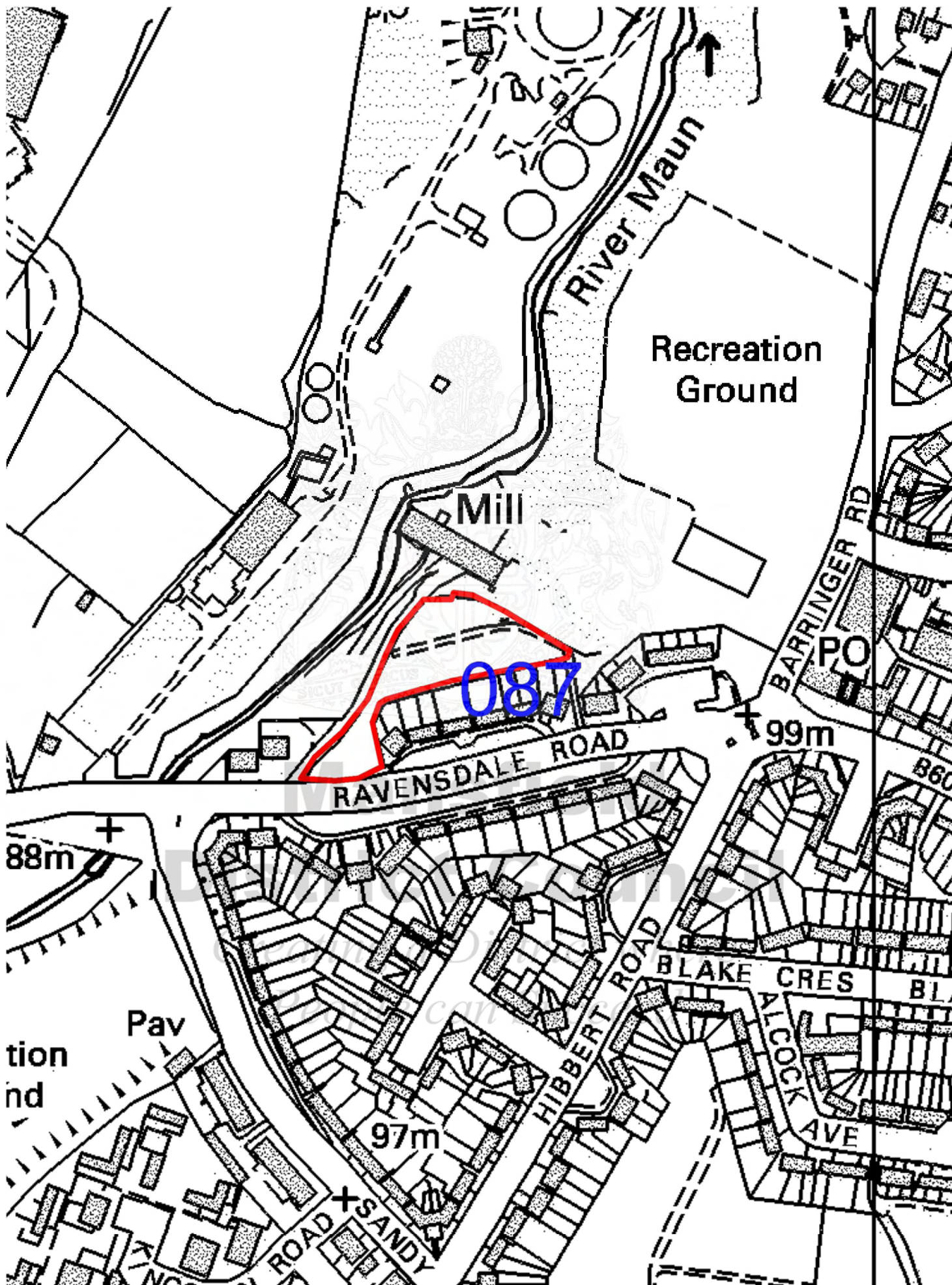
	Comments/Details
Known Developer Interest	Yes
The adj potential developer of the mill would like to purchase the site	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 88	Newgate Lane, Mansfield		
Ward	Parish	Easting 454555	Northing 361195
Submission Type SHLAA	Area(ha) 0.88	Estimated Dwellings 26	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary	Setting	Urban	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated				
Site Specific Policy Ref				
General Policies				
Existing Policy Conflicts				

Site Number 88	Newgate Lane, Mansfield		
Ward	Parish	Easting 454555	Northing 361195
Submission Type SHLAA	Area(ha) 0.88	Estimated Dwellings 26	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Fairly visible from school and surrounding areas.	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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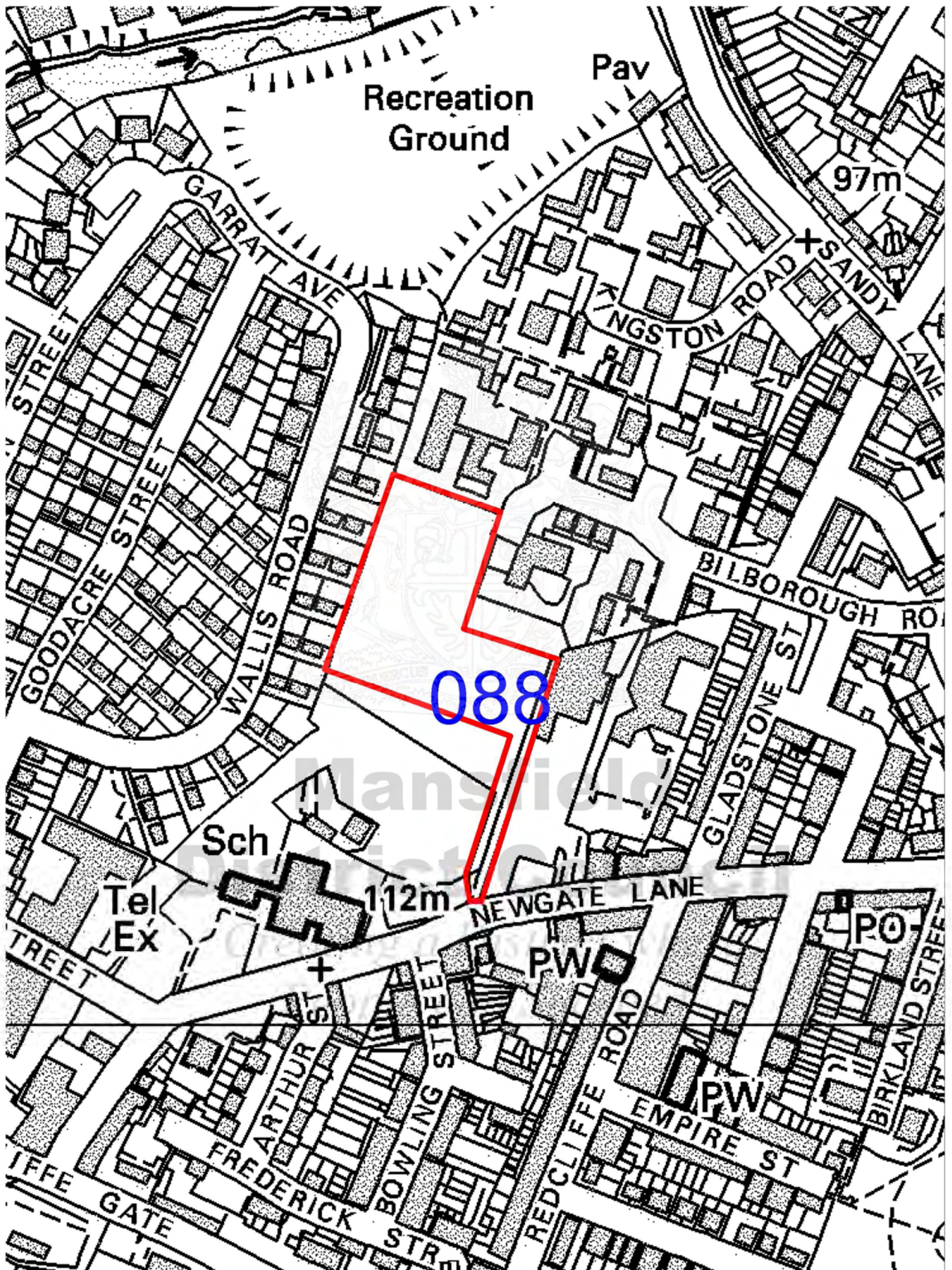
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

There may be contamination and drainage issues which would need further investigation/mitigation. Access may also be an issue.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 89	Portland Hall Hotel Windmill Lane, Mansfield		
Ward	Parish	Easting 454282	Northing 361724
Submission Type SHLAA	Area(ha) 0.375	Estimated Dwellings 6	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Urban fringe	Setting	Other	
Current Use	Land & Bldgs in Use	PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref	NE5 (a),			
General Policies	NE1, BE2-BE10			
Existing Policy Conflicts				
This site falls within a green wedge and would be suitable for redevelopment subject to this boundary being revised.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	5 minutes	Primary School	No 828 metres
Further Education	Yes	6 minutes	General Practitioner (GP)	Yes 554 metres
Hospital	Yes	18 minutes	Employment	Yes 2 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments	1109 metres			
Proximity to Town Centre	Within 1km of a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	140 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues	None			
Topography	Flat			
Boundary Treatments	Yes			
3 metre stone wall and railings				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	Unknown			
Highway Engineers Comments by MDC	Adoptable access road required off Windmill Lane.			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 89	Portland Hall Hotel Windmill Lane, Mansfield		
Ward	Parish	Easting 454282	Northing 361724
Submission Type SHLAA	Area(ha) 0.375	Estimated Dwellings 6	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	Yes
Portland Hall Hotel (391799)	
Natural Features	Yes
vegetation	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Well screened from the park	
Impact On Existing	Yes
Currently used as a restaurant	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	Yes
The Park conservation area.	

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
5 Years estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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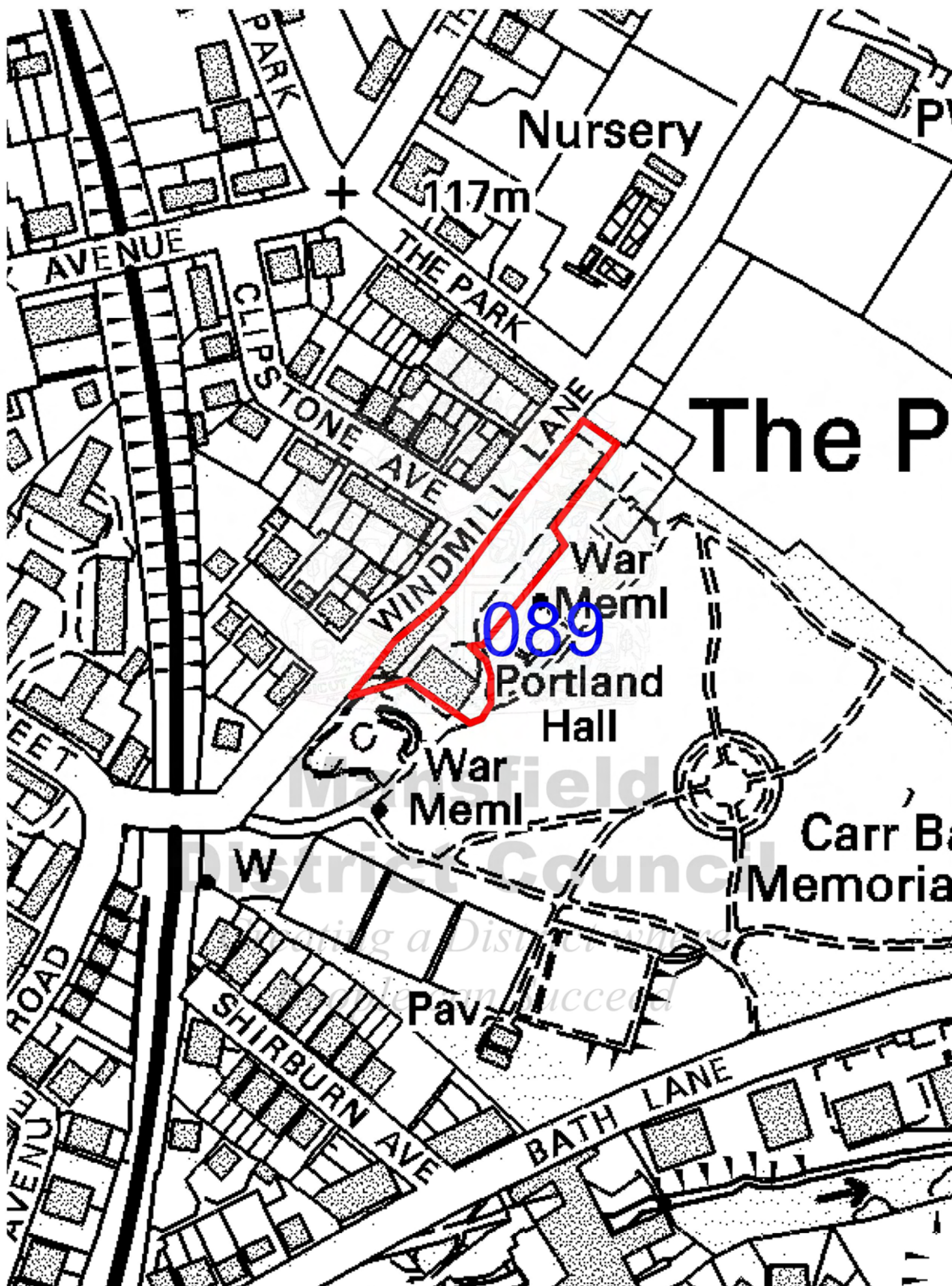
	Comments/Details
Known Developer Interest	Yes
The client would be the developer	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and that an application for part of the site has already been granted, the remainder of the site offers limited opportunity to contribute to the dwelling requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 92	Land r/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457217	Northing 362962
Submission Type SHLAA	Area(ha) 2.02	Estimated Dwellings 61	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Other	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated		Other		
Site Specific Policy Ref				
General Policies		M12 (D) Strategic walks route, NE7 Sherwood Forest Special Landscape Area, NE9 Woodlands		
Existing Policy Conflicts				
Policy M12(d) relates to a strategic route which should not be compromised by new development. It may need to be incorporated into any development of the site. The site is covered by policy NE9 which protects woodlands from development where they are of amenity value or provide valuable wildlife habitats. The site also falls within the Sherwood Forest Special Landscape Area, which aims to restrict inappropriate forms of development such as residential development. The local authority are aware that this policy requires reassessment. However, should there be a revision to the Sherwood Forest boundary this site is unlikely to be considered suitable for development due to its woodland character despite its location.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	11 minutes	Primary School	No 1029 metres
Further Education	Yes	22 minutes	General Practitioner (GP)	No 1931 metres
Hospital	No	32 minutes	Employment	Yes 11 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments		4298 metres		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield TC		
Green Space Strategy Comments		433 metres		
Green Space Standards		Within 800m of publicly accessible green space		
Physical Constraints		Conclusion	The site is not suitable	
		Comments/Details		
Possible Neighbour Issues		None		
Topography		Slopes down Northerly and West and East		
Boundary Treatments		No		
None				
Agricultural Land Quality		Not Applicable		
Possible Contamination Issues		Unknown		
Highway Engineers Comments by MDC		Access off Clipstone Drive, Minor residential access road required with 2 points of access. Footway improvement on Clipstone Drive may be required.		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land				

Site Number 92	Land r/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457217	Northing 362962
Submission Type SHLAA	Area(ha) 2.02	Estimated Dwellings 61	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
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	Comments/Details
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Listed/Local Interest Building	Yes
---------------------------------------	-----

Scheduled ancient monument rear of the site.

Natural Features	Yes
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Trees / woodland

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
-----------------------------------	----

Impact On Views	Yes
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Site is visible from footpath, Development would result in substantial loss of woodland.

Impact On Existing	Yes
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Strategic walks route

Protected Habitats	Yes
---------------------------	-----

Broadleaved woodland and acid grassland

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion
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	Comments/Details
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Anticipated Time Scale	0-5 years
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Estimated by owner/agent.

Legal Issues	No
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None known by owner/agent.

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion
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	Comments/Details
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Known Developer Interest	Yes
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Developer Investment	No
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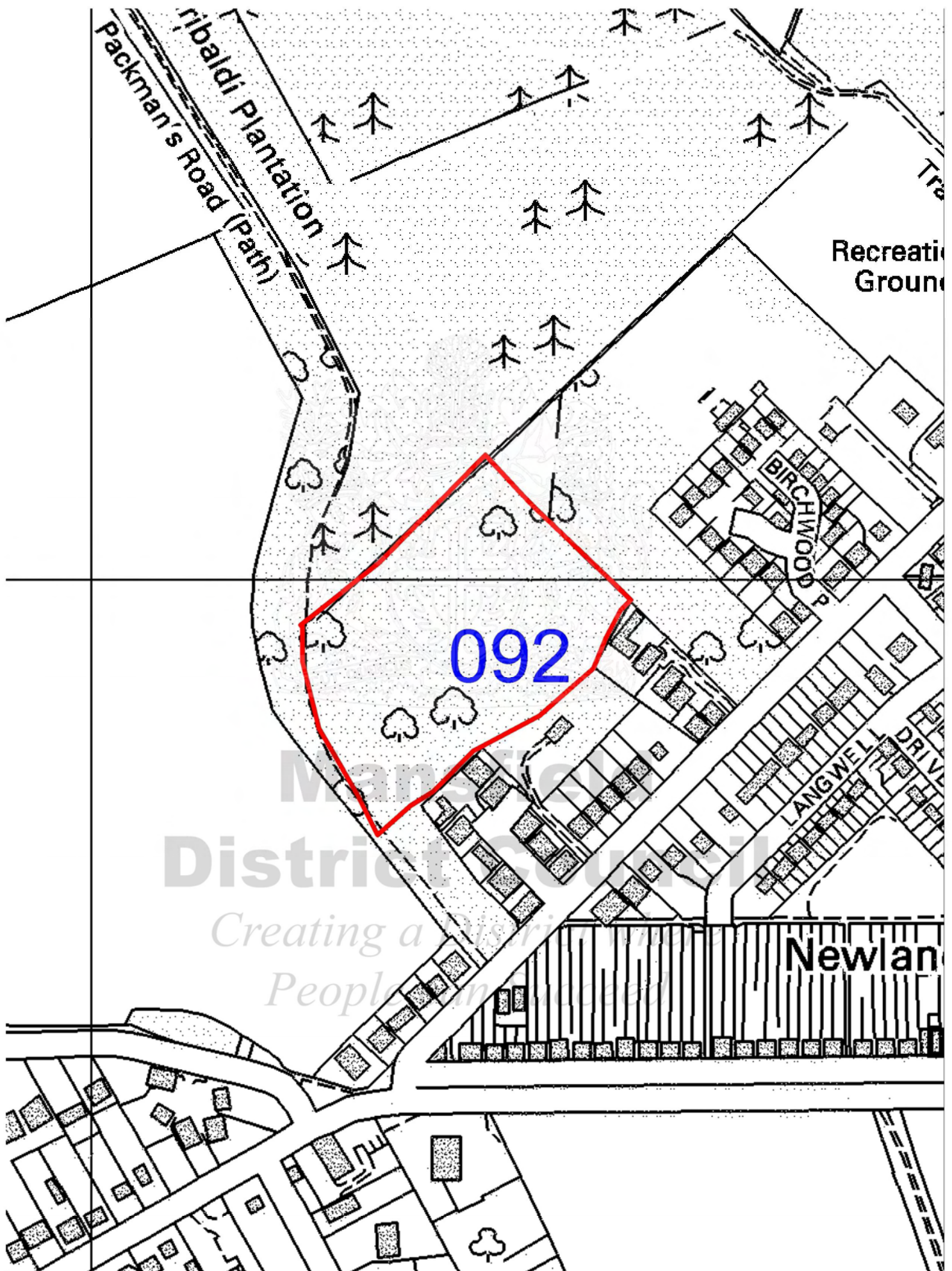
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is located on the urban fringe, and is woodland in character. There are policy constraints regarding the woodland nature of the site and its location in the Sherwood Forest Special Landscape Area. There is some concern about the distance from services.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 93	Land at Clipstone Drive, Forest Town		
Ward	Parish	Easting 457708	Northing 363295
Submission Type SHLAA	Area(ha) 1.75	Estimated Dwellings 53	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated		Not Allocated		
Site Specific Policy Ref				
General Policies		NE7 Sherwood Forest Special Landscape Area, NE9 Woodlands, NE1, NE11		
Existing Policy Conflicts				
The site lies on the urban fringe immediately adjacent of the urban boundary and is covered with coniferous trees. The site is covered by policy NE9 which protects woodland from development where they are of amenity value or provide valuable wildlife habitats. The site also falls within the Sherwood Forest Special Landscape Area, which aims to restrict inappropriate forms of development such as residential development. The local authority are aware that this policy requires reassessment. However, should there be a revision to the Sherwood Forest boundary this site is unlikely to be considered suitable for development due to its woodland character despite its location.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	6 minutes	Primary School	Yes 398 metres
Further Education	Yes	26 minutes	General Practitioner (GP)	No 2560 metres
Hospital	No	36 minutes	Employment	Yes 5 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments				
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield TC		
Green Space Strategy Comments		276 metres		
Green Space Standards		Within 400m of publicly accessible green space		
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues		None		
Topography		Woodland floor overgrown some paths.		
Boundary Treatments		Yes		
Hedges and open				
Agricultural Land Quality		Not Applicable		
Possible Contamination Issues		Unknown		
Highway Engineers Comments by MDC		Access off Clipstone Dr, minor res access rd req with 2 points of access. Clipstone Dr is adopted to a point adj to No.72. After this point Clipstone Dr is an ancient hwy. Poss off site hwy imp req due to traffic gen. Footway imp on clip Dr may be req		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 93	Land at Clipstone Drive, Forest Town		
Ward	Parish	Easting 457708	Northing 363295
Submission Type SHLAA	Area(ha) 1.75	Estimated Dwellings 53	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
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	Comments/Details
Listed/Local Interest Building	No
Scheduled ancient monument to the rear of the site	
Natural Features	Yes
Coniferous woodland	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of significant areas of trees	
Impact On Existing	Yes
Woodland for walking	
Protected Habitats	Yes
Coniferous woodland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	Yes
Site is held on long leasehold, but freeholder is consenting to proposal (stated by owner/agent)	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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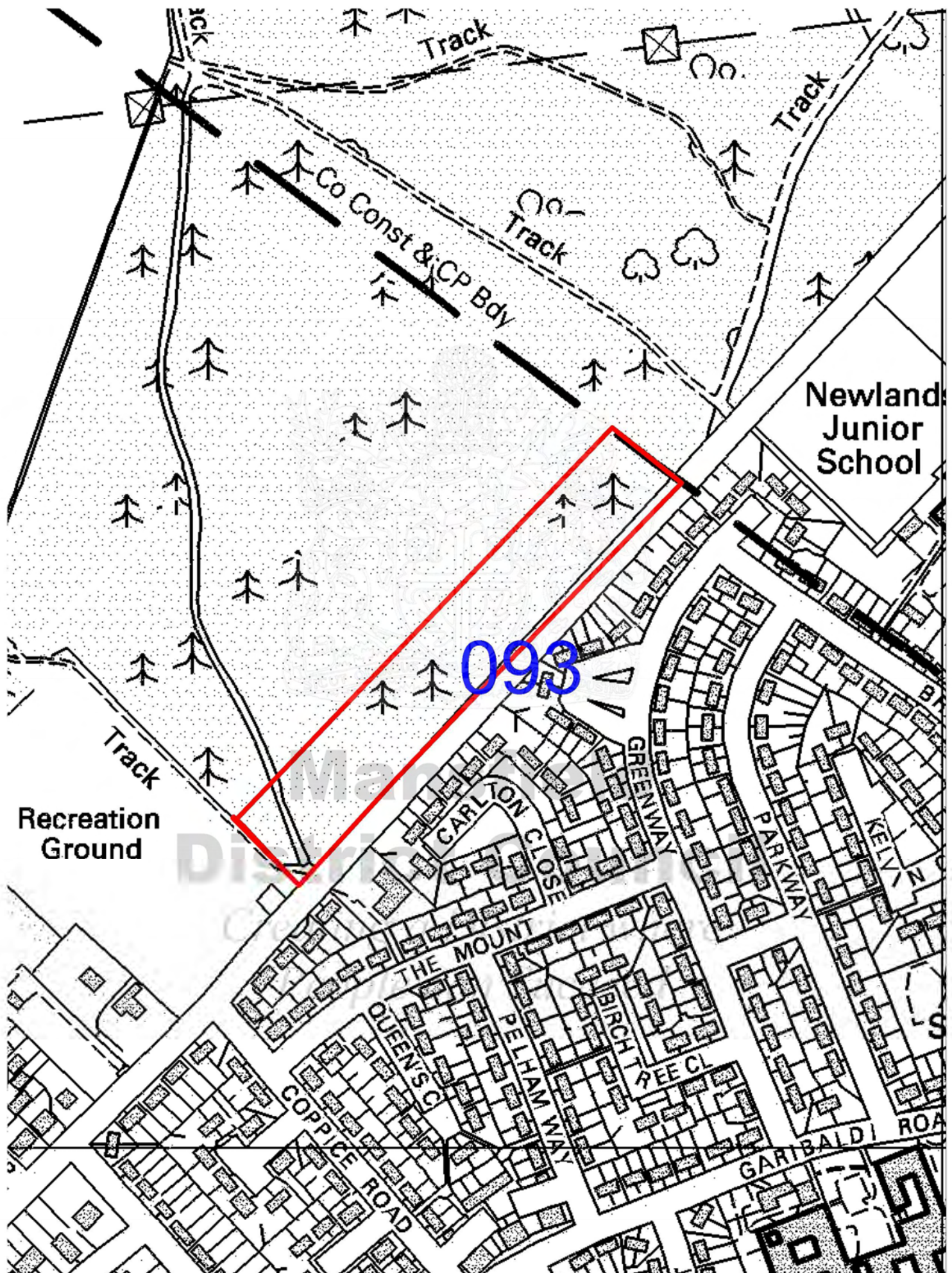
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site lies adjacent to the urban boundary with reasonable access to many facilities. It is however a coniferous woodland which appears to provide for informal recreational use and a wildlife habitat. The site is protected by a number of policies relating to its woodland character and location in the Sherwood Forest Special Landscape Area. Should the urban boundary be reviewed this site would not be a priority for development due to the physical character of the site. In addition there may be issues over viability if significant off site highway works are required.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 94	Land at Pump Hollow Road, Forest Town		
Ward	Parish	Easting 456289	Northing 361746
Submission Type SHLAA	Area(ha) 1.9	Estimated Dwellings 57	

A. SUITABILITY		Conclusion		The site may be suitable	
Character, Land Use and Location			Conclusion		The site is suitable
Location	Within urban boundary		Setting	Urban	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable
Allocated/Designated		Allotments			
Site Specific Policy Ref					
General Policies		LT6			
Existing Policy Conflicts					
The site is currently protected as allotment land by saved policy LT6. Will be subject to review as part of the PPG17 assessment.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	11 minutes	Primary School	Yes	451 metres
Further Education	Yes	15 minutes	General Practitioner (GP)	Yes	515 metres
Hospital	Yes	30 minutes	Employment	Yes	10 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		3274 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		529 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints			Conclusion		The site is suitable
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Sloping up from South East to North West			
Boundary Treatments		Yes			
Hedges, fences and trees					
Agricultural Land Quality		Not Applicable			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC		Access off Newlands Road, Minor residential access road required with 2 points of access			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 94	Land at Pump Hollow Road, Forest Town		
Ward	Parish	Easting 456289	Northing 361746
Submission Type SHLAA	Area(ha) 1.9	Estimated Dwellings 57	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Currently an allotment site	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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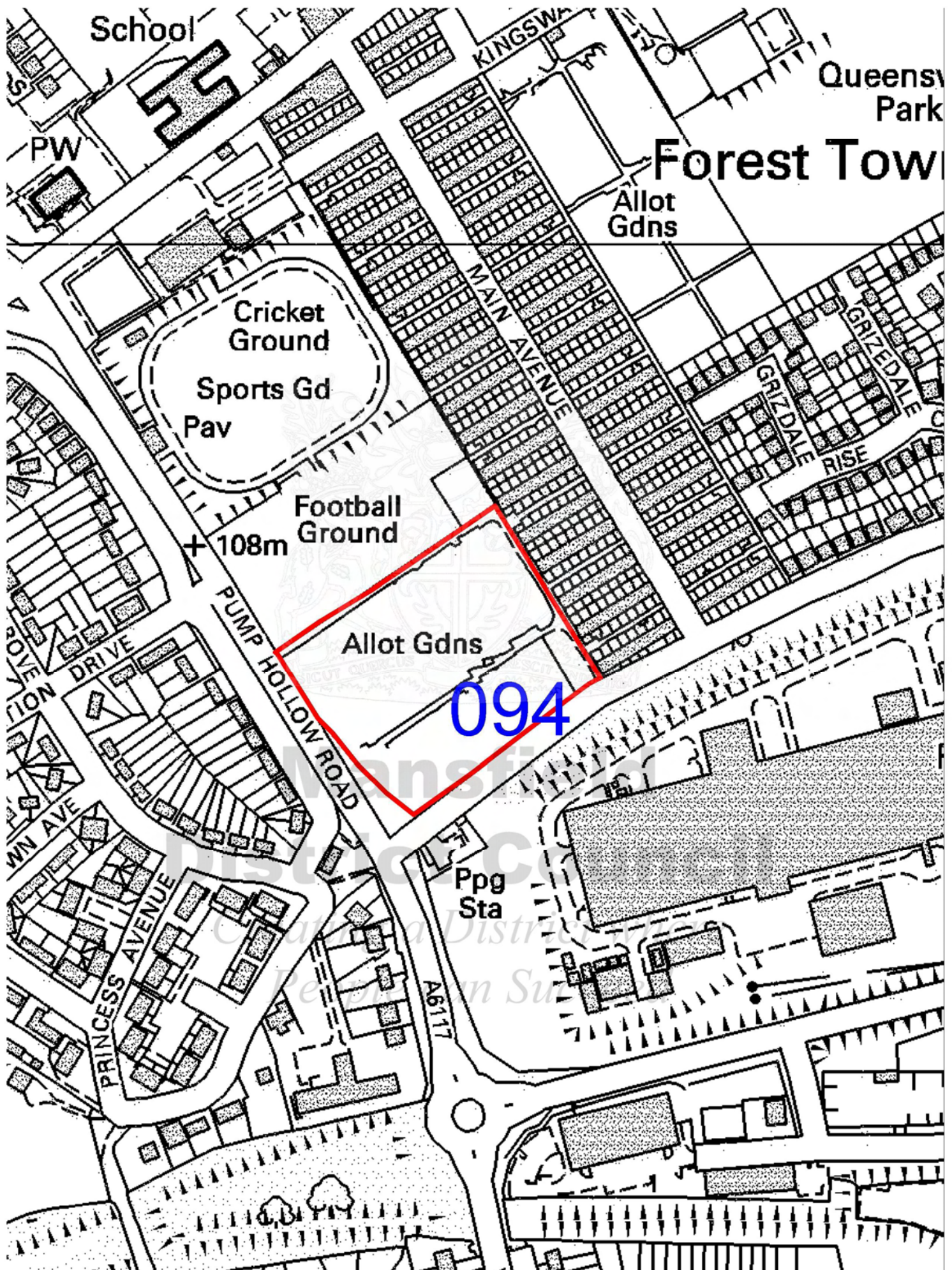
	Comments/Details
Known Developer Interest	No
as waiting to secure a planning permission	
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to meeting Allotment Strategy

This site is in a sustainable location within the urban area, however could only be considered should evidence indicate that the allotments are surplus to requirements, or that there is suitable alternative provision within the locality.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 95	Land R/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457217	Northing 362819
Submission Type SHLAA	Area(ha) 0.4	Estimated Dwellings 12	

A. SUITABILITY		Conclusion		The site is not suitable	
Character, Land Use and Location			Conclusion		The site is not suitable
Location	Urban fringe		Setting	Other	
Current Use	Open Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site is not suitable
Allocated/Designated	Other				
Site Specific Policy Ref					
General Policies	M12 (D) Strategic walks route, NE7 Sherwood Forest Special Landscape Area, NE9				
Existing Policy Conflicts	Woodlands				
Policy M12(d) relates to a strategic route which should not be compromised by new development. It may need to be incorporated into any development of the site. The site is covered by policy NE9 which protects woodlands from development where they are of amenity value or provide valuable wildlife habitats. Part of the site also falls within the Sherwood Forest Special Landscape Area, which aims to restrict inappropriate forms of development such as residential development. The local authority are aware that this policy requires reassessment. However, should there be a revision to the Sherwood Forest boundary this site is unlikely to be considered suitable for development due to its woodland character despite its location.					
Access to Services			Conclusion		The site may be suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	9 minutes	Primary School	No	1074 metres
Further Education	Yes	19 minutes	General Practitioner (GP)	No	1762 metres
Hospital	Yes	29 minutes	Employment	Yes	9 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		4129 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		555 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints			Conclusion		The site is not suitable
			Comments/Details		
Possible Neighbour Issues			None		
Topography			Slopes down un-naturally - rises up from footpath, lowest point to East, steep		
Boundary Treatments			Yes		
Trees					
Agricultural Land Quality			Not Applicable		
Possible Contamination Issues			Unknown		
Highway Engineers Comments by MDC			Access off Clipstone Drive, Minor/Shared surface residential road required.		
Flooding					
Environment Agency Fluvial Flood Zone			Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land					

Site Number 95	Land R/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457217	Northing 362819
Submission Type SHLAA	Area(ha) 0.4	Estimated Dwellings 12	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
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	Comments/Details
Listed/Local Interest Building	Yes
Scheduled ancient monument rear of the site.	
Natural Features	Yes
Trees / woodland	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Visible from Clipstone Drive and public footpath	
Impact On Existing	Yes
Strategic walks route	
Protected Habitats	Yes
Broadleaved woodland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent.	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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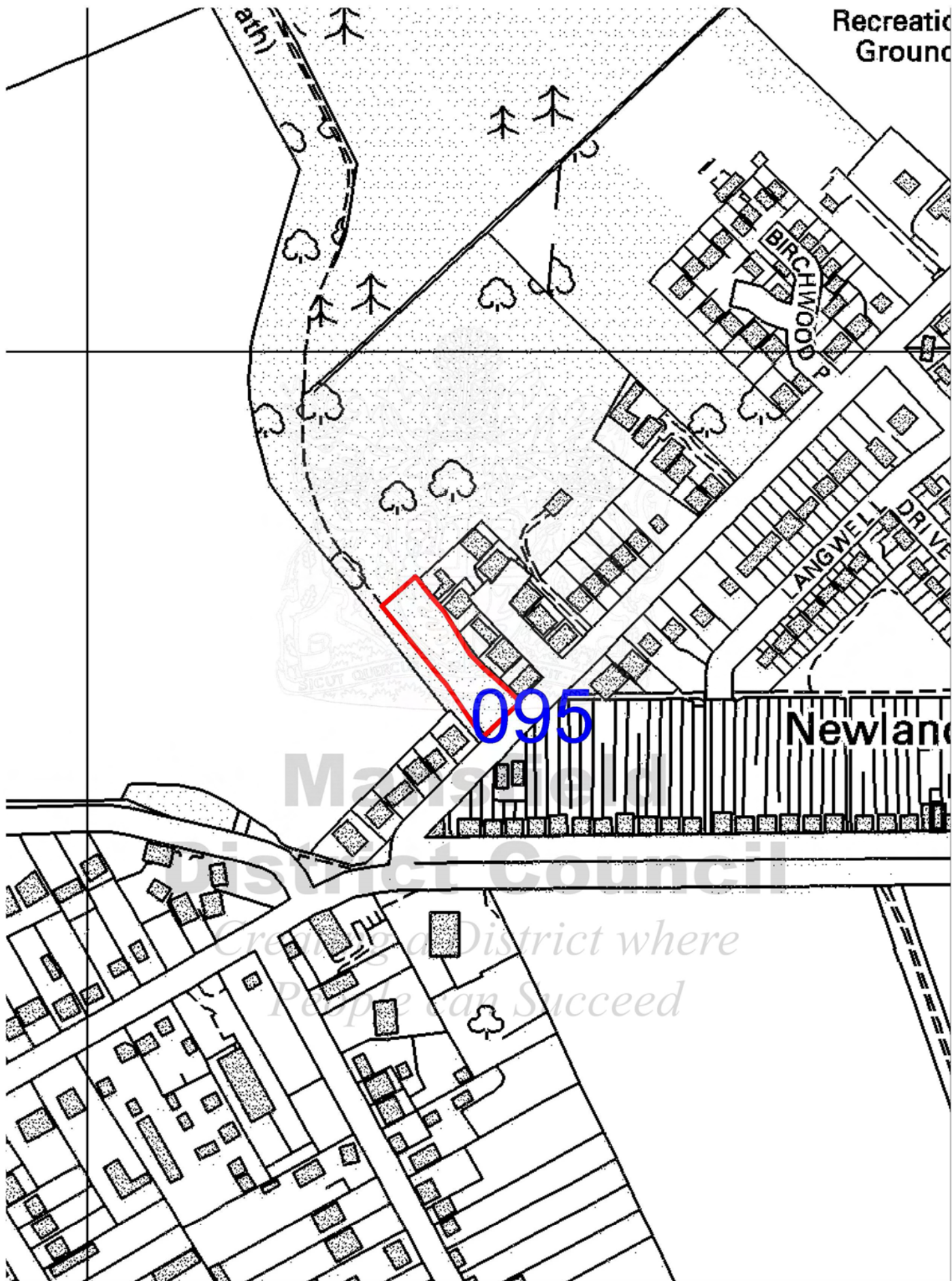
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is located on the urban fringe, and is woodland in character. There are policy constraints regarding the woodland nature of the site and its location in the Sherwood Forest Special Landscape Area. There is some concern about the distance from services. It is considered that there are more appropriate sites to develop which would not require significant clearance of established woodland.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 97	R/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457309	Northing 362928
Submission Type SHLAA	Area(ha) 0.1	Estimated Dwellings 3	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated	Other			
Site Specific Policy Ref	M12 (D) Strategic walks route			
General Policies				
Existing Policy Conflicts				

Site Number 97	R/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457309	Northing 362928
Submission Type SHLAA	Area(ha) 0.1	Estimated Dwellings 3	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
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	Comments/Details
Listed/Local Interest Building	Yes
Scheduled ancient monument rear of the site.	
Natural Features	Yes
Trees - Chestnut, Birch, Holly	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Impact upon woodland	
Impact On Existing	Yes
Strategic walks route	
Protected Habitats	Yes
Broadleaved woodland	
Tree Preservation Order	Yes
Conservation Area	Yes

<u>B. AVAILABILITY</u>	Conclusion
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent.	
Legal Issues	No
None known by owner/agent.	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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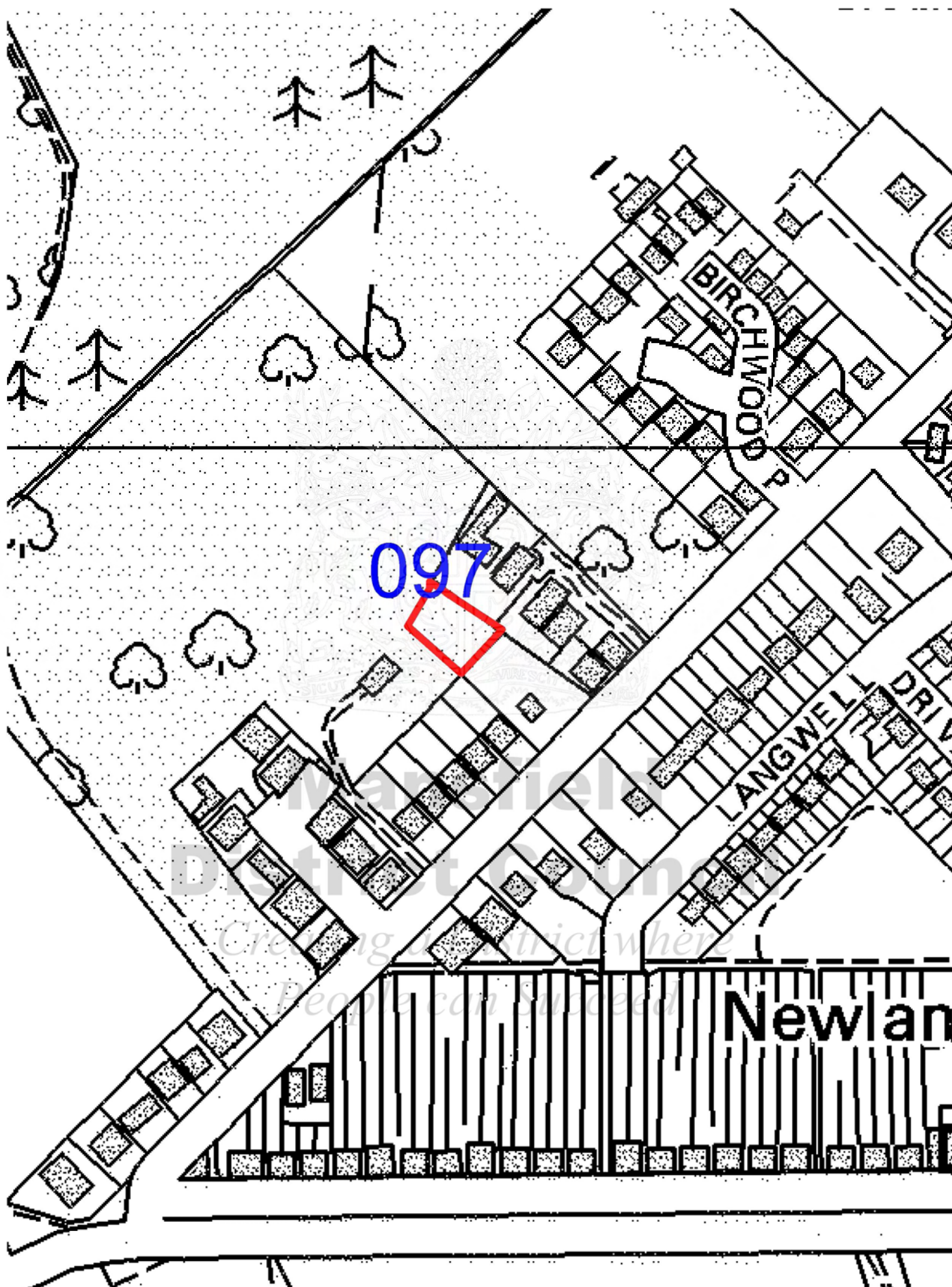
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is located within the urban boundary, but is woodland in character with limited means of access. There do not appear to be any policy constraints regarding development, but the woodland character would present a significant constraint.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	98	Land at Clipstone Road East, Clipstone		
Ward	Parish	Easting	458192	Northing 362588
Submission Type	SHLAA	Area(ha)	8.1	Estimated Dwellings 243

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe	Setting	Countryside		
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Open break/Green Wedge				
Site Specific Policy Ref	NE4 (c) Open break and landscape area				
General Policies	NE1				
Existing Policy Conflicts					
The site lies adjacent to the urban boundary. The site is affected by policy NE4(C) in the local plan which seeks to protect the open character of sensitive gaps between Forest Town and Clipstone. This policy is likely to be reviewed, and the need for the open break to be reassessed. In its urban fringe location the site may be considered appropriate for development should the policy be revised. Agricultural land quality for this area is not known at time of assessment.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	9 minutes	Primary School	Yes	658 metres
Further Education	Yes	29 minutes	General Practitioner (GP)	No	2826 metres
Hospital	No	39 minutes	Employment	Yes	9 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments		5193 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		378 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site is suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Slopes down from North to South. West to East- dips in the middle.			
Boundary Treatments		Yes			
Hedges and fencing approx 2m high					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by NCC		OK in principle - May require the following, significant S278 works, Off site highway works. Full Transport Assessment, Travel plan and network modelling would be required. Planning Contributions to NCC would be applicable.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		No			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		Yes			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 98	Land at Clipstone Road East, Clipstone		
Ward	Parish	Easting 458192	Northing 362588
Submission Type SHLAA	Area(ha) 8.1	Estimated Dwellings 243	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Hedges and trees adjacent site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	Yes
Arable Land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None stated by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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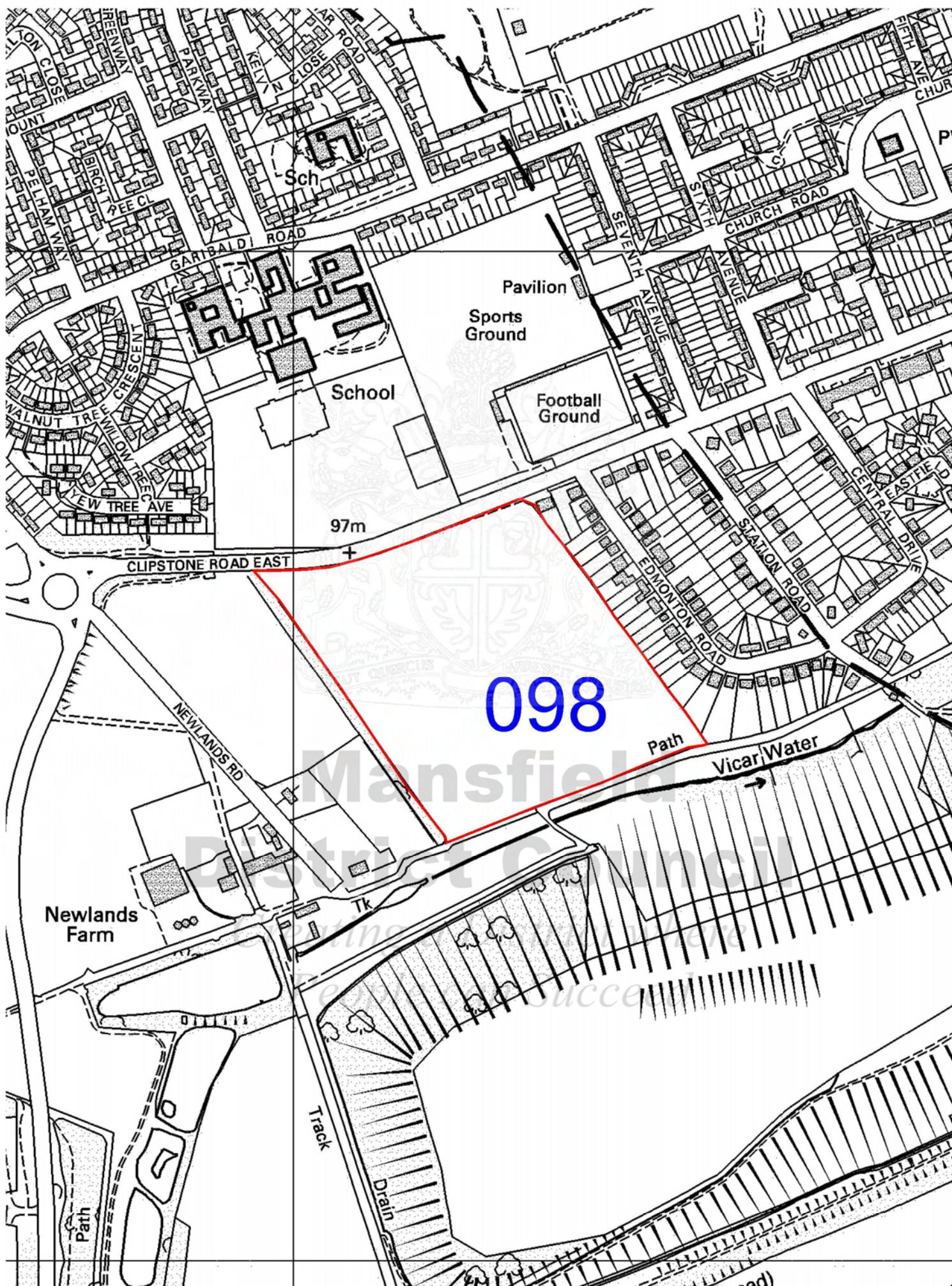
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and that an application for part of the site has already been granted, the remainder of the site offers limited opportunity to contribute to the dwelling requirements. There is a question over achievability as there does not appear to have been any developer interest. Significant land with planning permission in the area remains undeveloped.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	99	Land r/o Clipstone Drive, Forest Town		
Ward		Parish	Easting 457362	Northing 363078
Submission Type	SHLAA	Area(ha) 2.33	Estimated Dwellings 70	

A. SUITABILITY		Conclusion		The site is not suitable	
Character, Land Use and Location			Conclusion		The site is not suitable
Location	Urban fringe		Setting	Other	
Current Use	Vacant Land & Bldgs		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site is not suitable
Allocated/Designated		Other			
Site Specific Policy Ref					
General Policies		NE7 Sherwood Forest Special Landscape Area, NE9 WoodlandsM12 (D) Strategic walks route			
Existing Policy Conflicts					
Policy M12(d) relates to a strategic route which should not be compromised by new development. It may need to be incorporated into any development of the site. The site is covered by policy NE9 which protects woodlands from development where they are of amenity value or provide valuable wildlife habitats. The site also falls within the Sherwood Forest Special Landscape Area, which aims to restrict inappropriate forms of development such as residential development. The local authority are aware that this policy requires reassessment. However, should there be a revision to the Sherwood Forest boundary this site is unlikely to be considered suitable for development due to its woodland character despite its location.					
Access to Services			Conclusion		The site may be suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	9 minutes	Primary School	No	839 metres
Further Education	Yes	24 minutes	General Practitioner (GP)	No	2126 metres
Hospital	No	34 minutes	Employment	Yes	9 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		4493 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		210 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints			Conclusion		The site is not suitable
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Slopes in several locations. Primary drops to West, appears well drained. Info			
Boundary Treatments		Yes			
Fences, hedges and trees.		Small stone wall to Northern boundary.			
Agricultural Land Quality		Not Applicable			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by MDC		Access off Clipstone Drive, Minor residential access road required with 2 points of access. Footway improvement on Clipstone Drive may be required.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off					
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land					

Site Number 99	Land r/o Clipstone Drive, Forest Town		
Ward	Parish	Easting 457362	Northing 363078
Submission Type SHLAA	Area(ha) 2.33	Estimated Dwellings 70	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
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	Comments/Details
Listed/Local Interest Building	Yes
Scheduled ancient monument rear of the site.	
Natural Features	Yes
Mixed woodland including Silver Birch, sycamore, Sweet Chestnut and holly. Conifer woodland adjacent the site near playin	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Primarily from Clipstone Drive. Any development would have significant impact on trees.	
Impact On Existing	Yes
Strategic walks route	
Protected Habitats	Yes
Dry heath acid grassland, broadleaved woodland, scattered shrub.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent.	
Legal Issues	No
None known by owner/agent.	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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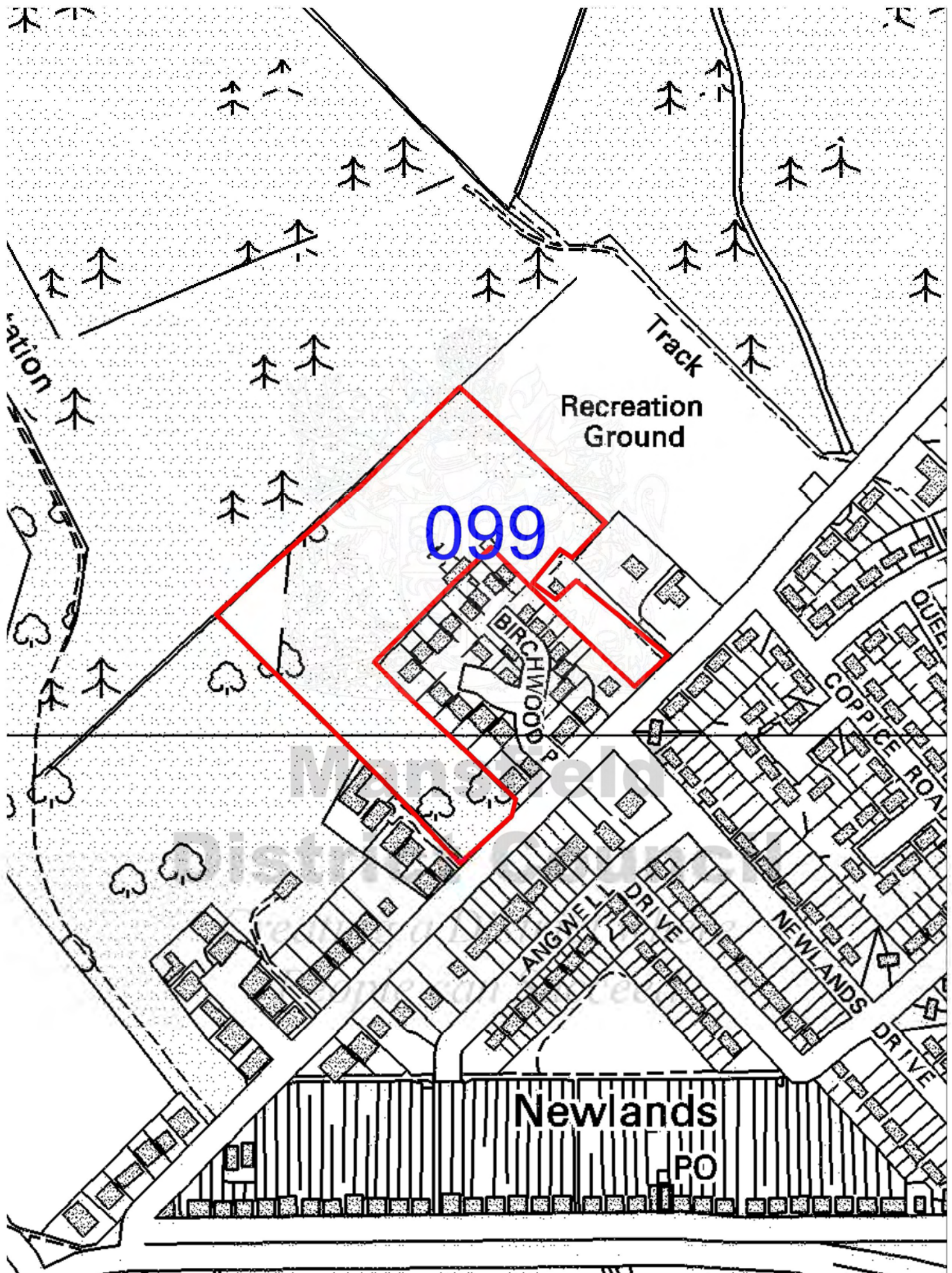
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is located on the urban fringe, and is woodland in character. There are policy constraints regarding the woodland nature of the site and its location in the Sherwood Forest Special Landscape Area. There is some concern about the distance from services. It is considered that there are more appropriate sites to develop which would not require significant clearance of established woodland.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	100	New Mill Lane, Forest Town		
Ward		Parish	Easting 457000	Northing 362947
Submission Type	SHLAA & LDF	Area(ha) 13.152	Estimated Dwellings 395	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is not suitable		
Location	Urban fringe	Setting	Countryside		
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Other				
Site Specific Policy Ref					
General Policies	NE11 - Greenwood Community Forest NE7 - Landscape protection area M12(D) - Strategic				
Existing Policy Conflicts	footpaths				
Protected from development by NE7 and NE11 although these policies are subject to review and currently would not be prejudicial to development. M12(d) is a strategic footpath and could be retained as part of the development of the site.					
Access to Services		Conclusion	The site may be suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	13 minutes	Primary School	No	1087 metres
Further Education	Yes	22 minutes	General Practitioner (GP)	No	1894 metres
Hospital	No	32 minutes	Employment	Yes	13 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments		4053 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield Woodhouse			
Green Space Strategy Comments		666 metres			
Green Space Standards		Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable		
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Undulating although general rise to level to South			
Boundary Treatments		Yes			
Mature trees,woodland. Hedges approx 1.5m high.					
Agricultural Land Quality		Unknown			
Possible Contamination Issues		Unknown			
Highway Engineers Comments by NCC	OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.				
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off		Yes			
Priority Area for Creating Green SUDS* (SFRA*)		No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number	100	New Mill Lane, Forest Town		
Ward		Parish	Easting 457000	Northing 362947
Submission Type	SHLAA & LDF	Area(ha) 13.152	Estimated Dwellings 395	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Woodland to East of the site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Loss of countryside	
Impact On Existing	Yes
NE11 - Greenwood Community Forest NE7 - Landscape protection area M12(D) - Strategic footpaths	
Protected Habitats	Yes
Arable land	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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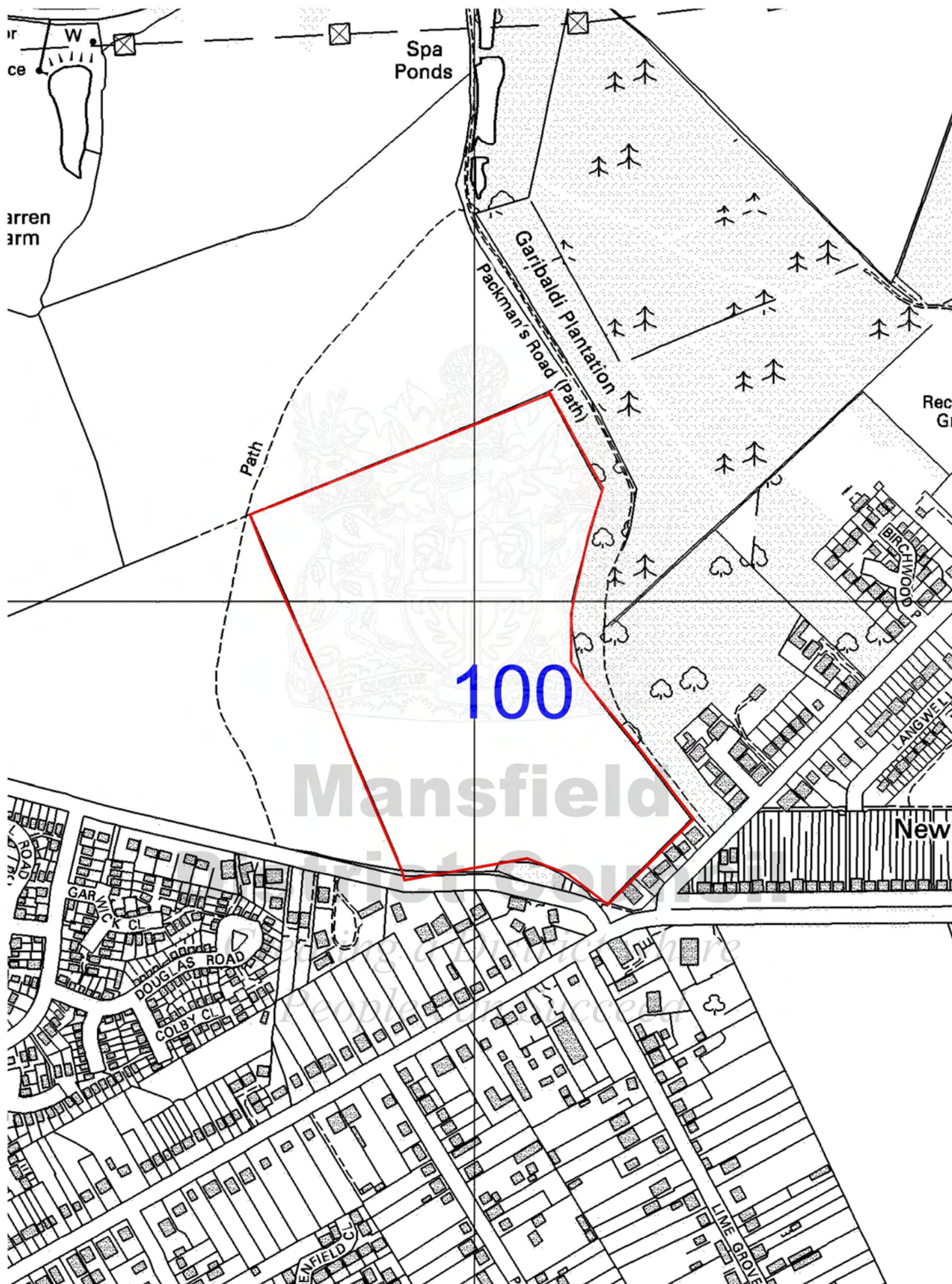
	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	101	Land at Old Mill Lane, Forest Town		
Ward	Peafields, Yeoman	Parish	Easting 455229.16	Northing 362647.29
Submission Type	MDC	Area(ha) 5.75	Estimated Dwellings 173	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe	Setting	Countryside		
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Open Space				
Site Specific Policy Ref					
General Policies	LNR6 -Maun Valley Park. NE5(A) Landscape protection area. LT1(r) - Public open space NE2				
Existing Policy Conflicts					
The Green Wedge value has yet to be re-assessed Although the area of this site covered by the Local Nature Reserve designation would need to remain undeveloped .Information held by MDC indicates that the site comprises 'best and most versatile agricultural land' . It is acknowledged however that this information is very out of date. It will need to be demonstrated that more suitable, lower grade land is not available in order for this site to be considered favourably.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	16 minutes	Primary School	No	827 metres
Further Education	Yes	16 minutes	General Practitioner (GP)	No	1636 metres
Hospital	Yes	30 minutes	Employment	Yes	11 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	2095 metres				
Proximity to Town Centre	Within 1km of a town centre				
Town Centre Comments	Mansfield Woodhouse				
Green Space Strategy Comments	331 metres				
Green Space Standards	Within 400m of publicly accessible green space				
Physical Constraints		Conclusion	The site may be suitable		
	Comments/Details				
Possible Neighbour Issues	None				
Topography	Rise to East sharp rise at Candlemass Cliff. Site rises to a peak along East boundary				
Boundary Treatments	Yes				
Wide range in height of trees 5-10m Some stone cliff boundaries to North					
Agricultural Land Quality	Grade 3 (Good-moderate)				
Possible Contamination Issues	Yes				
Landfill site - 1980 to 1986, Sewage processing - c1900 to 1940					
Highway Engineers Comments by NCC	OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 3b Functional Flood Plain				
A small area falls within zone 3a a larger area falls within zone 2 and 3b					
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	Yes				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 101	Land at Old Mill Lane, Forest Town		
Ward Peafields, Yeoman	Parish	Easting 455229.16	Northing 362647.29
Submission Type MDC	Area(ha) 5.75	Estimated Dwellings 173	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
LNR 6 Maun Valley	
Site of Important Nature Conservation (SINC)	Yes
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	Yes
Impact On Views	No
Loss of countryside	
Impact On Existing	Yes
Nature trail and protected open space	
Protected Habitats	No
Pasture and acid grassland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated as buildings on site	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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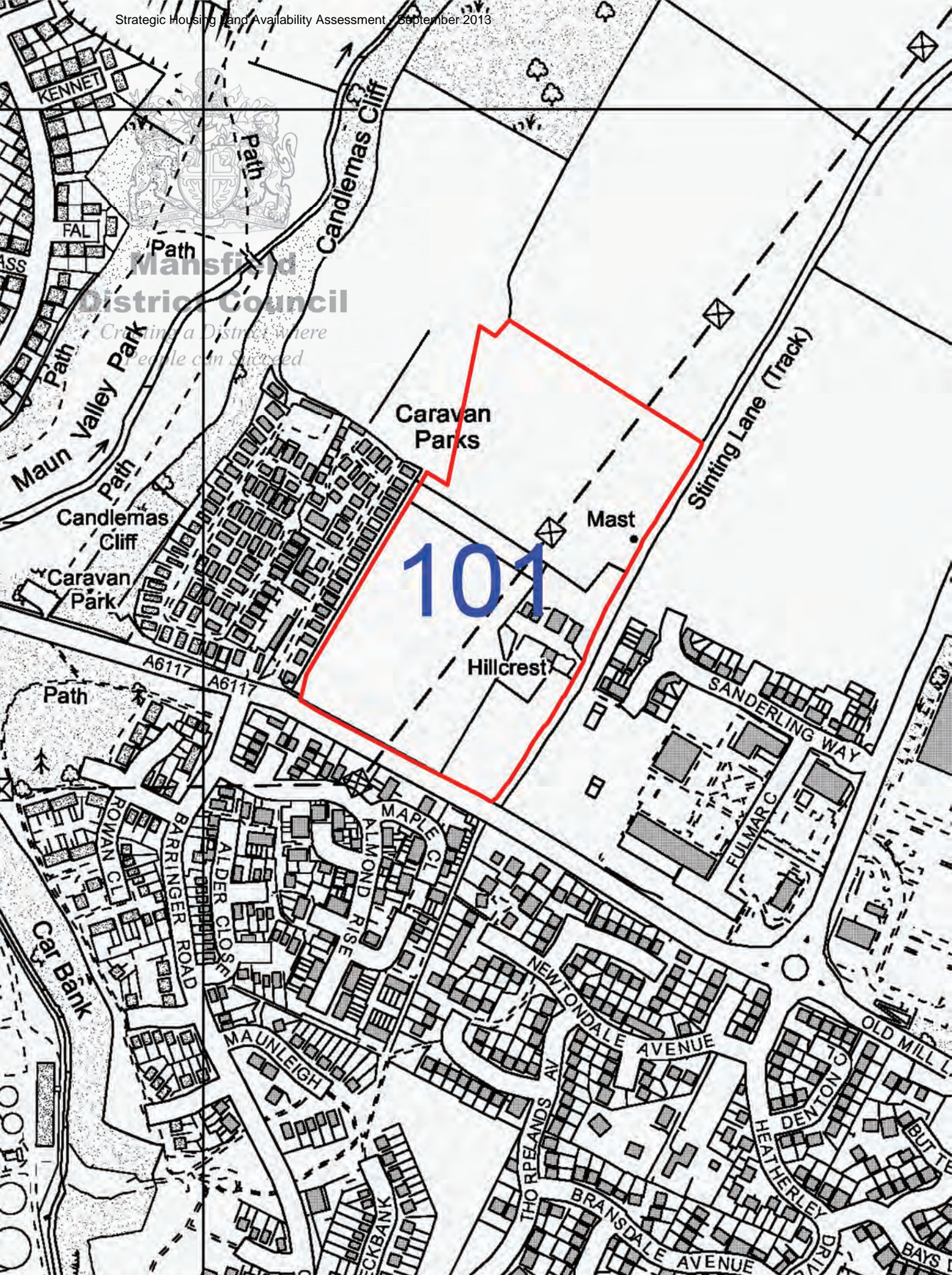
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 103 Helmsley Road,, Rainworth**Ward** **Parish** **Easting** 458212 **Northing** 358947**Submission Type** SHLAA & LDF **Area(ha)** 1.214 **Estimated Dwellings** 36**A. SUITABILITY** **Conclusion** The site is suitable**Character, Land Use and Location** **Conclusion** The site is suitable**Location** Urban fringe**Setting** Countryside**Current Use** Residential**PDL*/Greenfield** PDL**Houses Per Hectare** 30**Policy (1998 Adopted Local Plan)** **Conclusion** The site may be suitable**Allocated/Designated** Not Allocated**Site Specific Policy Ref****General Policies** NE1**Existing Policy Conflicts**

The site lies on the urban fringe immediately adjacent of the urban boundary and would require the urban boundary to change to accord with policy.

Access to Services **Conclusion** The site is suitable

Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School Yes	10 minutes	Primary School Yes	272 metres
Further Education Yes	9 minutes	General Practitioner (GP) No	1531 metres
Hospital Yes	25 minutes	Employment Yes	7 minutes

Proximity to Major Transport Node (Bus or Train Station) Over 1km from a major public transport node**Transport Node Comments** 5497 metres**Proximity to Town Centre** Over 1km from a town centre**Town Centre Comments** Mansfield TC**Green Space Strategy Comments** 701 metres**Green Space Standards** Within 800m of publicly accessible green space**Physical Constraints** **Conclusion** The site is suitable**Comments/Details****Possible Neighbour Issues** None**Topography** Flat site**Boundary Treatments** Yes

Various boundary treatments. Conifers to North and West

Agricultural Land Quality Not Applicable**Possible Contamination Issues** Unknown**Highway Engineers** Minor residential road required.**Comments by MDC****Flooding****Environment Agency Fluvial Flood Zone** Zone 1 Low Probability**Area Subject to Flooding Due to Concentrated Run-Off** No**Priority Area for Creating Green SUDS* (SFRA*)** No**Priority Restoration Within Low Flow Catchment Area (SFRA*)** No

* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land

Site Number 103	Helmsley Road,, Rainworth		
Ward	Parish	Easting 458212	Northing 358947
Submission Type SHLAA & LDF	Area(ha) 1.214	Estimated Dwellings 36	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Adjacent SINC Site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Open to countryside	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Owner/agent advised immediate availability	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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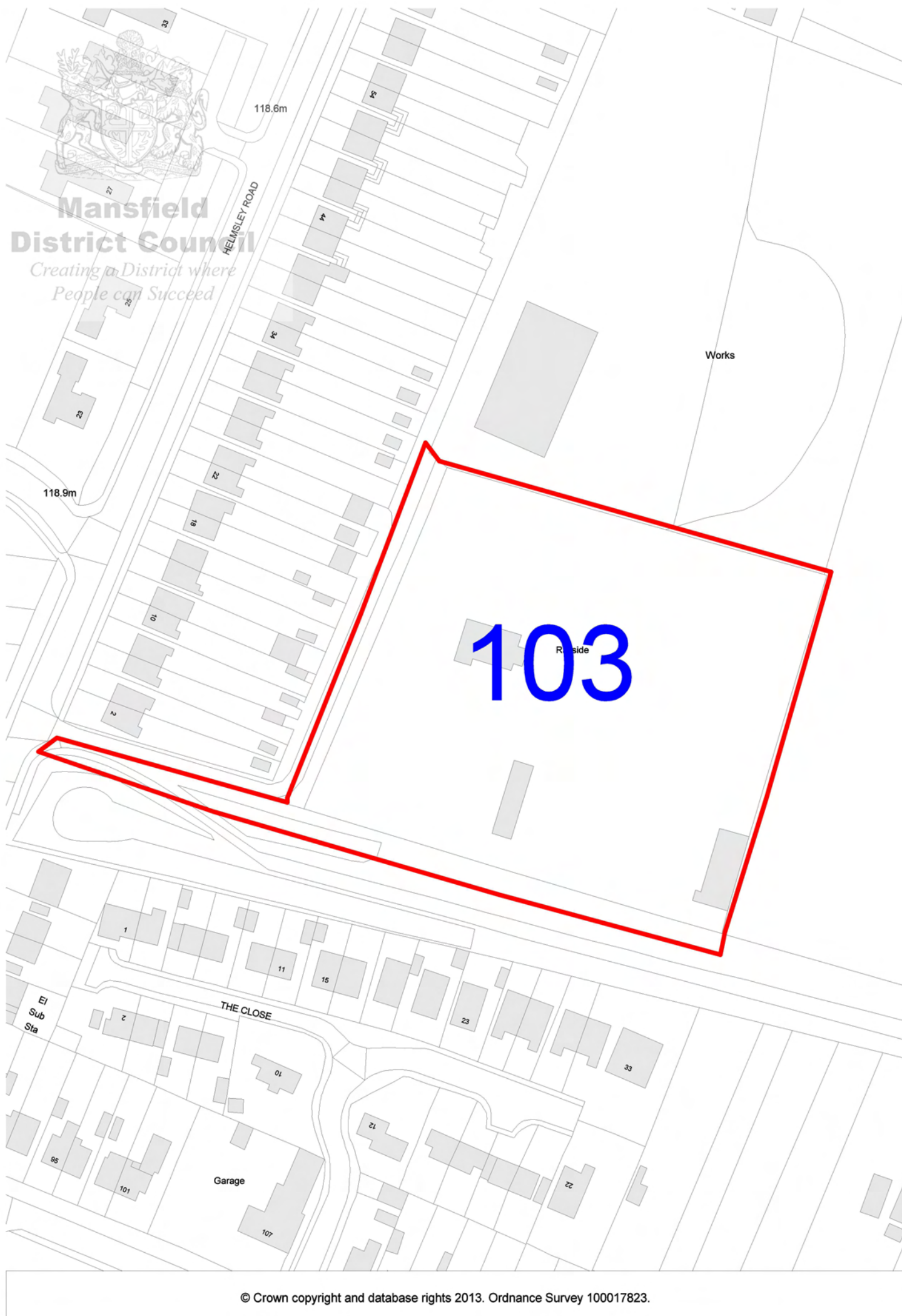
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Only constrained by urban boundary

This site is considered suitable and although it currently lies outside the urban boundary as shown on the 1998 Local Plan, it is considered appropriate to revise the boundary in this location in order to take account of existing built development to better define where it is appropriate to apply open countryside policies.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	104	Land at Jubilee Way South, Mansfield		
Ward		Parish	Easting 457060.51	Northing 359486.89
Submission Type	MDC	Area(ha) 12.5	Estimated Dwellings 0	

A. SUITABILITY		Conclusion		The site is not suitable	
Character, Land Use and Location			Conclusion		The site is suitable
Location	Urban fringe		Setting	Other	
Current Use	Land & Bldgs in Use		PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)			Conclusion		The site is not suitable
Allocated/Designated		Other			
Site Specific Policy Ref		E5 (J) Employment			
General Policies		Sherwood Forest special landscape area.			
Existing Policy Conflicts					
Part of this site has already been developed for employment use with much of the remainder being used for quarry use/activities. Restoration conditions apply to the site which have been designed to make the most effective use of available substrate materials to create a landscape appropriate in ecological, cultural and land use terms. The habitats of the Sherwood Forest Natural Areas are unusual and should be conserved and enhanced. The restoration strategy for Ratcher Hill offers an opportunity to extend these valuable communities and create diversity of species and habitats on land that has been degraded for many years.					
Access to Services			Conclusion		The site is suitable
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk		Distance
Secondary School	Yes	20 minutes	Primary School	No	1028 metres
Further Education	Yes	10 minutes	General Practitioner (GP)	Yes	692 metres
Hospital	Yes	28 minutes	Employment	Yes	10 minutes
Proximity to Major Transport Node (Bus or Train Station)			Over 1km from a major public transport node		
Transport Node Comments		4886 metres			
Proximity to Town Centre		Over 1km from a town centre			
Town Centre Comments		Mansfield TC			
Green Space Strategy Comments		269 metres			
Green Space Standards		Within 400m of publicly accessible green space			
Physical Constraints			Conclusion		The site may be suitable
		Comments/Details			
Possible Neighbour Issues		None			
Topography		Part quarry site set in level quarry floor - step access road from Southwell Road			
Boundary Treatments		Yes			
Site enclosed by metal railings - planting around site boundary.					
Agricultural Land Quality		Not Applicable			
Possible Contamination Issues		Yes			
Roadstone Coating - Authorised date 1993, Sand Quarrying and Drying - Authorised date 1993, Concrete Batching Authorised date 1992, (adj. Railway land - pre1917 to c1965)					
Highway Engineers Comments by MDC/NCC		MDC - Residential local distributor road required with 2 points of access, possibly linking Southwell Road West to Jubilee Way South. Existing link off Southwell Road West is not publicly maintainable. NCC -OK in principle - Would require the following, significant S278 works, multiple points of access onto adjoining route. Possible Signalised junctions or Roundabouts. Off site highway works. Full Transport Assessment, Travel plans and network modelling would be required. Planning Contributions to NCC would be applicable.			
Flooding					
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off			No		
Priority Area for Creating Green SUDS* (SFRA*)			No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)			No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 104	Land at Jubilee Way South, Mansfield		
Ward	Parish	Easting 457060.51	Northing 359486.89
Submission Type MDC	Area(ha) 12.5	Estimated Dwellings 0	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Three areas of water to the North of the site. Adjacent SINC site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Former quarry low level development would have no impact.	
Impact On Existing	No
Protected Habitats	Yes
Reservoir and broadleaved woodland.	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site is not available
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated as buildings site	
Legal Issues	Not known
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

This area contains areas of undeveloped land considered suitable for new employment uses.

* Site has been assessed using MDC Residual Value Method to estimate financial viability

Site Number 105 125-147 Southwell Road East, Rainworth**Ward** **Parish** **Easting** 458291 **Northing** 358815**Submission Type** SHLAA **Area(ha)** 0.96 **Estimated Dwellings** 29

A. SUITABILITY		Conclusion	The site is suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Land & Bldgs in Use		PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable		
Allocated/Designated	Not Allocated				
Site Specific Policy Ref					
General Policies					
Existing Policy Conflicts					

Site Number 105	125-147 Southwell Road East, Rainworth		
Ward	Parish	Easting 458291	Northing 358815
Submission Type SHLAA	Area(ha) 0.96	Estimated Dwellings 29	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Adjacent SINC site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Disused railway to rear of the site	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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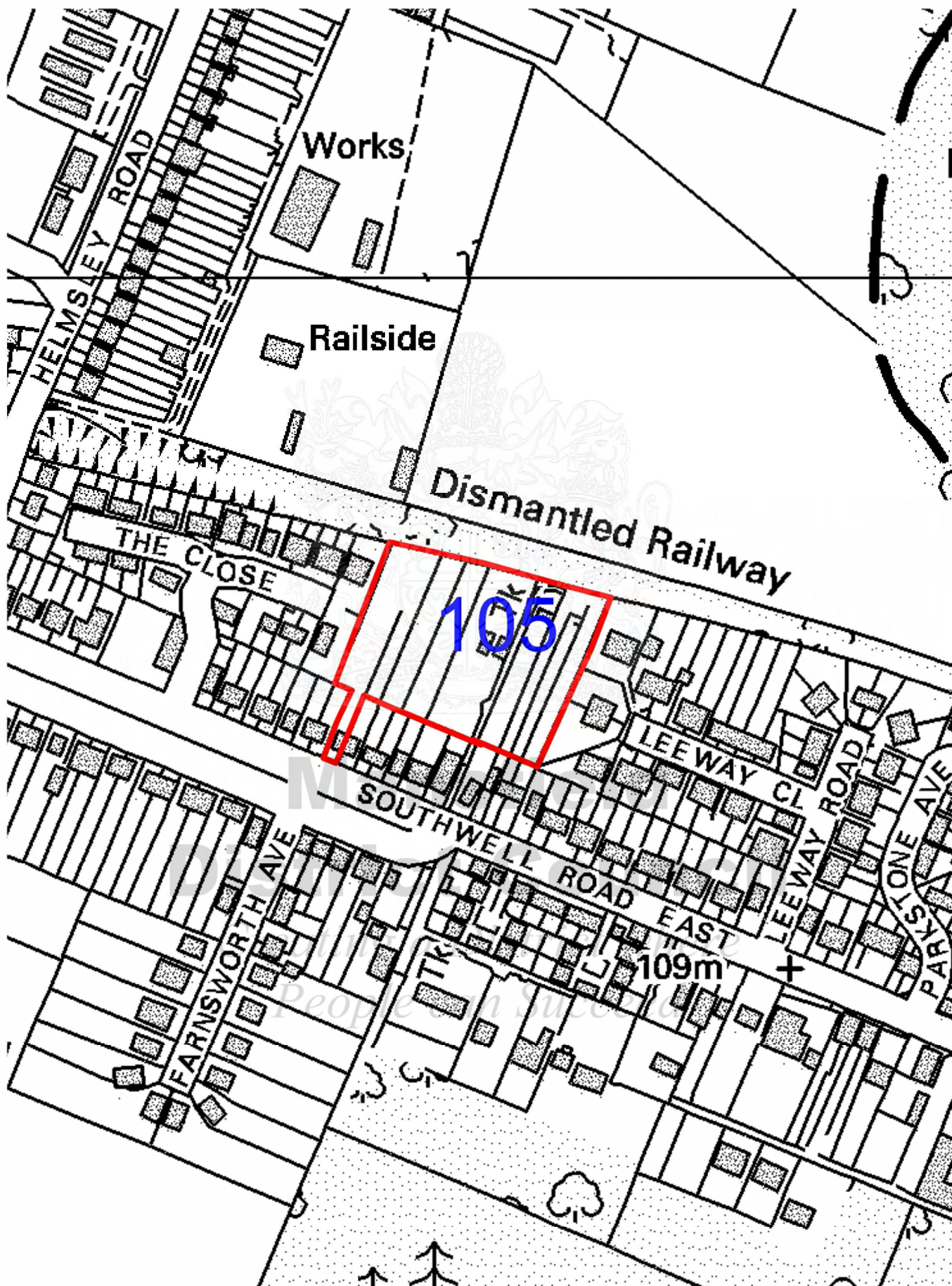
	Comments/Details
Known Developer Interest	Yes
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

This site is considered suitable for housing development, however is in multiple ownership which means it could be difficult to get agreement which would lead to development. It should be reported that comments received from the Environment Agency indicate that any railway culverts should be investigated to ensure surface water flooding risk is not an issue. Due to multiple ownership the figures are not included within the updated 5 year land supply, but should an application be forthcoming would be considered appropriate in principle.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	108	Land at Eakring Road, Mansfield		
Ward		Parish	Easting 457159	Northing 361268
Submission Type	SHLAA	Area(ha) 3.3	Estimated Dwellings 0	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site may be suitable		
Location	Urban fringe		Setting	Countryside	
Current Use	Vacant Land		PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable		
Allocated/Designated	Other				
Site Specific Policy Ref	LT12 (A) Former Mansfield colliery				
General Policies	NE7 - Sherwood Forest special landscape area				
Existing Policy Conflicts					
The site is currently protected as recreational land by saved policy LT12. Will be subject to review as part of the Green Infrastructure assessment. The site also falls within the current Sherwood Forest special landscape area, however the local authority are aware that this policy requires reassessment.					
Access to Services		Conclusion	The site may be suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	24 minutes	Primary School	Yes	775 metres
Further Education	Yes	15 minutes	General Practitioner (GP)	No	1817 metres
Hospital	No	35 minutes	Employment	Yes	11 minutes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node			
Transport Node Comments	4019 metres				
Proximity to Town Centre	Over 1km from a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	965 metres				
Green Space Standards	Within 1500m of publicly accessible green space				
Physical Constraints		Conclusion	The site may be suitable		
		Comments/Details			
Possible Neighbour Issues	Adjacent industrial estate				
Topography	Sloping site, Land regraded? Some water draining through site				
Boundary Treatments	Yes				
Wall- acoustic barrier adjacent residential development, fences and hedges					
Agricultural Land Quality	Not Applicable				
Possible Contamination Issues	Yes				
Colliery - c1905 to c1995, Railway land - pre1917 to c1965					
Highway Engineers Comments by MDC	Access off Eakring Road. Minor residential access road required with 2 points of access. Eakring Road will require upgrading to 5.5m wide with footways on both sides.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA: Strategic Flood Risk Assessment * SUDS: Sustainable Urban Drainage Systems * PDL: Previously Developed Land					

Site Number 108	Land at Eakring Road, Mansfield		
Ward	Parish	Easting 457159	Northing 361268
Submission Type SHLAA	Area(ha) 3.3	Estimated Dwellings 0	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Edge of the urban area	
Impact On Existing	Yes
land protected	
Protected Habitats	Yes
Broad leaved woodland and gorse scrub	
Tree Preservation Order	Yes
TPO-18	
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	5-10 years
Estimated by owner/agent	
Legal Issues	No
None known by owner/agent	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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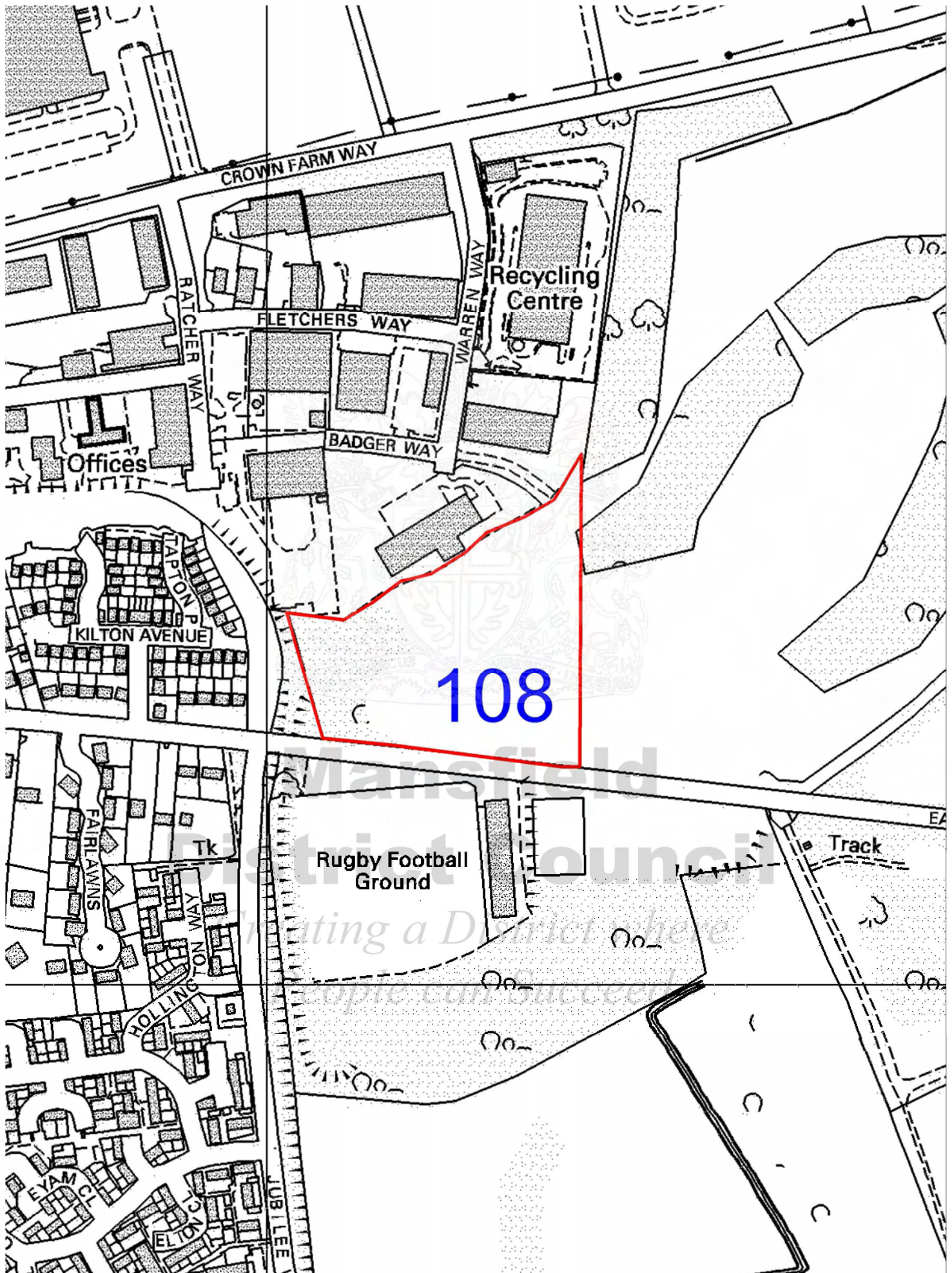
	Comments/Details
Known Developer Interest	No
Waiting to secure a planning permission before introducing site to the market.	
Developer Investment	Yes
ATH Regeneration	
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

This area would provide a suitable extension to Crown Farm for employment purposes. It is not required for residential purposes to meet the locally agreed housing figure.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	109	Land at Woburn Road, Pleasley		
Ward		Parish	Easting 451153	Northing 364006
Submission Type	MDC	Area(ha) 2.037	Estimated Dwellings 61	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Vacant Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT1 (N) Major public open space			
General Policies	NE11 Greenwood Community Forest			
Existing Policy Conflicts				
Although the site is covered by policy LT1 in the adopted Local Plan the site appears no longer used for pitch provision. The site is not ideally located for general recreational use.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	19 minutes - 3096 m	Primary School	Yes 331 metres - 4 minu
Further Education	Yes	19 minutes - 3866 m	General Practitioner (GP)	No 1910 metres - 12 mi
Hospital	Yes	29 minutes - 4695 m	Employment	Yes 23 minutes - 3499 m
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments		3555 metres - 23 minutes		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield TC		
Green Space Strategy Comments		340 metres		
Green Space Standards		Within 400m of publicly accessible green space		
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues		none		
Topography		Slight slope rising from SE - NW		
Boundary Treatments		Yes		
Metal fencing, hedges and post and wire fencing.				
Agricultural Land Quality		Unknown		
Possible Contamination Issues		No		
Highway Engineers Comments by MDC/NCC		Woburn road adopted to a point adjacent to No. 46.Woburn Road would require improvement to adoptable standard (Residential access road). Residential access road required on site.NCC observations-OK in principle - Would require S278/S38 works and agreements, Off site highway works, Road to the site would require making up to adoptable standards. Possible S106 (TIPS Contribution would be requested).		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 109	Land at Woburn Road, Pleasley		
Ward	Parish	Easting 451153	Northing 364006
Submission Type MDC	Area(ha) 2.037	Estimated Dwellings 61	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No

Natural Features	No
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None of note open fields with hedged boundaries.

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Loss of views of open countryside to a limited number of residents on Woburn Avenue

Impact On Existing	Yes
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The site is currently allocated as LT1 and used as football pitches and public open space.

Protected Habitats	No
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Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	0-5 years

Legal Issues	No
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Availability Other Issues	No
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<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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	Comments/Details
Known Developer Interest	No

Developer Investment	No
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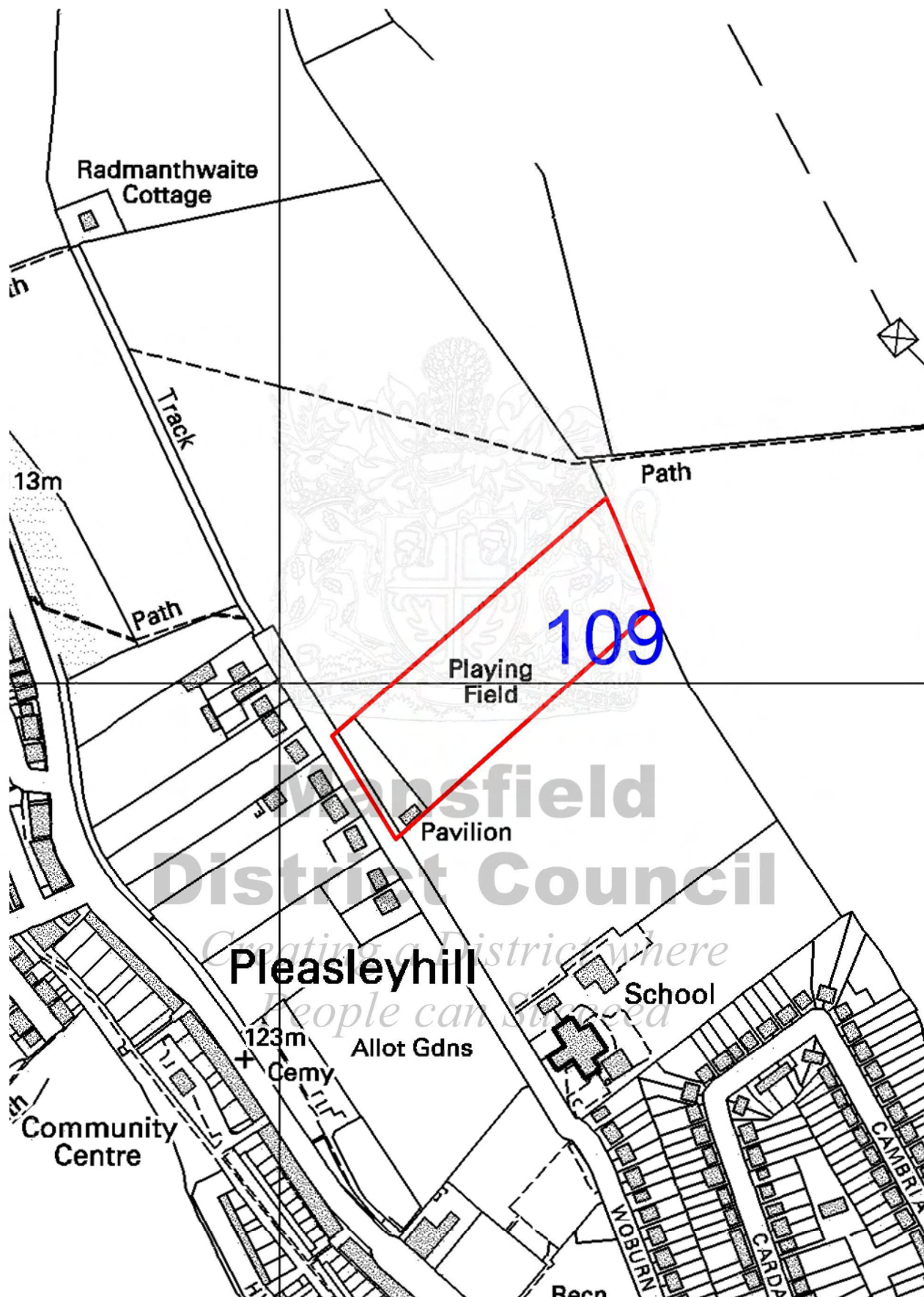
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 110	Land to the North of 100 Wood Lane, Church Warsop		
Ward	Parish Warsop Parish	Easting 455700	Northing 369105
Submission Type SHLAA	Area(ha) 1.61	Estimated Dwellings 48	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Building in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref	Not designated			
General Policies	Not designated			
Existing Policy Conflicts				

Site Number 110	Land to the North of 100 Wood Lane, Church Warsop		
Ward	Parish Warsop Parish	Easting 455700	Northing 369105
Submission Type SHLAA	Area(ha) 1.61	Estimated Dwellings 48	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No

Natural Features	Yes
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Mature trees on Wood Lane. Adjacent to ancient woodland (AW-007)

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Loss of open countryside views for approx 12 properties.

Impact On Existing	No
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Protected Habitats	No
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Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years

Legal Issues	No
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Availability Other Issues	Yes
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The land would be made available for sale. Residential development of the site would remove the existing industrial which is immediately adjacent to the residential.

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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	Comments/Details
Known Developer Interest	Yes

Developer Investment	No
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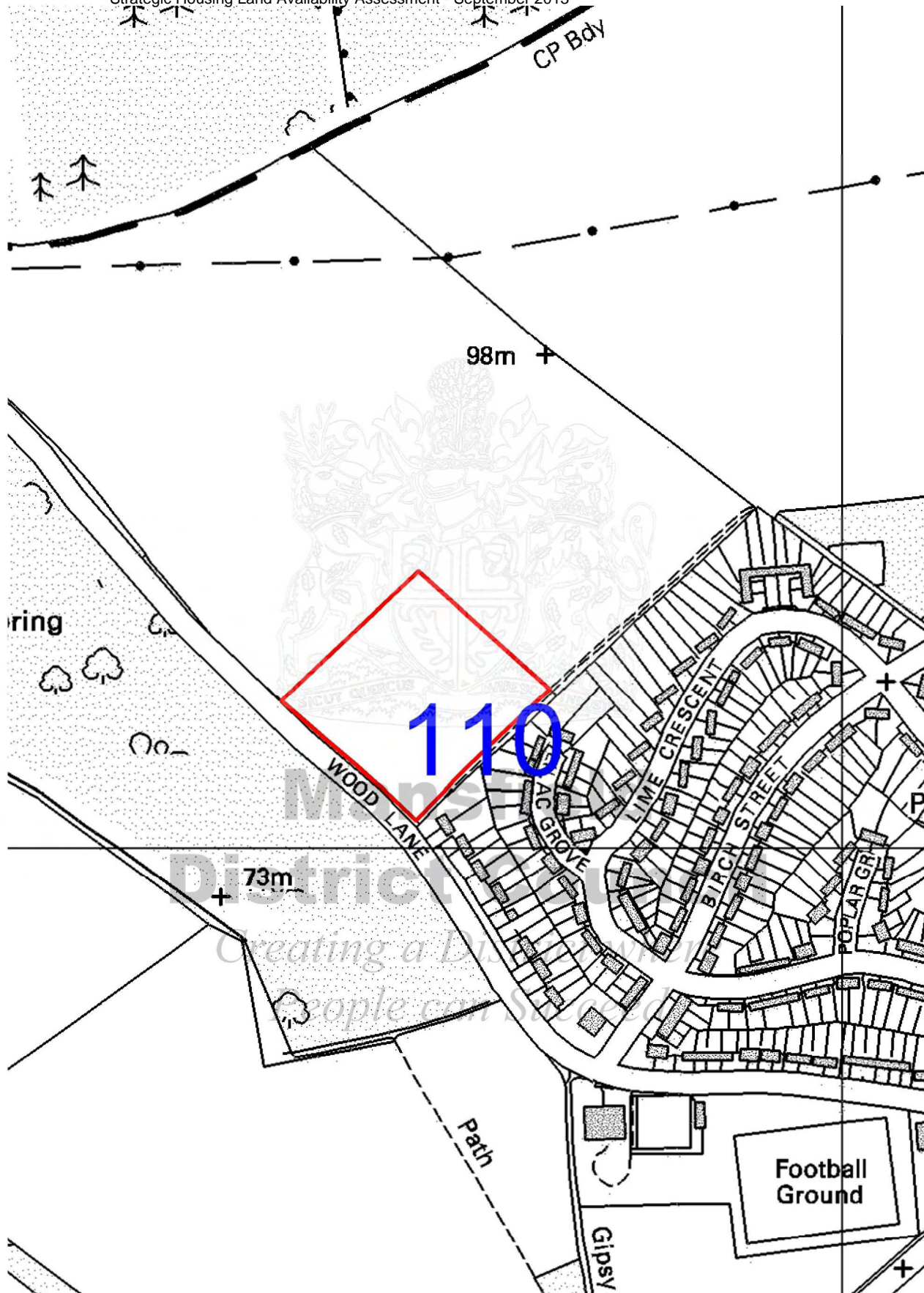
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 112	North MARR, Pleasley		
Ward Penniment, Bull Far	Parish	Easting 450494	Northing 362791
Submission Type SHLAA	Area(ha) 385.45	Estimated Dwellings 4,844	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Separated from settlement boundary		Setting	Countryside
Current Use	Open Land		PDL*/Greenfield	Greenfield
			Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref	No			
General Policies	NE11			
Existing Policy Conflicts				

Site Number 112	North MARR, Pleasley		
Ward Penniment, Bull Far	Parish	Easting 450494	Northing 362791
Submission Type SHLAA	Area(ha) 385.45	Estimated Dwellings 4,844	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	Yes
There are 9 listed bldgs within this site	
Natural Features	Yes
Best and most versatile land throughout the site.	
Site of Important Nature Conservation (SINC)	Yes
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Views of open farm land from various points. Views to Pleasley Headstock. A number of listed buildings on the site depend	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	Yes
Some developers already have options as part of the site	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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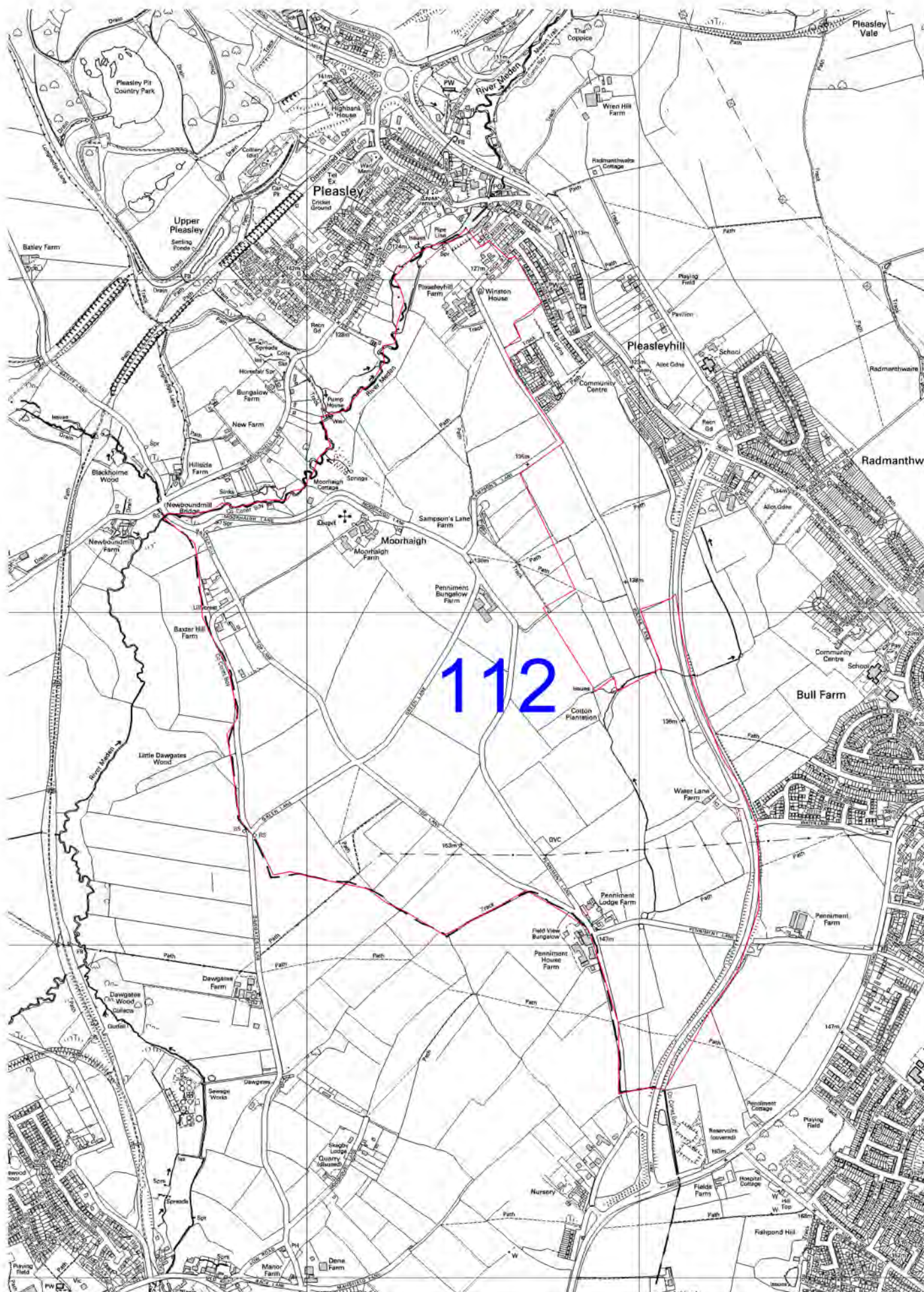
	Comments/Details
Known Developer Interest	Yes
The first phase of this scheme has already been promoted through a European tender process led by MDC and the Browns.	
Developer Investment	Yes
Considered Financially Viable *	Yes

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 113	Land at Windmill Lane, Mansfield		
Ward	Parish	Easting 454366	Northing 361925
Submission Type MDC	Area(ha) 1.25	Estimated Dwellings 38	

A. SUITABILITY		Conclusion	The site is suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	NE11			
Existing Policy Conflicts				
Although there are no major planning policy issues on this site, the current use of the site as the council's nursery means that there are wider council issues as to the future of nursery provision within the district.				

Site Number 113	Land at Windmill Lane, Mansfield		
Ward	Parish	Easting 454366	Northing 361925
Submission Type MDC	Area(ha) 1.25	Estimated Dwellings 38	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Garden centre	
Protected Habitats	No
Tree Preservation Order	Yes
TPO-028	
Conservation Area	Yes
The Park C/A	

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Any development of this site is dependant on the authorities decision on Nursery provision .	
Legal Issues	No
Availability Other Issues	Yes
As there are no policy objections to this site coming forward the site can be included within the 5 year land supply providing the land is definitely available.	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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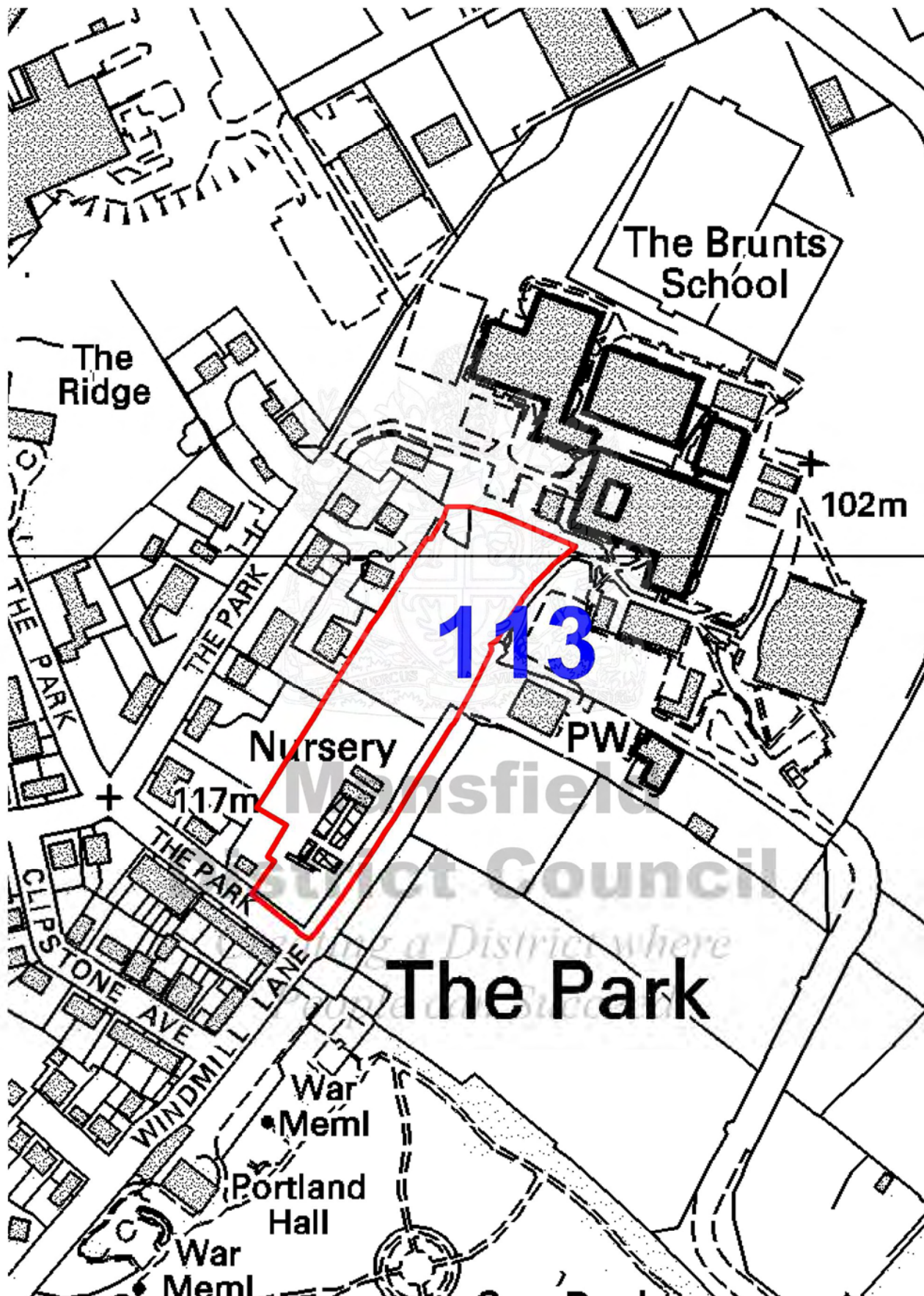
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

The site lies within the existing urban boundary close to the Town centre.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 115	Land off Flint Avenue, Forest Town West		
Ward	Parish	Easting 456042	Northing 362387
Submission Type MDC	Area(ha) 1.344	Estimated Dwellings 16	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT9 (G)			
General Policies	NE11			
Existing Policy Conflicts				
Site was proposed in the 1998 adopted Local plan as open space that would facilitate network of recreational areas and footpath links. However the site is in a poor state and there is no network connection to open space to the north as access is not available. The site is undulating to the extent that a significant part of the site is unsuitable for provision of formal facilities such as a multi use games area (MUGA) or standard play equipment, unless existing levels were radically altered.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	1211 metres - 11 mi	Primary School	Yes 326 metres - 5 minu
Further Education	Yes	2412 metres - 16 mi	General Practitioner (GP)	Yes 611 metres - 8 minu
Hospital	Yes	3862 metres - 24 mi	Employment	Yes 277 metres - 11 min
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments		3349 metres - 19 minutes		
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments		Mansfield TC		
Green Space Strategy Comments		462 metres		
Green Space Standards		Within 800m of publicly accessible green space		
Physical Constraints		Conclusion	The site is suitable	
		Comments/Details		
Possible Neighbour Issues				
Topography		Undulating site. (i.e. not flat enough for pitch provision)		
Boundary Treatments		Yes		
Mostly residential fencing panels 1.8m high hedging to Northern boundary.				
Agricultural Land Quality		Not Applicable		
Possible Contamination Issues		No		
Highway Engineers Comments by MDC/NCC		Access off Flint Avenue, Residential access road required.NCC observations-OK in principle - Would require S278/S38 works and agreements, Off site highway works, Road to the site would require making up to adoptable standards. ITPS Contribution would be requested		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 115	Land off Flint Avenue, Forest Town West		
Ward	Parish	Easting 456042	Northing 362387
Submission Type MDC	Area(ha) 1.344	Estimated Dwellings 16	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing Designated as LT9	Yes
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	No
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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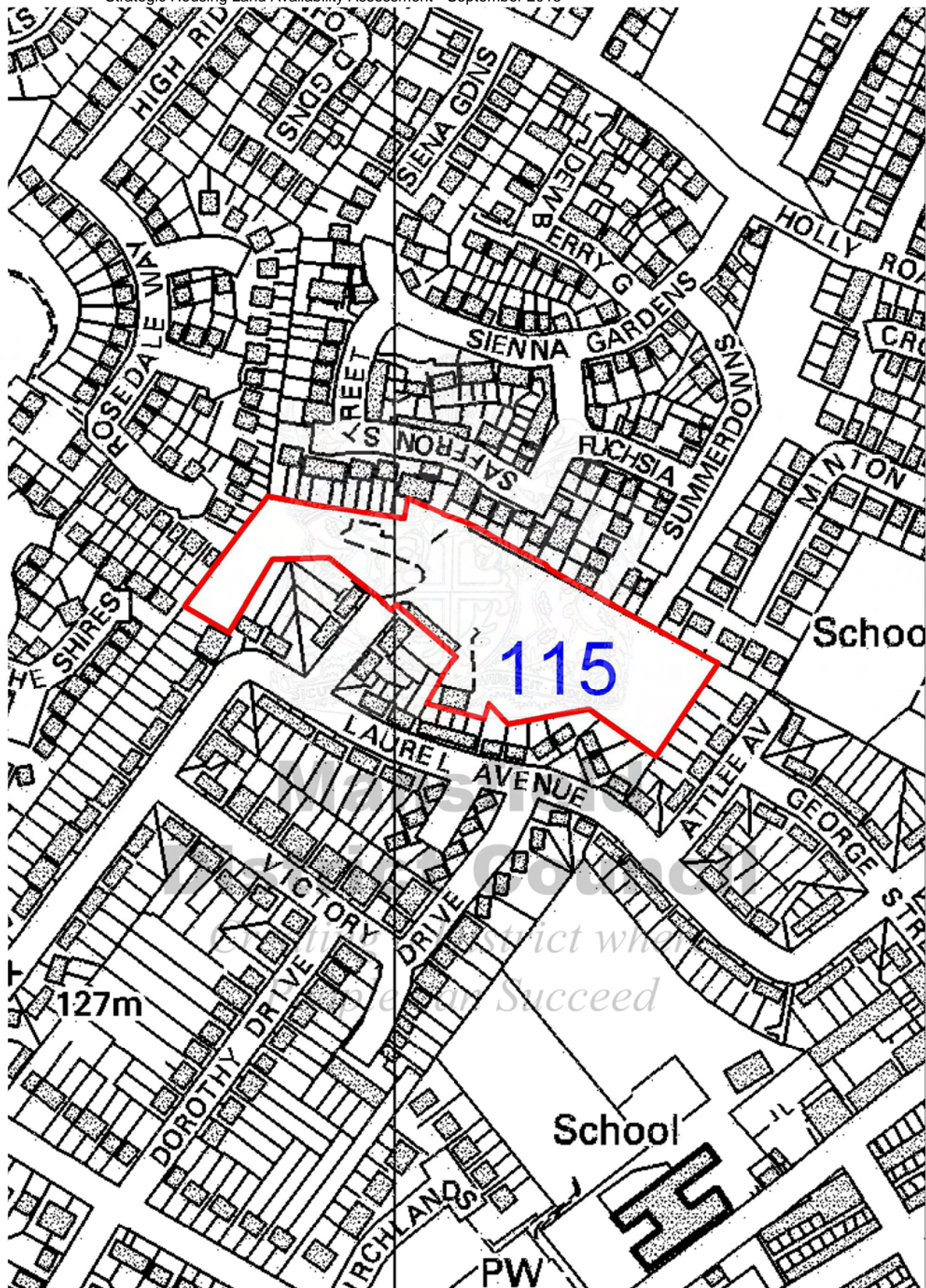
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to Open Space Requirements

The site appears to offer very little in its current state in terms of valuable open space. Access to other areas designed as part of an open space network has been compromised in that that access has been blocked up by boundary treatment. It may be possible to re-work the area to allow for limited development and upgrading / improvements to remaining parts of the site. The anticipated dwelling numbers reflect only a proportion of the site being developed.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 116	Land at Brick Kiln Lane, Mansfield		
Ward	Parish	Easting 451445	Northing 361350
Submission Type MDC	Area(ha) 2.873	Estimated Dwellings 86	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT1 (O) & LT8 (B)			
General Policies	NE11			
Existing Policy Conflicts				

Site Number 116	Land at Brick Kiln Lane, Mansfield		
Ward	Parish	Easting 451445	Northing 361350
Submission Type MDC	Area(ha) 2.873	Estimated Dwellings 86	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Open break covered by Policy NE4 (A) adjoins site.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	

Impact On Existing	Yes
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Football pitches and public open space

Protected Habitats	No
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Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	No
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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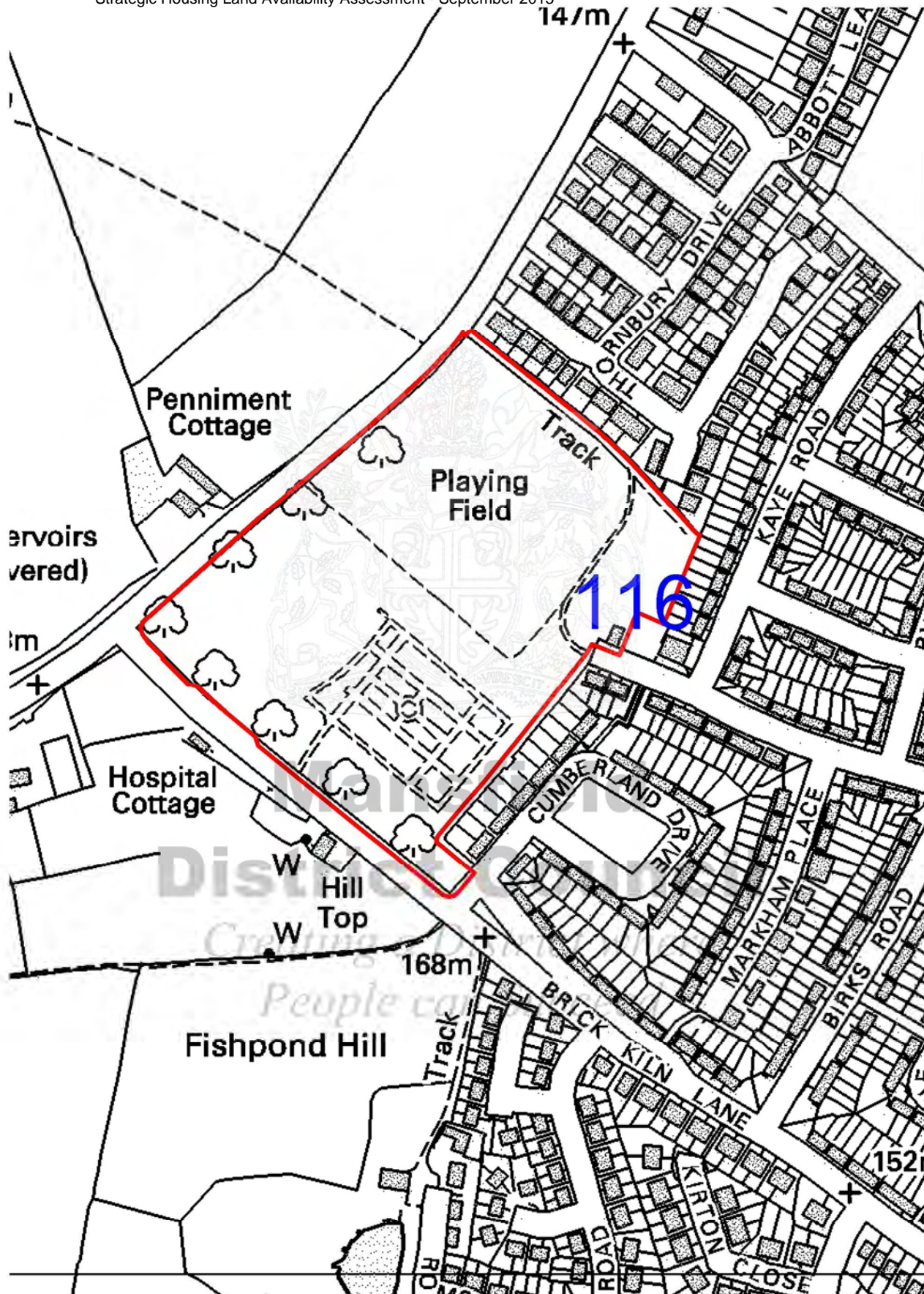
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to mitigation of physical constraints

The site was allocated in the 1998 Local Plan under Policy LT8 (b) for the purposes of new pitch provision. However this has never come forward and there would appear to be no commitment from the council to provide for them in the foreseeable future. The topography of the site would mean that considerable works would need to be undertaken for pitch provision to take place. There are believed to be a number of services including a large water main that runs under the site which may constrain development. Consideration will be given to developing the site for recreational purposes in connection with development of the adjacent site.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 117	Land off Wainwright Avenue, Mansfield		
Ward	Parish	Easting 451946	Northing 361902
Submission Type MDC	Area(ha) 0.485	Estimated Dwellings 9	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT2			
General Policies	NE11			
Existing Policy Conflicts				
Currently protected as LT2 (public open space)				

Site Number 117	Land off Wainwright Avenue, Mansfield		
Ward	Parish	Easting 451946	Northing 361902
Submission Type MDC	Area(ha) 0.485	Estimated Dwellings 9	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	Yes
Land currently designated as LT2	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	
Legal Issues	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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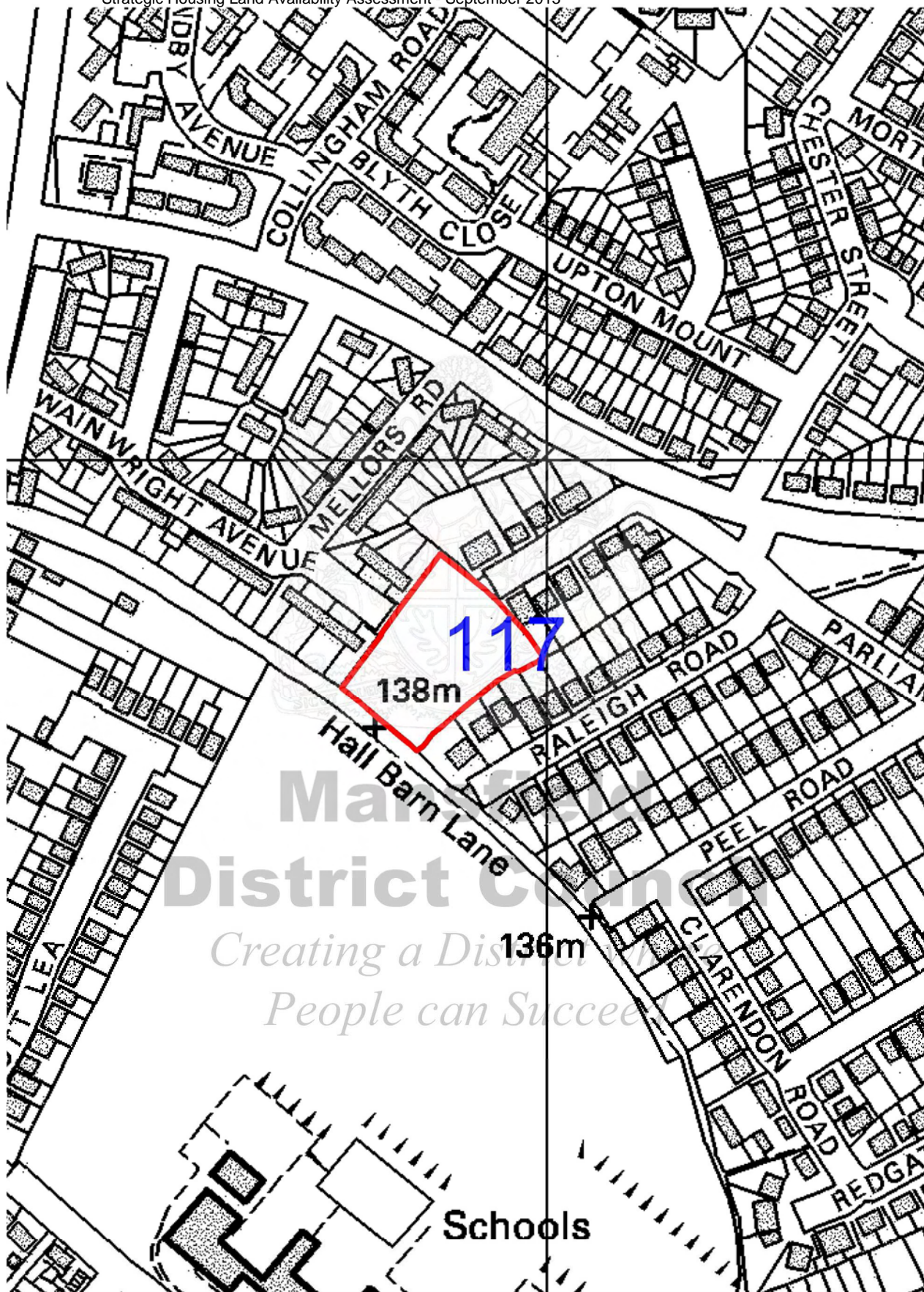
	Comments/Details
Known Developer Interest	
Developer Investment	
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to Open Space Requirements

The site is currently protected as open space under policy LT2 of the 1998 adopted Local Plan. However the site currently offers little in terms of valuable recreational space in its current condition. It should be noted that this part of the district has very limited public accessible open space provision. Therefore the site would only be considered suitable should improvement in provision within the area be achievable, possibly through the redevelopment of the nearby school land (site number 37).

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 120	Land rear of Delamere Drive, Mansfield		
Ward	Parish	Easting 454425	Northing 359634
Submission Type MDC	Area(ha) 3.55	Estimated Dwellings 58	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary		Setting	Urban
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT1 (F)			
General Policies	NE11			
Existing Policy Conflicts				
Site landlocked, but the authority are currently in discussions with Mansfield Sand regarding possible access as they have secured outline planning permission for residential planning permission.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	2601 metres - 26 mi	Primary School	Yes 611 metres - 8 minu
Further Education	Yes	1499 metres - 16 mi	General Practitioner (GP)	No 2102 metres - 19 mi
Hospital	Yes	2325 metres - 21 mi	Employment	Yes 987 metres - 13 min
Proximity to Major Transport Node (Bus or Train Statio		Over 1km from a major public transport node		
Transport Node Comments	1846 metres - 18 minutes			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield TC			
Green Space Strategy Comments	0 metres			
Green Space Standards	Within 400m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues		none		
Topography		Flat site used as a cricket pitch		
Boundary Treatments		Yes		
Heavily wooded steep embankments.				
Agricultural Land Quality		Not Applicable		
Possible Contamination Issues		Yes		
Quarries (45)				
Highway Engineers Comments by MDC/NCC	No access off Berry Hill Close. Residential access road required. NCC observations-Site levels and access roads may be an issue with this site - Would require S278/S38 works and agreements, Off site highway works, Road to the site would need to be adopted and making up to adoptable standards .			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 120	Land rear of Delamere Drive, Mansfield		
Ward	Parish	Easting 454425	Northing 359634
Submission Type MDC	Area(ha) 3.55	Estimated Dwellings 58	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
None on site managed cricket pitch. Established tree covered embankments.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
None as site is a former quarry it is not visible from majority of surrounding area.	
Impact On Existing	Yes
LT1 used for cricket	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	No
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion The site may be achievable for housing
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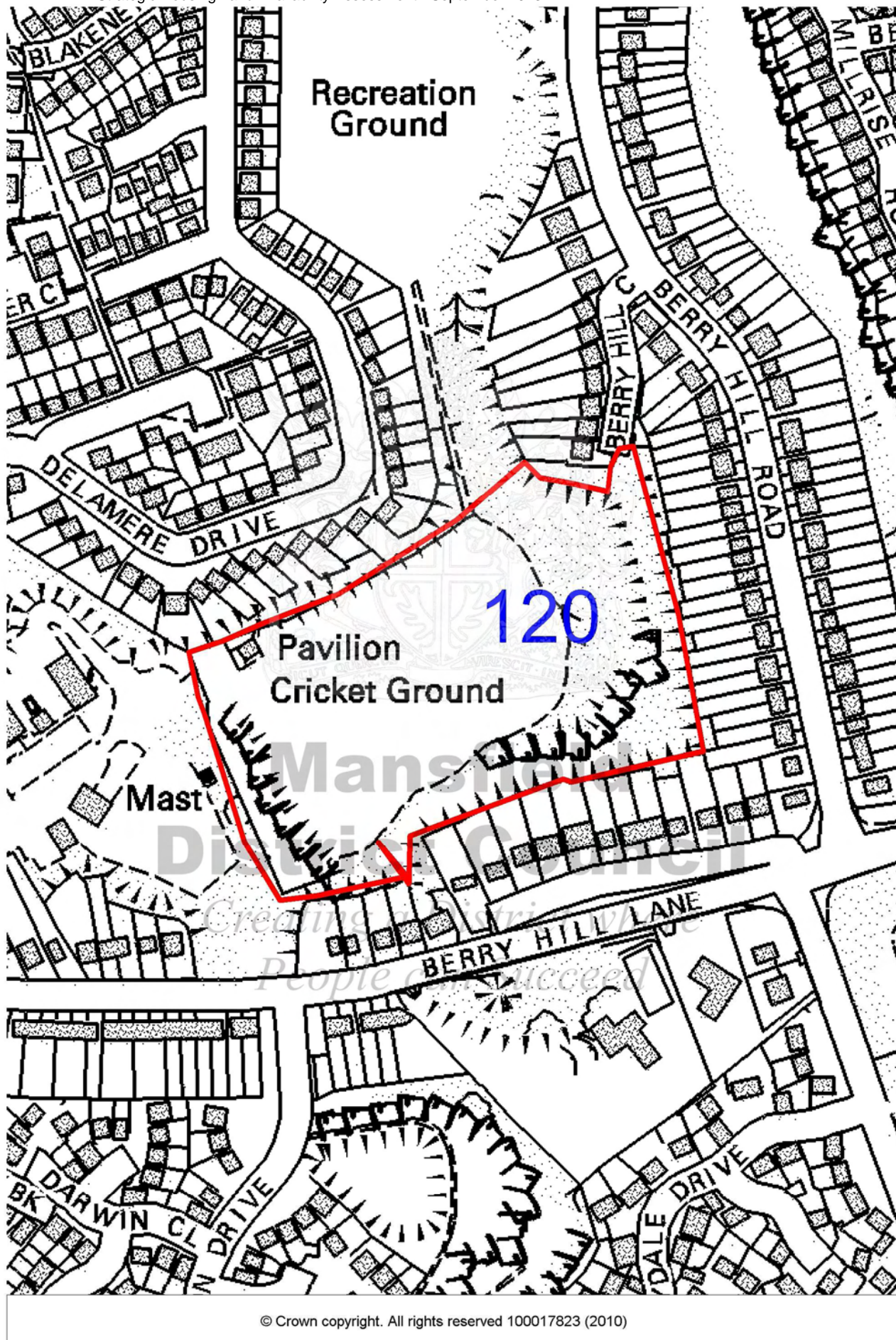
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to Open Space Requirements

The site forms part of a wider area of open space in an area which is well provided for in terms of open space provision. This particular part of the site has very limited natural surveillance, and there is a history of anti social behaviour including the burning down of a former cricket pavilion. This part of the open space suffers from severely restricted access making it less than ideal for public use.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 121	Land off Rosemary Street, Mansfield		
Ward	Parish	Easting 453126	Northing 361718
Submission Type MDC	Area(ha) 0.274	Estimated Dwellings 8	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary	Setting	Urban	
Current Use	Land & Bldgs in Use	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Allotments			
Site Specific Policy Ref	LT6 (W)			
General Policies	NE11			
Existing Policy Conflicts				

Site Number 121	Land off Rosemary Street, Mansfield		
Ward	Parish	Easting 453126	Northing 361718
Submission Type MDC	Area(ha) 0.274	Estimated Dwellings 8	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Regenerated to semi natural state. Large shrubs and some small trees. Adjoining Trustee allotments.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
None of note.	
Impact On Existing	Yes
Allotment use	
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
-------------------------------	--

	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	No
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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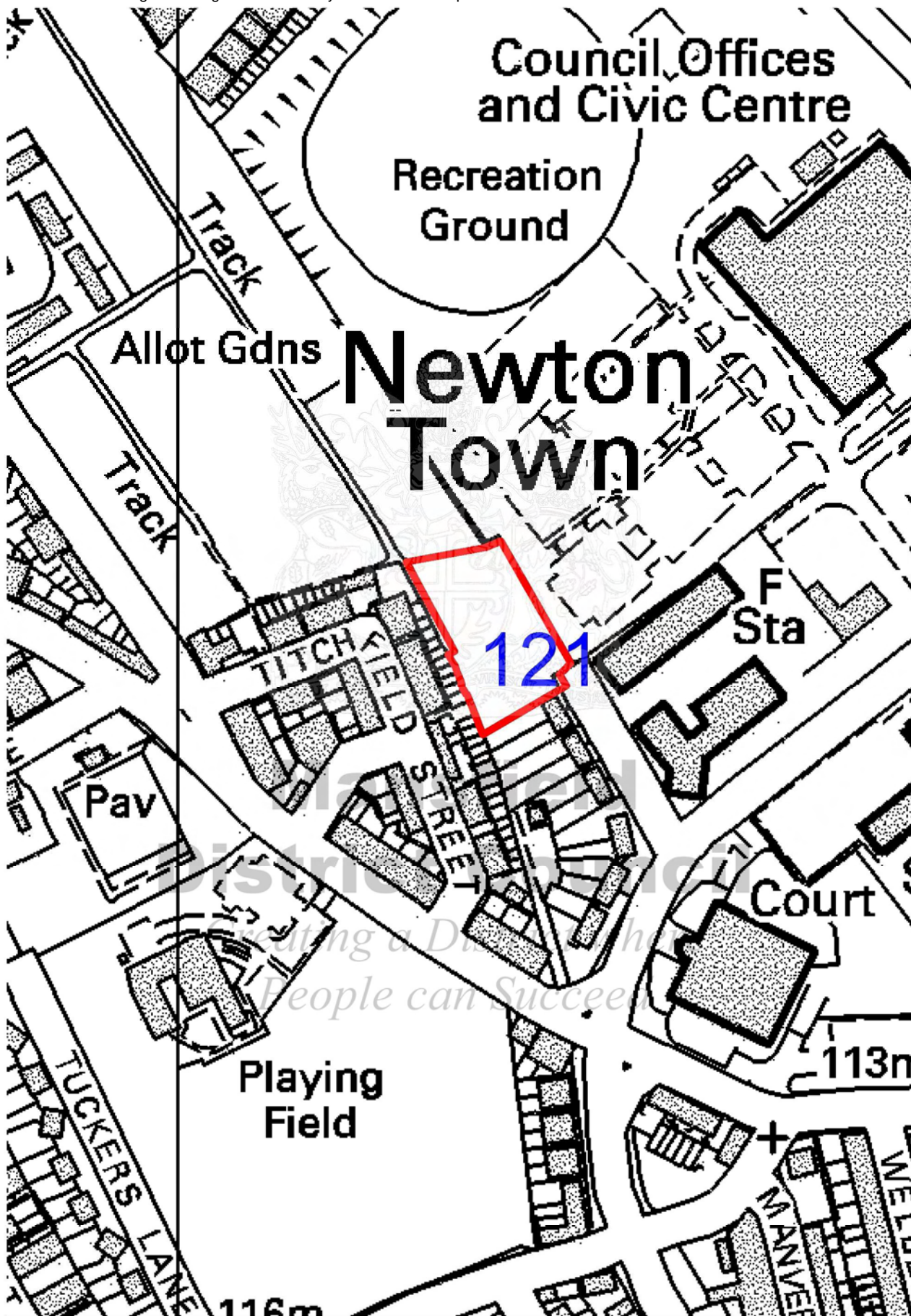
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate - Subject to meeting Allotment Strategy

The suitability of the site is dependant upon the councils commitment to the long term provision of allotments. The site is mainly overgrown with what appears to be only a single plot being occupied /utilised.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 122	Land off Northfield Lane, Mansfield Woodhouse		
Ward	Parish	Easting 453231	Northing 363774
Submission Type MDC	Area(ha) 5	Estimated Dwellings 150	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Allotments			
Site Specific Policy Ref	LT6 (E) in part			
General Policies	NE11			
Existing Policy Conflicts				
Although part of the site is covered under policy LT6 (protected Allotments) only a small part of the site appears to be actually used for such purposes. It is considered that the railway line and the defensible barrier it provides is more of an issue.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	1374 metres - 13 mi	Primary School	Yes 547 metres - 7 minu
Further Education	Yes	948 metres - 12 min	General Practitioner (GP)	No 1126 metres - 14 mi
Hospital	Yes	3957 metres - 27 mi	Employment	Yes 1145 metres - 13 mi
Proximity to Major Transport Node (Bus or Train Statio		Within 1km of a major public transport node		
Transport Node Comments	871 metres - 7 minutes			
Proximity to Town Centre	Over 1km from a town centre			
Town Centre Comments	Mansfield Woodhouse TC			
Green Space Strategy Comments	410 metres			
Green Space Standards	Within 800m of publicly accessible green space			
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues				
Topography	Gradient land rises up gently from East to West.			
Boundary Treatments				
Agricultural Land Quality		Not Applicable		
Possible Contamination Issues		Yes		
Applicant advised site has previously been subject to illegal dumping				
Highway Engineers Comments by MDC/NCC	Access off Common Lane, some upgrading may be required to width/footways and access under railway. Ideally 2 points of access would be required.NCC observations-OK in principle - Would require S278/S38 works and agreements, Off site highway works, Road to the site would need to be adopted and making up to adoptable standards .TIPS Contribution would be requested			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 122	Land off Northfield Lane, Mansfield Woodhouse		
Ward	Parish	Easting 453231	Northing 363774
Submission Type MDC	Area(ha) 5	Estimated Dwellings 150	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes Some tree coverage along Common Lane boundary.
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes Residents of Northfield Lane have views of open grazing land.
Impact On Existing	Yes Part of the site is allocated for allotment use LT6 (E)
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	Not known
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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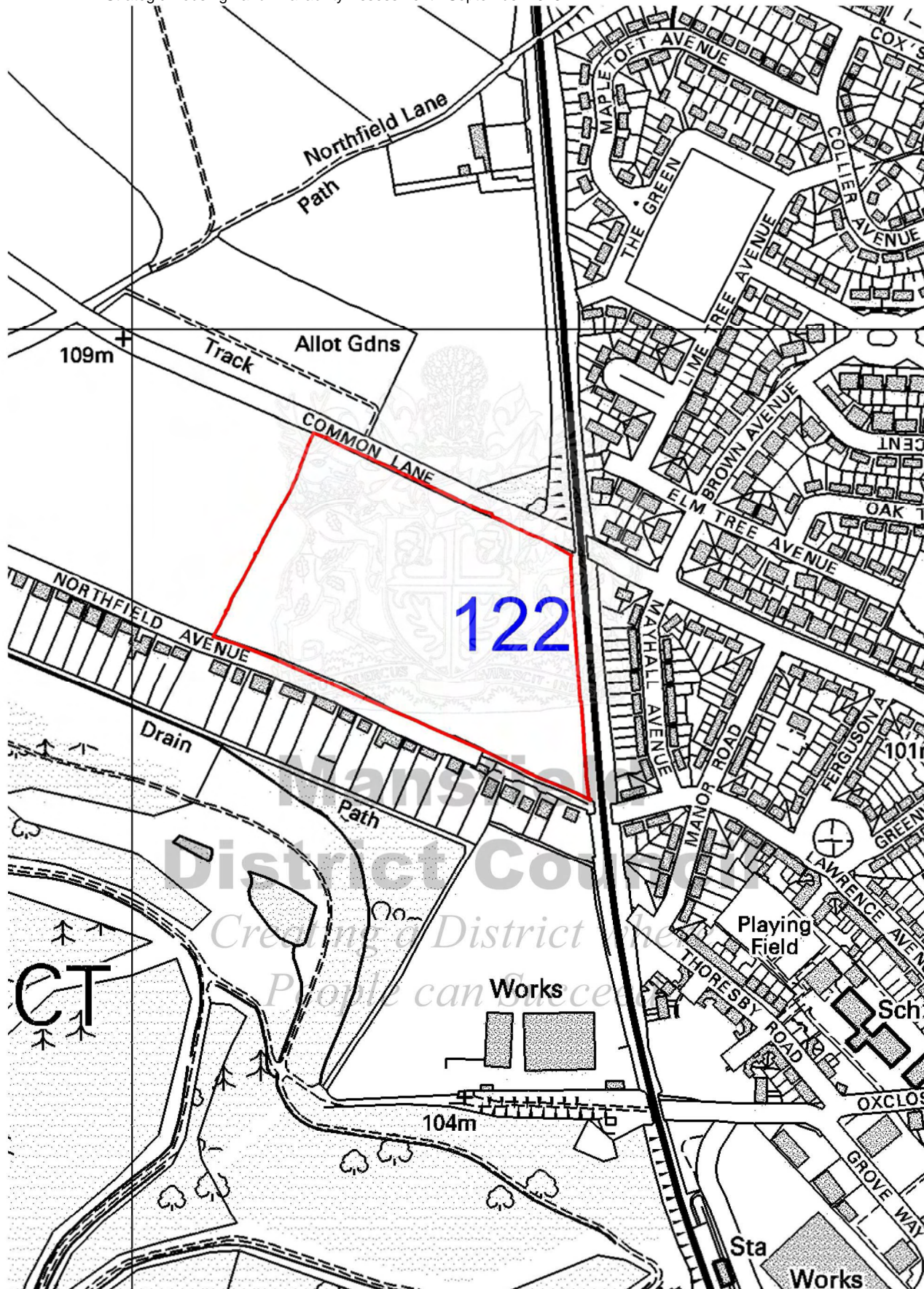
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

It is considered that the railway line provides a robust defensible boundary for Woodhouse. Although there is ribbon development on Northfield Lane, this is not in itself justification for further built development in this area. It is considered that more suitable locations for the alteration of the urban boundary have been put forward and that it would be unsuitable to breach the railway line at this location. Access is problematic due to the railway bridges.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 123	Robin Hood Avenue, Market Warsop		
Ward	Parish Warsop Parish	Easting 457309	Northing 366625
Submission Type SHLAA	Area(ha) 0.3	Estimated Dwellings 9	

A. SUITABILITY		Conclusion		The site is not suitable					
Character, Land Use and Location			Conclusion			The site may be suitable			
Location		Within urban boundary		Setting		Urban			
Current Use		Vacant Land		PDL*/Greenfield		Greenfield		Houses Per Hectare	30
Policy (1998 Adopted Local Plan)			Conclusion			The site may be suitable			
Allocated/Designated		Not Allocated							
Site Specific Policy Ref		none							
General Policies		none							
Existing Policy Conflicts									
The Local Authority are considering placing a Woodland order to be placed on the trees.									
Access to Services			Conclusion			The site is suitable			
Within 30 mins - Public Transport		Distance/Comments		Within 800 meters or 10 mins Walk		Distance			
Secondary School		Yes	2085 metres - 15 mi	Primary School		Yes	1129 metres - 10 mi		
Further Education		Yes	5328 metres - 30 mi	General Practitioner (GP)		No	1856 metres - 15 mi		
Hospital		No	8256 metres - 41 mi	Employment		Yes	1717 metres - 15 mi		
Proximity to Major Transport Node (Bus or Train Station)				Over 1km from a major public transport node					
Transport Node Comments		5887 metres - 30 minutes							
Proximity to Town Centre		Within 1km of a town centre							
Town Centre Comments		Warsop TC							
Green Space Strategy Comments		376 metres							
Green Space Standards		Within 400m of publicly accessible green space							
Physical Constraints			Conclusion			The site may be suitable			
			Comments/Details						
Possible Neighbour Issues			Woodland appears to have signs of tipping etc.						
Topography			Embankment						
Boundary Treatments			Yes						
Area is currently well established woodland.									
Agricultural Land Quality			Not Applicable						
Possible Contamination Issues			Yes						
Adjacent other works (100)									
Highway Engineers Comments by MDC/NCC		Access off Robin Hood Avenue, 2.0m wide footway would be required along Robin Hood Avenue/Coach Road.NCC observations-OK in principle - Would require S278/S38 works and agreements, Off site highway works, Road to the site would require making up to adoptable standards.							
Flooding									
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability							
Area Subject to Flooding Due to Concentrated Run-Off				No					
Priority Area for Creating Green SUDS* (SFRA*)				No					
Priority Restoration Within Low Flow Catchment Area (SFRA*)				No					
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land									

Site Number 123	Robin Hood Avenue, Market Warsop		
Ward	Parish Warsop Parish	Easting 457309	Northing 366625
Submission Type SHLAA	Area(ha) 0.3	Estimated Dwellings 9	

Impact on Landscape Biodiversity	Conclusion The site is not suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Woodland - Woodland order to be placed on trees!	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Depending on amount of clearance any development would lead to loss of woodland views to approx 6-12 dwellings.	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion As site is not considered suitable availability information is not relevant
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	No
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion As site is not considered suitable achievability information is not relevant
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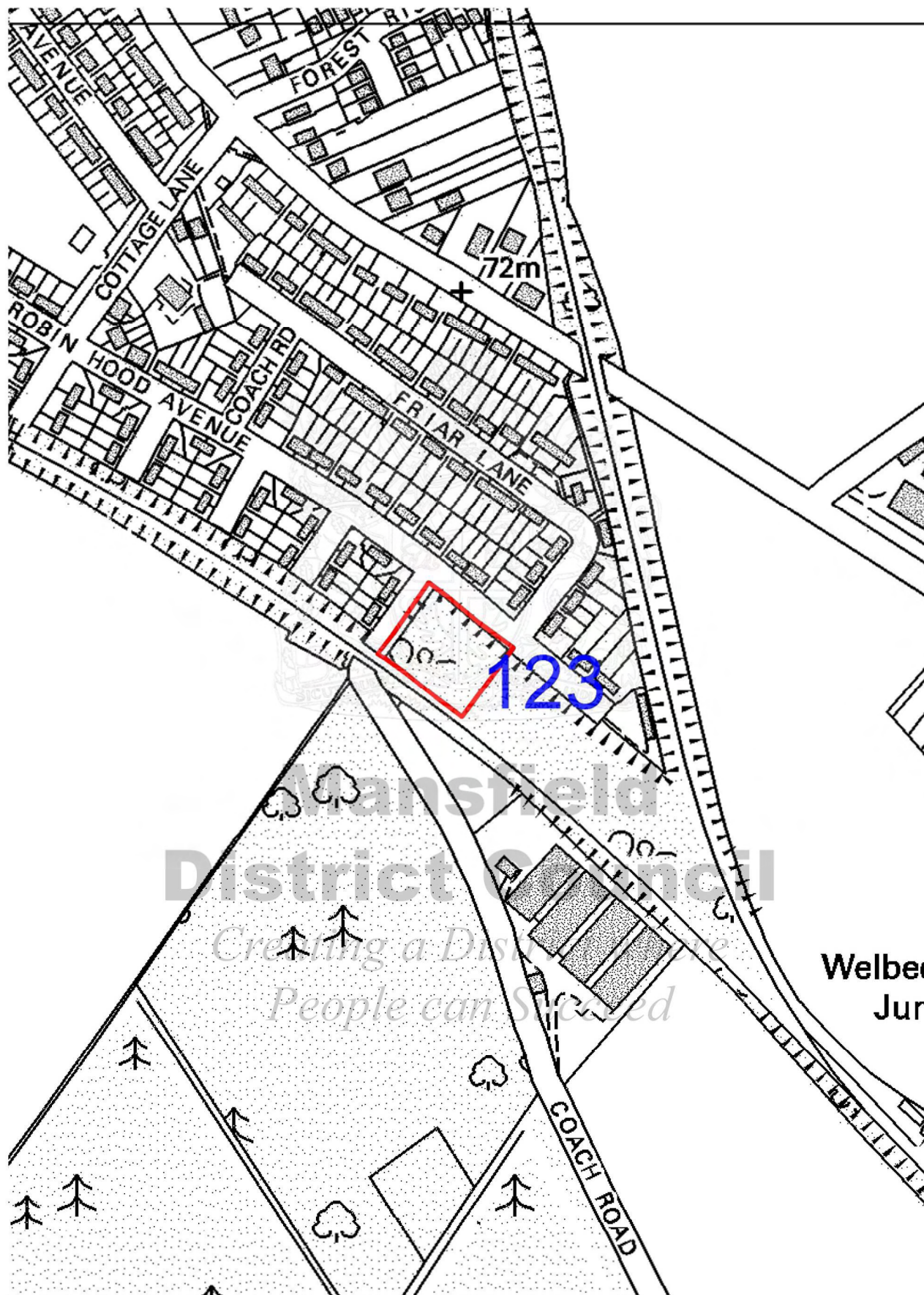
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	Yes

FINAL CONCLUSION

Inappropriate Site - suitability issues

Due to the site being established woodland, it is not considered suitable to lose this area for development purposes as it would result in the loss of an area which offers high ecological value. It is considered that there are other more suitable sites which could meet the development needs of the district.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number 124	Land West of Water Lane, Mansfield		
Ward	Parish	Easting 450855	Northing 363100
Submission Type SHLAA	Area(ha) 11.6	Estimated Dwellings 348	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Separated from settlement boundary		Setting	Countryside
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	NE11			
Existing Policy Conflicts				

Site Number 124	Land West of Water Lane, Mansfield		
Ward	Parish	Easting 450855	Northing 363100
Submission Type SHLAA	Area(ha) 11.6	Estimated Dwellings 348	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No

Natural Features	No
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Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
Loss of open countryside views for limited number of dwellings.	

Impact On Existing	No
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Protected Habitats	No
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Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years

Legal Issues	No
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Availability Other Issues	No
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<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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	Comments/Details
Known Developer Interest	

Developer Investment	
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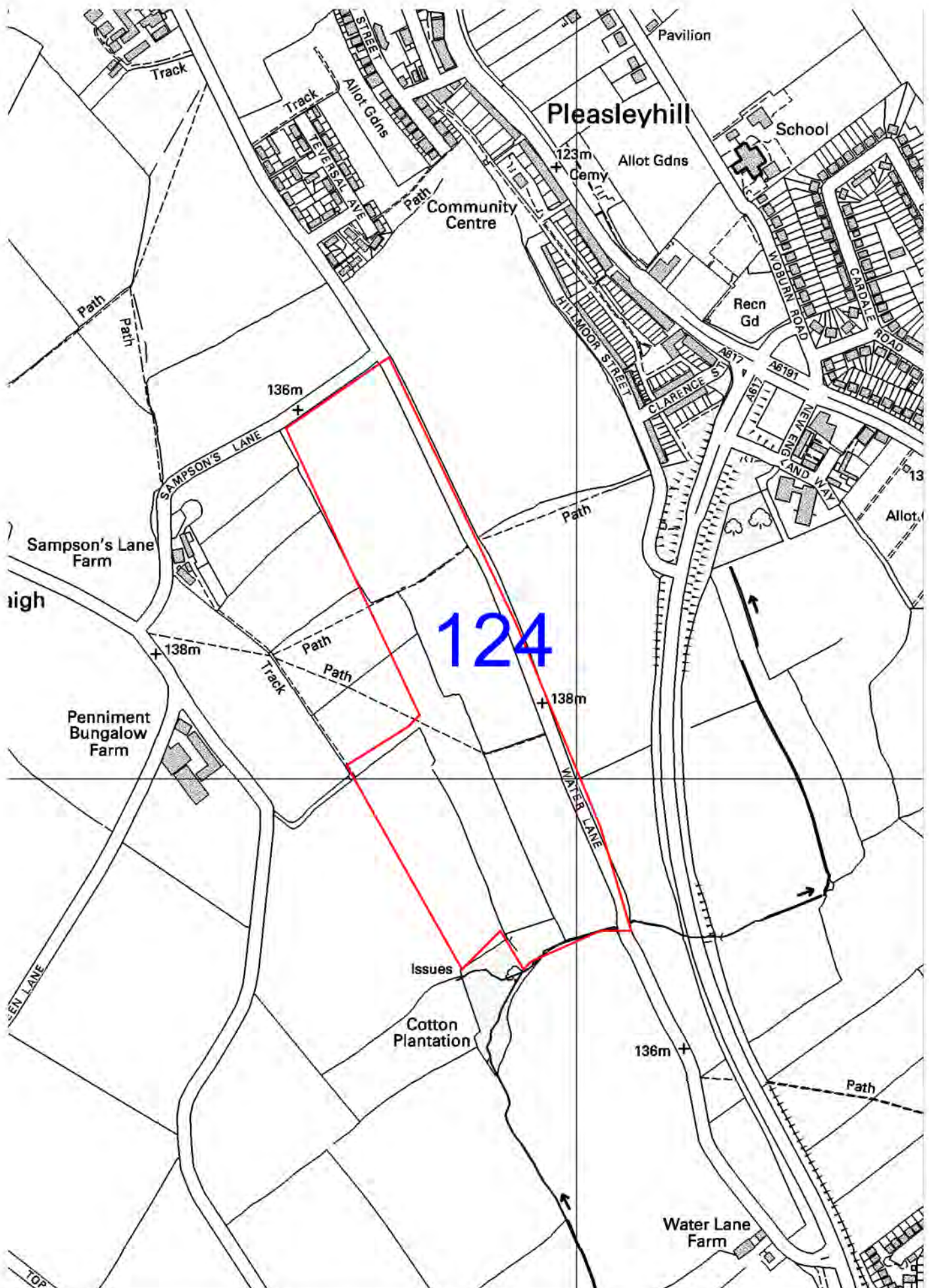
Considered Financially Viable *	Yes
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FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



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Site Number	125	Land at Dallas Street, Mansfield		
Ward		Parish	Easting 453397	Northing 360903
Submission Type	SHLAA	Area(ha) 0.41	Estimated Dwellings 50	

A. SUITABILITY		Conclusion	The site is suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary	Setting	Urban	
Current Use	Land & Bldgs in Use	PDL*/Greenfield	PDL	Houses Per Hectare 121
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable	
Allocated/Designated	Not Allocated			
Site Specific Policy Ref				
General Policies	NE11			
Existing Policy Conflicts	None			

Site Number 125	Land at Dallas Street, Mansfield		
Ward	Parish	Easting 453397	Northing 360903
Submission Type SHLAA	Area(ha) 0.41	Estimated Dwellings 50	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees and hedges to Stockwell Gate boundary	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Site is in an elevated position and any development will be prominent from Stockwell Gate	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	Not known
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion
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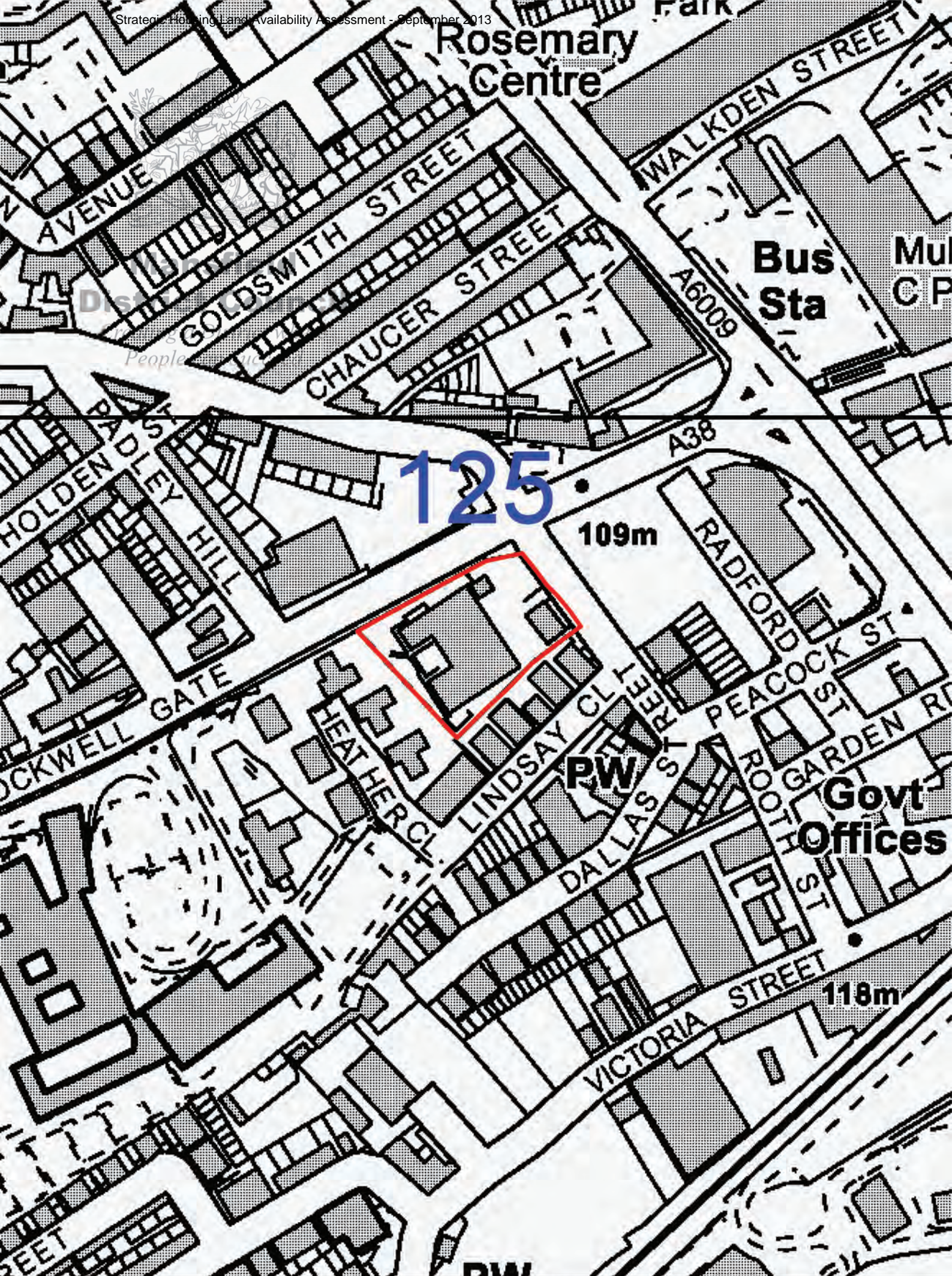
	Comments/Details
Known Developer Interest	Not Known
Developer Investment	Not Known
Considered Financially Viable *	

FINAL CONCLUSION

Appropriate Site - within 5 years

The site is a brownfield site located within the urban boundary, within walking distance of the town centre and public transport links. The site is considered to be a suitable location for residential development. Although a brownfield site, the site formed part of a garden area for a former workhouse prior to the construction of the current building and therefore the risk of contamination is considered to be low. The site is elevated above Stockwell Gate and accordingly will be visible from Stockwell Gate but a well designed scheme with active elevations facing towards Stockwell Gate would not be harmful to the Stockwell Gate street scene.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 126	Former Ravensdale School, Mansfield		
Ward	Parish	Easting 455339	Northing 361618
Submission Type SHLAA	Area(ha) 3.67	Estimated Dwellings 110	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site is suitable	
Location	Within urban boundary	Setting	Urban	
Current Use	Vacant Land & Bldgs	PDL*/Greenfield	Combination	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT7(GG)			
General Policies	NE11			
Existing Policy Conflicts				
Currently protected by policy LT7 (GG) (School Playing Fields)				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	Primary School	Yes	
Further Education	Yes	General Practitioner (GP)		
Hospital	Yes	Employment	Yes	
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments				
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards		Within 800m of publicly accessible green space		
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	None			
Topography	Reduction in ground levels towards north/west			
Boundary Treatments	Yes			
Pallisade fencing				
Agricultural Land Quality	Not Applicable			
Possible Contamination Issues	No			
Greenfield prior to construction of school				
Highway Engineers Comments by MDC	Planning Officers Observation - There is a direct access from Ravensdale Road (classified), This access is close to the junction of Ravensdale Road/Sherwood Hall Road			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 126	Former Ravensdale School, Mansfield		
Ward	Parish	Easting 455339	Northing 361618
Submission Type SHLAA	Area(ha) 3.67	Estimated Dwellings 110	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No

Natural Features	Yes
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There is a SINC in close proximity (North/West) to the site. Some trees along the site boundary

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Development will be visible from the Barringer Road area

Impact On Existing	Yes
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Loss of school playing field

Protected Habitats	No
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Small strips of trees and scrub (mixed and broadleaved woodland)

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years

Legal Issues

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion
--------------------------------	-------------------

	Comments/Details
Known Developer Interest	Yes

Planning and Development Studies

Developer Investment	Yes
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Planning and Development Studies

Considered Financially Viable *

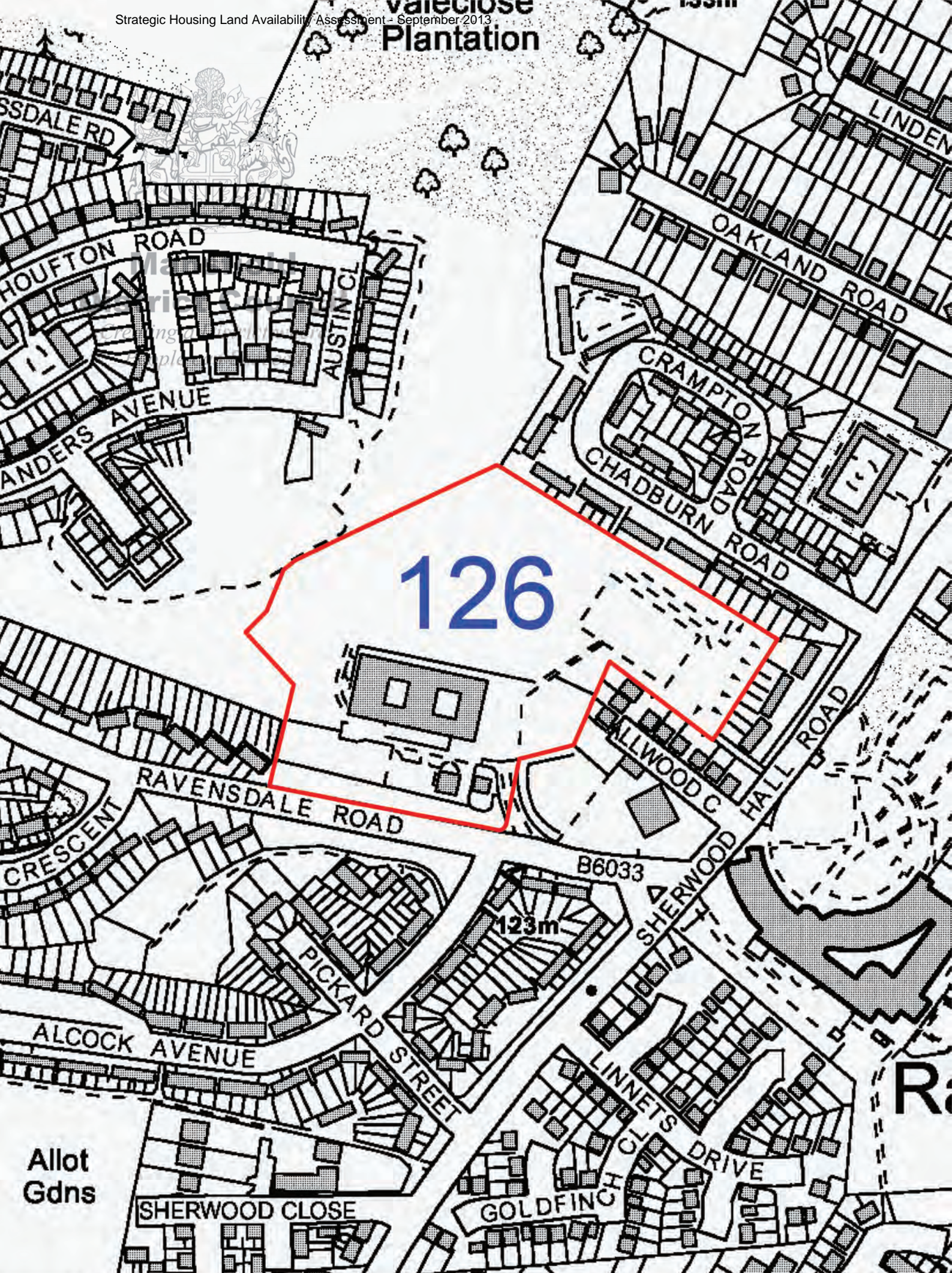
FINAL CONCLUSION

Appropriate Site - within 5 years

The site is a former school site (school buildings and associated playing fields) located within the urban boundary. Residential development would be compatible with surrounding land uses and the site is located within a sustainable location close to a public transport corridor (bus route) into Mansfield town centre. The site is protected by LT7, however the school playing fields are not in active use as the school is closed. Policy LT7 would not necessarily prohibit development of the site if the relevant criteria can be met.

* Site has been assessed using MDC Residual Value Method to estimate financial viability

Vale Close
Plantation



Site Number 127	Former Sherwood Hall School, Mansfield		
Ward	Parish	Easting 455886	Northing 361522
Submission Type SHLAA	Area(ha) 5.64	Estimated Dwellings 169	

A. SUITABILITY		Conclusion	
Character, Land Use and Location		Conclusion The site is suitable	
Location	Within urban boundary	Setting	Urban
Current Use	Vacant Land & Bldgs	PDL*/Greenfield	Combination
		Houses Per Hectare	30
Policy (1998 Adopted Local Plan)		Conclusion The site may be suitable	
Allocated/Designated	Open Space		
Site Specific Policy Ref	LT7(JJ)		
General Policies	NE11		
Existing Policy Conflicts			
Currently protected by policy LT7 (JJ) (School Playing Fields)			

Site Number 127	Former Sherwood Hall School, Mansfield		
Ward	Parish	Easting 455886	Northing 361522
Submission Type SHLAA	Area(ha) 5.64	Estimated Dwellings 169	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Trees (predominantly to the south of the site)	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Site well screened	
Impact On Existing	Yes
Loss of school playing field	
Protected Habitats	No
Small strips of trees and scrub (mixed and broadleaved woodland)	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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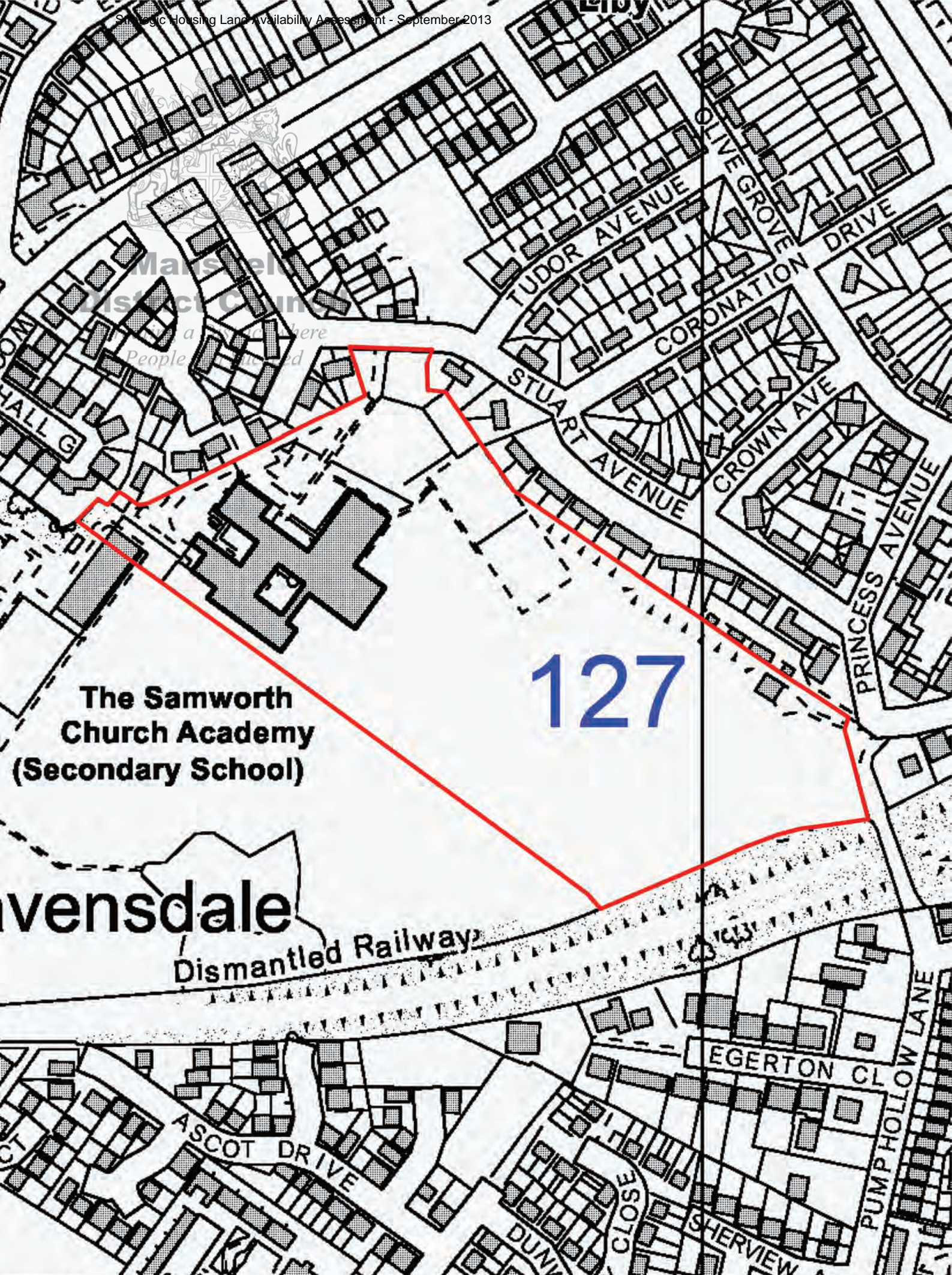
	Comments/Details
Known Developer Interest	Yes
Planning and Development Studies	
Developer Investment	Yes
Planning and Development Studies	
Considered Financially Viable *	

FINAL CONCLUSION

Appropriate Site - within 5 years

The site is part of a former school site (school buildings and associated playing fields) located within the urban boundary. Residential development would be compatible with surrounding land uses and the site is located within a sustainable location close to a public transport corridor (bus route) into Mansfield town centre. The site is protected by LT7, however the land is not currently in active use as the school has been redeveloped on the adjacent site. The site is considered appropriate provided that it is not required to meet further educational requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 128	Pleasley Regeneration Area,		
Ward	Parish	Easting 451024	Northing 363601
Submission Type MDC	Area(ha) 3.84	Estimated Dwellings 150	

A. SUITABILITY		Conclusion		The site is suitable			
Character, Land Use and Location			Conclusion		The site is suitable		
Location		Within urban boundary		Setting		Village	
Current Use		Vacant Land		PDL*/Greenfield		PDL	
				Houses Per Hectare		39	
Policy (1998 Adopted Local Plan)			Conclusion		The site is suitable		
Allocated/Designated		Not Allocated					
Site Specific Policy Ref							
General Policies							
Existing Policy Conflicts							
Access to Services			Conclusion		The site is suitable		
Within 30 mins - Public Transport		Distance/Comments		Within 800 meters or 10 mins Walk		Distance	
Secondary School		Yes		Primary School		Yes	
Further Education		Yes		General Practitioner (GP)			
Hospital		Yes		Employment		Yes	
Proximity to Major Transport Node (Bus or Train Station)				Over 1km from a major public transport node			
Transport Node Comments							
Proximity to Town Centre		Over 1km from a town centre					
Town Centre Comments							
Green Space Strategy Comments							
Green Space Standards		Within 400m of publicly accessible green space					
Physical Constraints			Conclusion		The site is suitable		
		Comments/Details					
Possible Neighbour Issues							
Topography							
Boundary Treatments		Yes					
Agricultural Land Quality		Not Applicable					
Possible Contamination Issues		Unknown					
Site is now cleared and well advanced towards development							
Highway Engineers							
Comments by							

Site Number 128	Pleasley Regeneration Area,		
Ward	Parish	Easting 451024	Northing 363601
Submission Type MDC	Area(ha) 3.84	Estimated Dwellings 150	

Impact on Landscape Biodiversity	Conclusion The site is suitable
---	--

	Comments/Details
Listed/Local Interest Building	No
Natural Features	No
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	No
Availability Other Issues	No

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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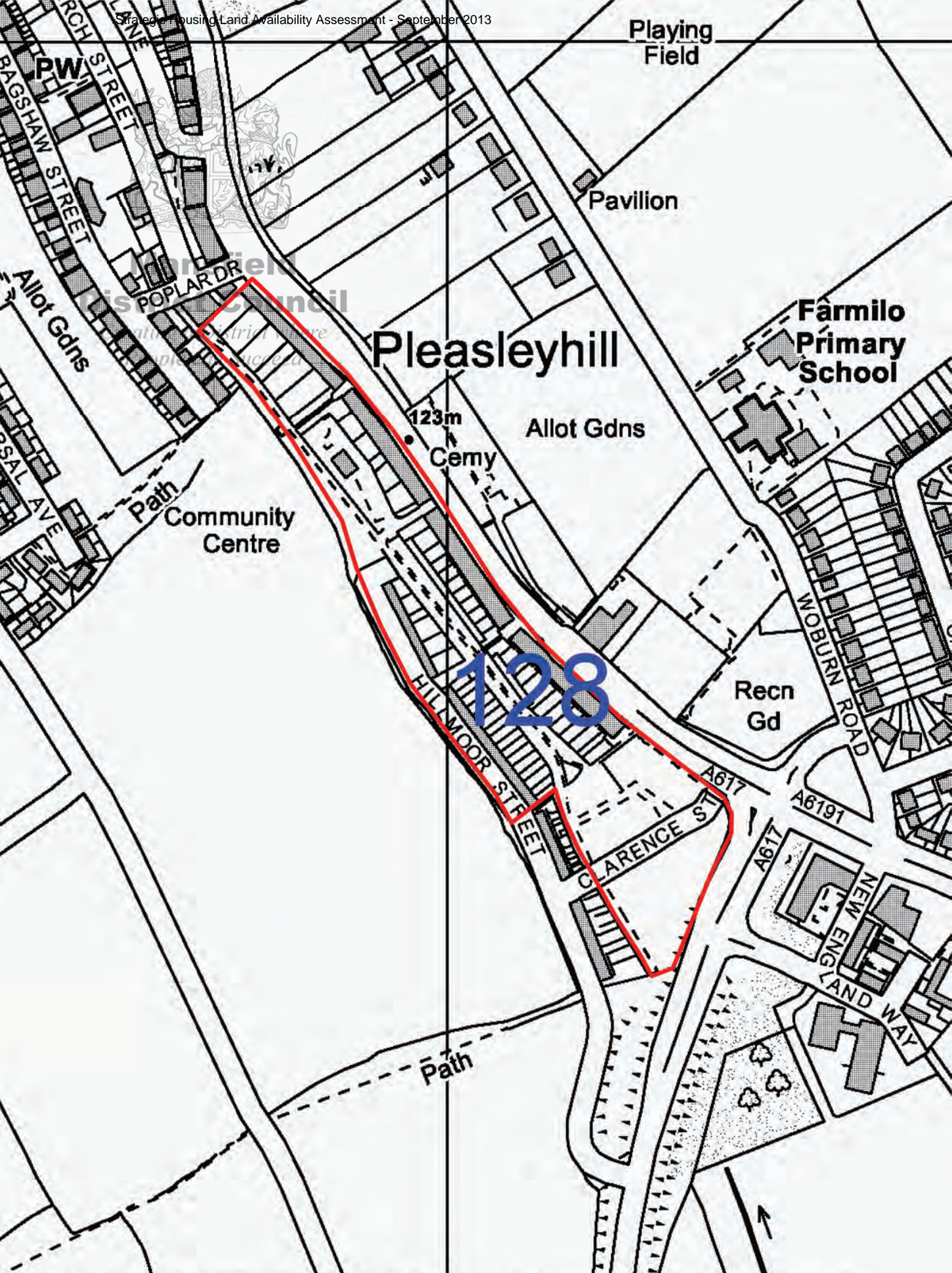
	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes
Considered Financially Viable *	Yes

FINAL CONCLUSION

Appropriate Site - within 5 years

The site lies within the urban area and has been cleared ready for redevelopment. The scheme is an important development site for regeneration purposes and is likely to be the subject of a planning application in the immediate future.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	129	Victoria Street, Mansfield		
Ward		Parish	Easting 453393	Northing 360668
Submission Type	EMPLOYMENT	Area(ha) 1	Estimated Dwellings 43	

A. SUITABILITY		Conclusion	The site may be suitable		
Character, Land Use and Location		Conclusion	The site is suitable		
Location	Within urban boundary		Setting	Urban	
Current Use	Vacant Land & Bldgs		PDL*/Greenfield	PDL	Houses Per Hectare 43
Policy (1998 Adopted Local Plan)		Conclusion	The site is suitable		
Allocated/Designated	Employment				
Site Specific Policy Ref	E14(B)				
General Policies					
Existing Policy Conflicts					
Although the site is covered by current Policy E14 (B) which aims to consolidate employment uses within this area, the Northern Sub-Region Employment Land Review suggests that the site would require consideration for mixed employment / residential use for viability / marketability reasons. The site is therefore considered suitable for some residential development.					
Access to Services		Conclusion	The site is suitable		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	14 minutes	Primary School	No	826 metres
Further Education	Yes	9 minutes	General Practitioner (GP)	Yes	432 metres
Hospital	Yes	6 minutes	Employment	Yes	1 minute
Proximity to Major Transport Node (Bus or Train Station)		Within 400m of a major public transport node			
Transport Node Comments	175 metres				
Proximity to Town Centre	Within 1km of a town centre				
Town Centre Comments	Mansfield TC				
Green Space Strategy Comments	557 metres				
Green Space Standards	Within 800m of publicly accessible green space				
Physical Constraints		Conclusion	The site may be suitable		
		Comments/Details			
Possible Neighbour Issues	Railway - inner ring road.				
Topography					
Boundary Treatments	No				
Agricultural Land Quality	Not Applicable				
Possible Contamination Issues	Yes				
Timber Processing - Pre1880 to c1920, Engineering Works - c1940 to Present, Cotton/Hosiery Works - Pre1880 to c1955, Works Unspecified - c1940 to 1965, Shoe Factory - c1900 to c1940, Vehicle Repairs - c1960 to Present, Builders Yard - c1940 to c1985, Foundry - c1869 to c1925, (adj. Railway Land - Pre1900 to c1965)					
Highway Engineers Comments by MDC	Minimum of 2 points of access required. Major residential road required if served from 2 points.				
Flooding					
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability				
Area Subject to Flooding Due to Concentrated Run-Off	No				
Priority Area for Creating Green SUDS* (SFRA*)	No				
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No				
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land					

Site Number 129	Victoria Street, Mansfield		
Ward	Parish	Easting 453393	Northing 360668
Submission Type EMPLOYMENT	Area(ha) 1	Estimated Dwellings 43	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes
Scrub land at Western end of site alongside railway line.	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion
-------------------------------	-------------------

	Comments/Details
Anticipated Time Scale	
Legal Issues	
Availability Other Issues	

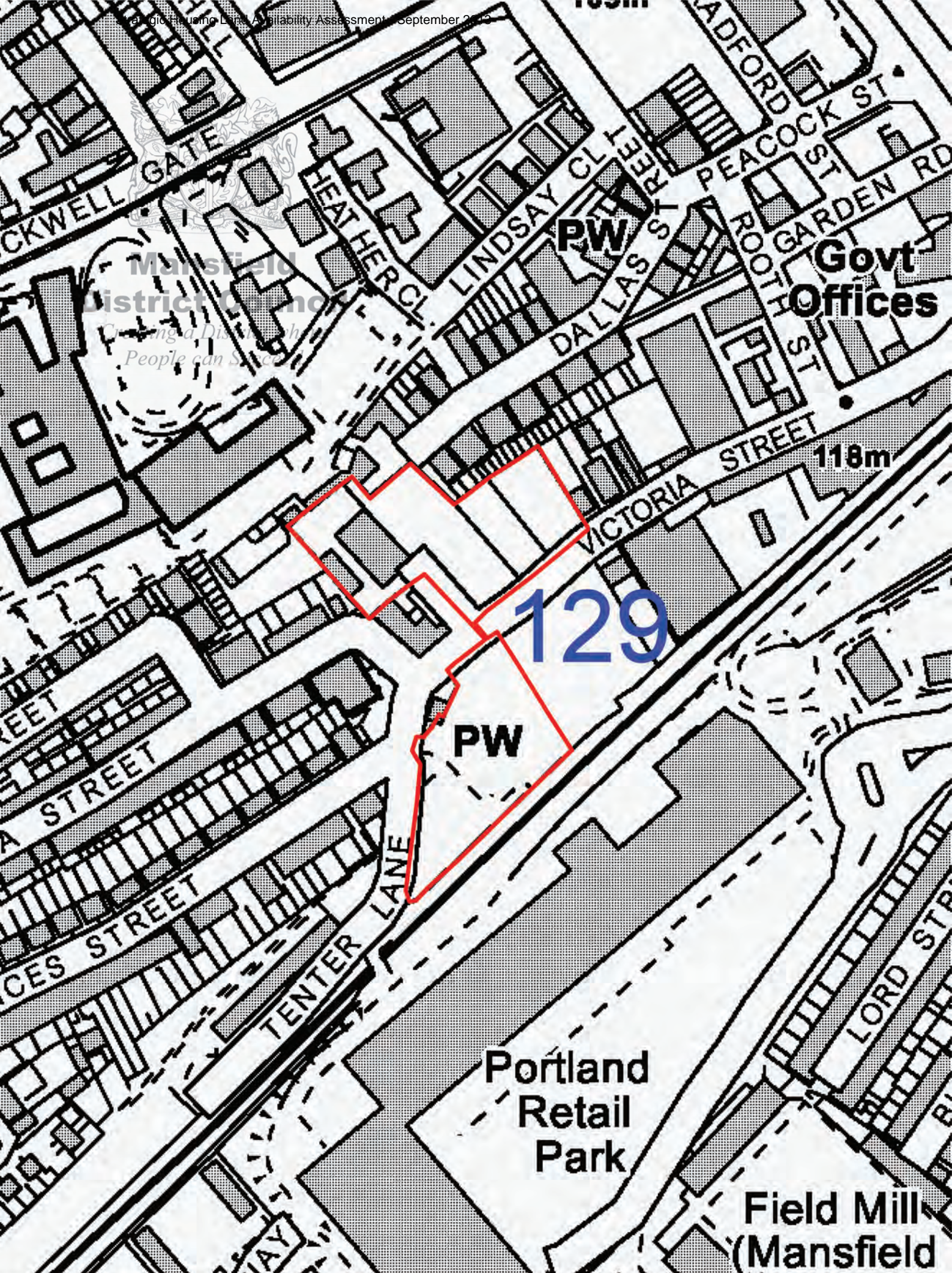
<u>C. ACHIEVABILITY</u>	Conclusion
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	Comments/Details
Known Developer Interest	
Developer Investment	
Considered Financially Viable *	

FINAL CONCLUSION
Appropriate Site - within 5 years

Considered to be a suitable site for mixed development in terms of sustainability. The site has previously had Planning Permission which recently lapsed. However the site still offers potential and the lapsing of the permission is seen more as a result of poor demand for land generally rather than any indication that the site is not appropriate or viable.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 132	Fields to the North of Three Thorn Hollow Farm, Rainworth		
Ward	Parish	Easting 457833	Northing 358760
Submission Type SHLAA	Area(ha) 1.76	Estimated Dwellings 53	

A. SUITABILITY		Conclusion		The site is suitable					
Character, Land Use and Location			Conclusion			The site is suitable			
Location		Urban fringe		Setting		Other			
Current Use		Open Land		PDL*/Greenfield		Greenfield		Houses Per Hectare	30
Policy (1998 Adopted Local Plan)			Conclusion			The site is suitable			
Allocated/Designated									
Site Specific Policy Ref									
General Policies		NE1, NE11							
Existing Policy Conflicts									
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable.									
Access to Services			Conclusion			The site is suitable			
Within 30 mins - Public Transport		Distance/Comments		Within 800 meters or 10 mins Walk		Distance			
Secondary School		Yes		Primary School		Yes			
Further Education		Yes		General Practitioner (GP)					
Hospital		Yes		Employment		Yes			
Proximity to Major Transport Node (Bus or Train Station)				Over 1km from a major public transport node					
Transport Node Comments									
Proximity to Town Centre		Over 1km from a town centre							
Town Centre Comments									
Green Space Strategy Comments									
Green Space Standards		Within 800m of publicly accessible green space							
Physical Constraints			Conclusion			The site is suitable			
		Comments/Details							
Possible Neighbour Issues		Wind turbines located in nearby fields							
Topography		moderate gradient reducing in height and draining towards western boundary (
Boundary Treatments		Yes							
Garden fencing (timber) on the northern boundary. 1 metre high hedgerow on the eastern boundary. Other boundaries co									
Agricultural Land Quality									
Possible Contamination Issues		No							
Has always been greenfield									
Highway Engineers Comments by MDC		Planning Officers Observation - Access could be achieved from Blidworth Lane (classified). This road has a speed limit of 60 miles an hour and no pavement for pedestrians to reach Southwell Road. There may be some potential to access the site through the Rainworth Garden Centre site							
Flooding									
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability							
Area Subject to Flooding Due to Concentrated Run-Off		No							
Priority Area for Creating Green SUDS* (SFRA*)		No							
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No							
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land									

Site Number 132	Fields to the North of Three Thorn Hollow Farm, Rainworth		
Ward	Parish	Easting 457833	Northing 358760
Submission Type SHLAA	Area(ha) 1.76	Estimated Dwellings 53	

Impact on Landscape Biodiversity	Conclusion	Comments/Details
Listed/Local Interest Building	No	
Natural Features	Yes	
There is a SSSI approximately 300m to the south of the site. Trees along the southern boundary		
Site of Important Nature Conservation (SINC)	No	
Site of Special Scientific Interest (SSSI)	No	
Local Nature Reserve (LNR)	No	
Impact On Views	Yes	
Development will be seen from adjacent fields to the west. Screened from the south to an extent by Three Thorn Hollow Far		
Impact On Existing	No	
Protected Habitats	No	
Arable and pastureland		
Tree Preservation Order	No	
Conservation Area	No	

<u>B. AVAILABILITY</u>	Conclusion	Comments/Details
	The site could be available in 5 - 10 years time	
Anticipated Time Scale	5-10 years	
Legal Issues		
Availability Other Issues		

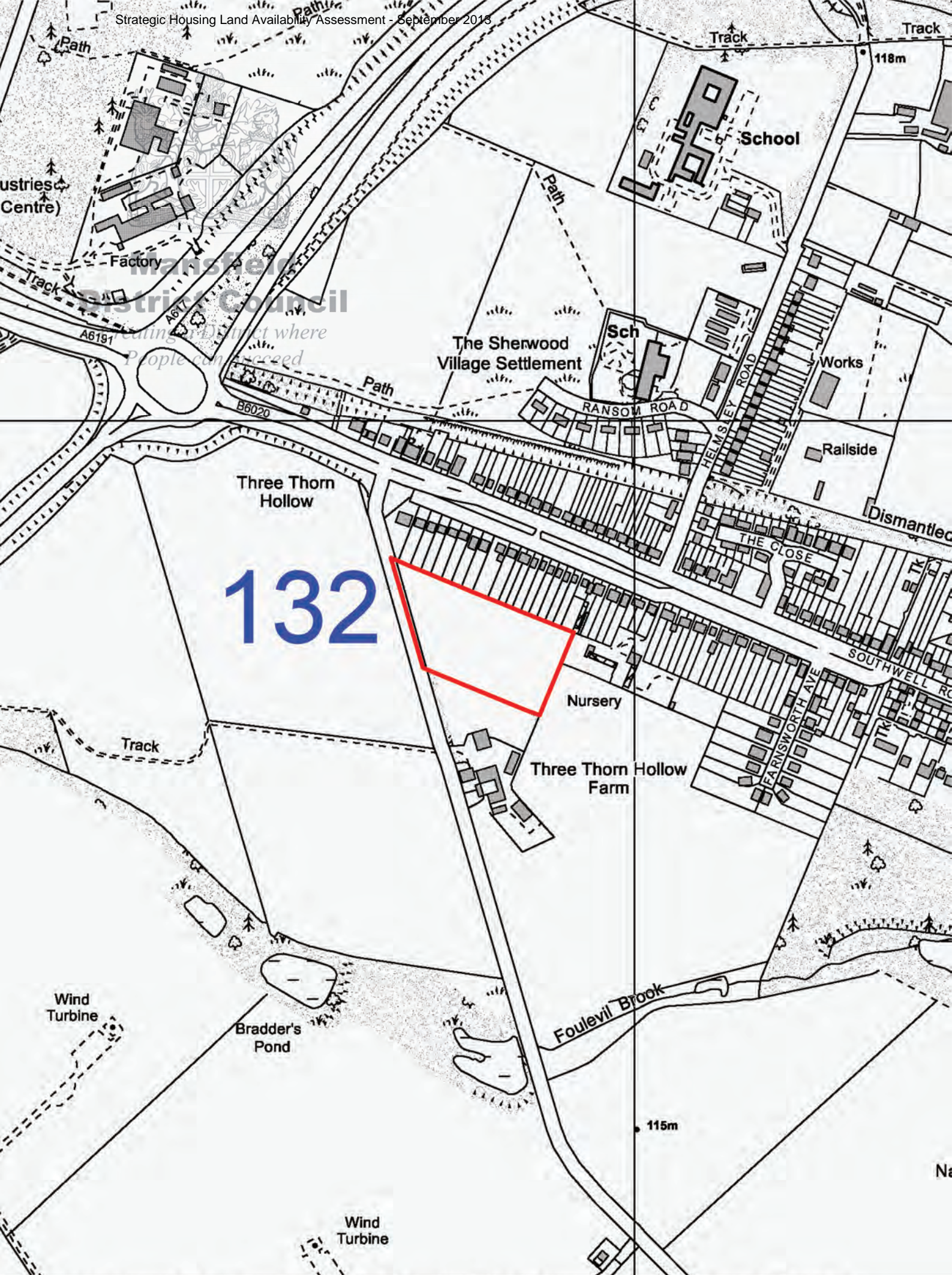
<u>C. ACHIEVABILITY</u>	Conclusion	Comments/Details
Known Developer Interest	Yes	
Developer Investment	No	
Considered Financially Viable *		

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 133	The Walled Garden, High Oakham House, High Oakham Drive, Mansfield		
Ward	Parish	Easting 453640	Northing 359041
Submission Type SHLAA	Area(ha) 0.25	Estimated Dwellings 8	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Other	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated				
Site Specific Policy Ref				
General Policies	NE1, NE11			
Existing Policy Conflicts				
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes		Primary School	Yes
Further Education	Yes		General Practitioner (GP)	
Hospital	Yes		Employment	Yes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments				
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards		Within 1500m of publicly accessible green space		
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues		None		
Topography		Flat site		
Boundary Treatments		Yes		
Approximately 2m high brick walls which appear to be several years old. Posts and wire fencing to the southern boundary				
Agricultural Land Quality				
Possible Contamination Issues		No		
Highway Engineers		Planning Officers Observation - Single track access road from Atkin Lane (classified)		
Comments by MDC				
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 133	The Walled Garden, High Oakham House, High Oakham Drive, Mansfield		
Ward	Parish	Easting 453640	Northing 359041
Submission Type SHLAA	Area(ha) 0.25	Estimated Dwellings 8	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
However High Oakham House is a Local Interest Building (non designated heritage asset) and appears on the Council's List	
Natural Features	Yes
Trees and a pond	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	No
Very well screened by the brick wall boundary	
Impact On Existing	No
Protected Habitats	No
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available in 5 - 10 years time
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	Comments/Details
Anticipated Time Scale	5-10 years
Legal Issues	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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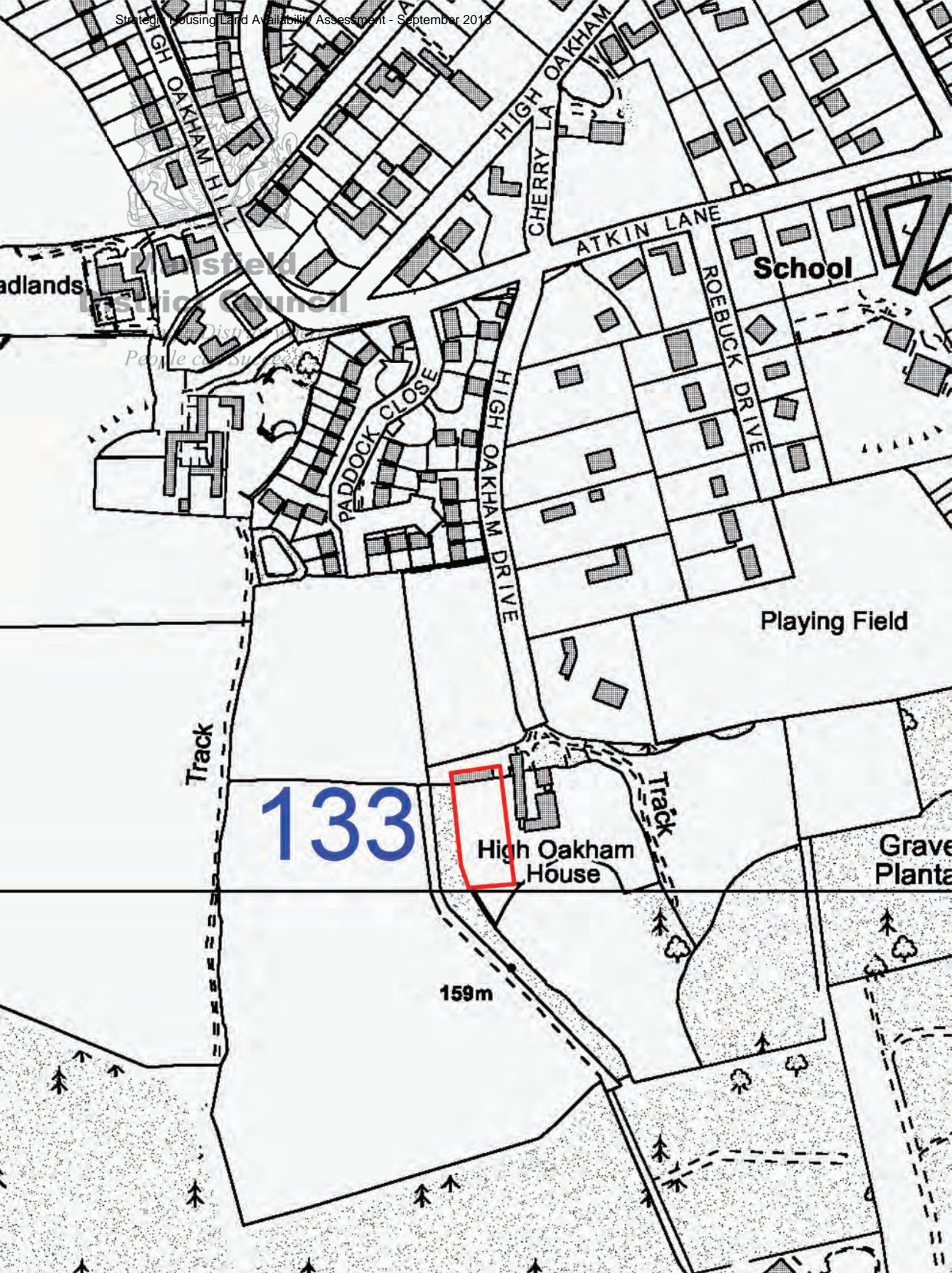
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is a historic walled garden located adjacent to a historic farmhouse and farmyard. The building is identified on the Council's list of Local Heritage Assets. Although located close to the existing urban area there is a distinct gap between the existing urban area and the farm (although part of this gap is formed by neighbouring SHLAA site 134.) The site is located outside of the existing urban boundary and is therefore protected by policy NE1. There are also significant access constraints to the site, the site being accessed from Atikin Lane via a single track lane.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 134	Field to the West of High Oakham Drive, Mansfield		
Ward	Parish	Easting 453627	Northing 359152
Submission Type SHLAA	Area(ha) 0.833	Estimated Dwellings 25	

A. SUITABILITY		Conclusion	
Character, Land Use and Location		Conclusion The site is not suitable	
Location	Urban fringe	Setting	Other
Current Use	Open Land	PDL*/Greenfield	Greenfield Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion The site is not suitable	
Allocated/Designated			
Site Specific Policy Ref			
General Policies		NE1, NE11	
Existing Policy Conflicts			
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable.			
Access to Services		Conclusion	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes	Primary School	Yes
Further Education	Yes	General Practitioner (GP)	
Hospital	Yes	Employment	Yes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node	
Transport Node Comments			
Proximity to Town Centre		Over 1km from a town centre	
Town Centre Comments			
Green Space Strategy Comments			
Green Space Standards		Over 1500m to publicly accessible open space	
Physical Constraints		Conclusion The site may be suitable	
	Comments/Details		
Possible Neighbour Issues	None		
Topography	Moderate gradient reducing in height towards the north and drains towards north		
Boundary Treatments	Yes		
Hedgerows (some up to 3m high). There is also a wire fence within the site which sub-divides the paddock			
Agricultural Land Quality			
Possible Contamination Issues		No	
Highway Engineers	Planning Officers Observation - Single track access road from Atkin Lane (classified)		
Comments by MDC			
Flooding			
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability	
Area Subject to Flooding Due to Concentrated Run-Off		No	
Priority Area for Creating Green SUDS* (SFRA*)		No	
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No	
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land			

Site Number 134	Field to the West of High Oakham Drive, Mansfield		
Ward	Parish	Easting 453627	Northing 359152
Submission Type SHLAA	Area(ha) 0.833	Estimated Dwellings 25	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
However High Oakham House is a Local Interest Building (non designated heritage asset) and appears on the Council's List	
Natural Features	Yes
Some mature trees scattered around the site. Adjacent fields to the west and Walled Garden (SHLAA site number 133) to t	
Site of Important Nature Conservation (SINC)	No
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes
Visible from adjacent modern development but not prominent from the wider area	
Impact On Existing	No
Protected Habitats	No
Arable and pastureland	
Tree Preservation Order	No
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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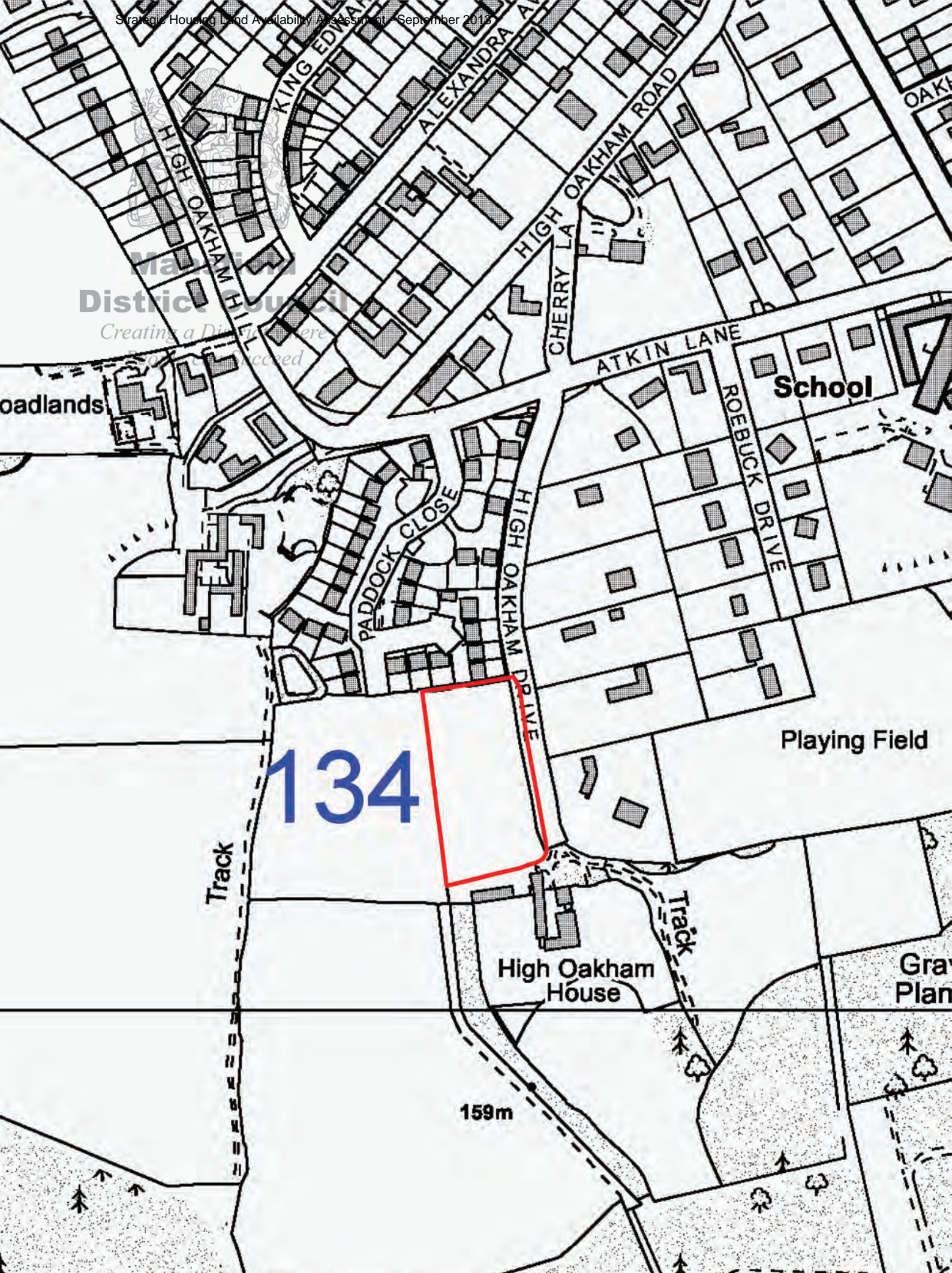
	Comments/Details
Known Developer Interest	No
Developer Investment	No
Considered Financially Viable *	

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is located within the urban fringe located adjacent to the urban boundary and existing residential development. To the south lies High Oakham House. The site is located outside of the existing urban boundary and is therefore protected by policy NE1. Development of the site would harm the rural setting of High Oakham House (an historic farmhouse and farmyard). The building is identified on the Council's list of Local Heritage Assets. There are also significant access constraints to the site, the site being accessed from Atikin Lane via a single track lane.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 135	Radmanthwaite Farm, Radmanthwaite Road off Chesterfield Road, Plea		
Ward Woodhouse, Bull F	Parish	Easting 451909	Northing 363924
Submission Type SHLAA	Area(ha) 112	Estimated Dwellings 3,360	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Countryside	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref	NE1, NE5(B)			
General Policies	NE11			
Existing Policy Conflicts				
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable.				
South eastern end of site covered by policy NE5(B) which seeks to protect the green wedge between Radmanthwaite and Mansfield Woodhouse.				
Access to Services		Conclusion	The site is suitable	
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes		Primary School	Yes
Further Education	Yes		General Practitioner (GP)	
Hospital	Yes		Employment	Yes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments				
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards		Within 400m of publicly accessible green space		
Physical Constraints		Conclusion	The site may be suitable	
		Comments/Details		
Possible Neighbour Issues		The site adjoins Millenium Business Park		
Topography		Undulating land with ridge running north to south through the centre of the site		
Boundary Treatments		Yes		
Predominantly hedgerows however there are some garden fences where the site adjoins residential areas				
Agricultural Land Quality				
Possible Contamination Issues		No		
Highway Engineers Comments by MDC		Planning Officers Observation - Access possible from Radmanthwaite Road (non-classified), Cardale Road area or Millenium Business Park		
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 135	Radmanthwaite Farm, Radmanthwaite Road off Chesterfield Road, Plea		
Ward Woodhouse, Bull F	Parish	Easting 451909	Northing 363924
Submission Type SHLAA	Area(ha) 112	Estimated Dwellings 3,360	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
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Listed/Local Interest Building	No
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However understand that there are remains of a former manor house located next to Radmanthwaite farm buildings which m

Natural Features	Yes
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Numerous trees, hedgerows, ditches, ridge and furrow. Open countryside north, oxclose wood south/east. Site adjoins SINC

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Very visible site. Development will be prominent as is located on a ridge visible from Pleasley, Woodhouse, Warsop

Impact On Existing	Yes
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Several public footpaths across the site which appeared to be well utilised; particularly on the day of survey (Monday early a

Protected Habitats	Yes
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Ponds

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
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Anticipated Time Scale	0-5 years
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Legal Issues

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion
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	Comments/Details
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Known Developer Interest	Yes
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Developer Investment

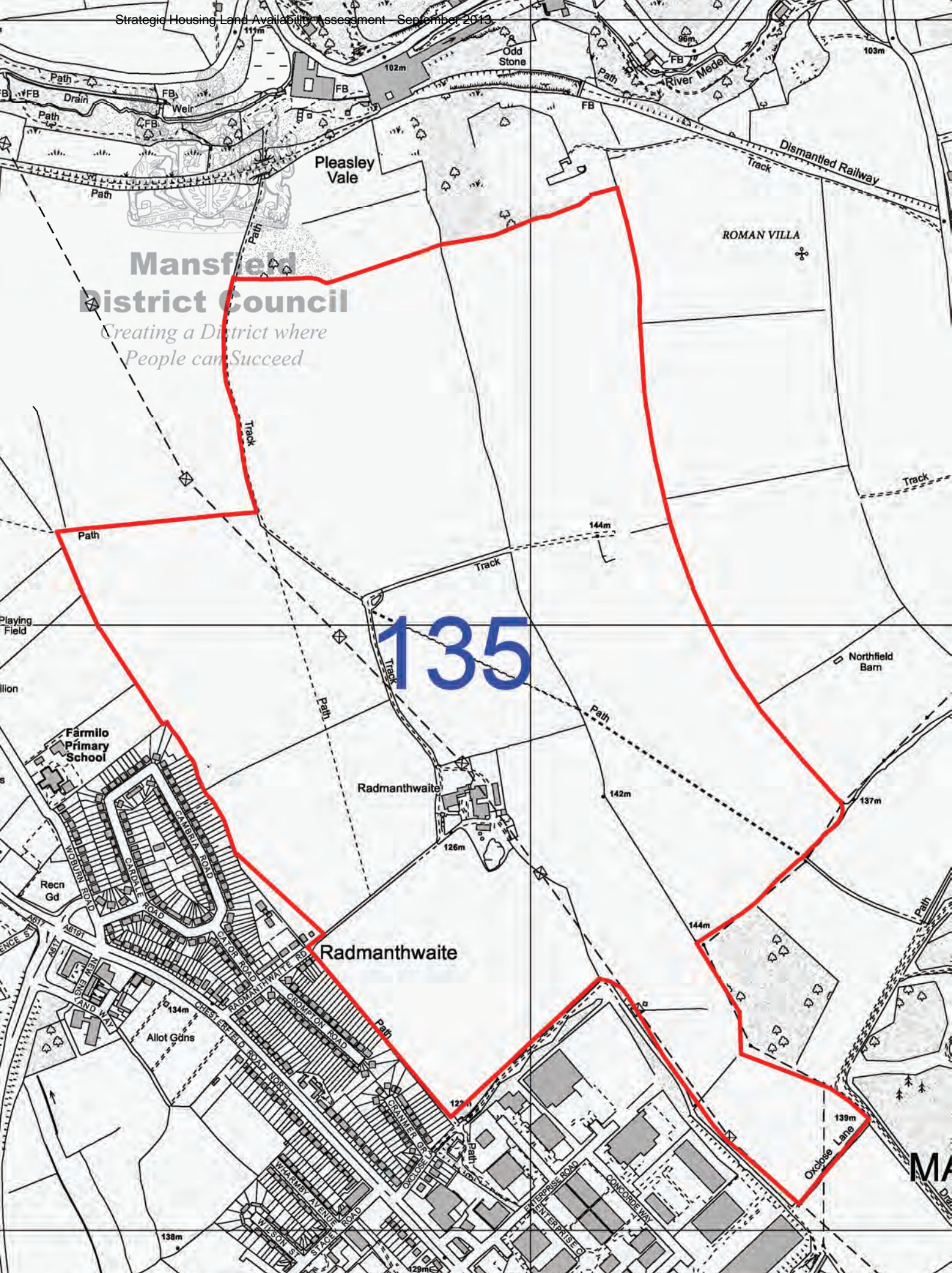
Considered Financially Viable *

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 136	Church Warsop Miners Welfare, Wood Lane, Church Warsop		
Ward	Parish Warsop Parish	Easting 455881.18	Northing 368795.16
Submission Type SHLAA	Area(ha) 1.05	Estimated Dwellings 32	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Village	
Current Use	Building in Use	PDL*/Greenfield	PDL	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open Space			
Site Specific Policy Ref	LT4, NE4(D)			
General Policies	NE11			
Existing Policy Conflicts				
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable. The site falls within the defined open break (Policy NE4 (D)) between Market Warsop and Church Warsop. The site is also protected by policy LT4 which seeks to prevent the loss of private and Miners Welfare Recreational Facilities.				
Access to Services		Conclusion		
Within 30 mins - Public Transport		Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School	Yes		Primary School	Yes
Further Education	Yes		General Practitioner (GP)	
Hospital	No		Employment	Yes
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments				
Proximity to Town Centre		Over 1km from a town centre		
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards		Within 800m of publicly accessible green space		
Physical Constraints		Conclusion The site is suitable		
		Comments/Details		
Possible Neighbour Issues		None		
Topography		Flat site		
Boundary Treatments		Yes		
Hedgerows southern and western boundaries. Concrete fencing northern and eastern boundaries (Delapidated)				
Agricultural Land Quality				
Possible Contamination Issues		No		
Greenfield prior to the construction of welfare building				
Highway Engineers Comments by MDC	Planning Officers Observation - Existing access from Wood Lane (non-classified), however the access is close to a bend and a junction with road opposite but there is scope for the access to be relocated further east along Wood Lane			
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 136	Church Warsop Miners Welfare, Wood Lane, Church Warsop		
Ward	Parish Warsop Parish	Easting 455881.18	Northing 368795.16
Submission Type SHLAA	Area(ha) 1.05	Estimated Dwellings 32	

Impact on Landscape Biodiversity	Conclusion The site is suitable
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	Comments/Details
Listed/Local Interest Building	No

Natural Features	Yes
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Some trees and hedgerows mainly along the site boundary

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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The site is located on the edge of a defined open break between Church Warsop and Market Warsop. Development would

Impact On Existing	Yes
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Loss of private football pitch

Protected Habitats	No
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Trees

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years

Legal Issues

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion
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	Comments/Details
Known Developer Interest	Yes

Developer Investment	No
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Considered Financially Viable *

FINAL CONCLUSION

Appropriate - Only constrained by urban boundary

Part of the site is vacant and falling into a state of disrepair. The remaining area is relatively poor in appearance/useage. Although located outside the 1998 proposals map boundary it forms part of the village and requires incorporating within a newly drawn boundary. The site requires redevelopment.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 137	Land at The Park off Bath Lane, Mansfield		
Ward	Parish	Easting 454508	Northing 361733
Submission Type SHLAA	Area(ha) 4.24	Estimated Dwellings 127	

A. SUITABILITY		Conclusion	The site is not suitable	
Character, Land Use and Location		Conclusion	The site is not suitable	
Location	Urban fringe	Setting	Other	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site is not suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref	NE1, NE5(A)			
General Policies	NE11			
Existing Policy Conflicts				
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable. The site is also protected from development by policy NE5 (A) which seeks to preserve the green wedge which runs along the Maun Valley bringing open countryside to within half a mile of Mansfield town centre.				
Access to Services		Conclusion	The site may be suitable	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School	Yes	Primary School	No	
Further Education	Yes	General Practitioner (GP)		
Hospital	Yes	Employment	Yes	
Proximity to Major Transport Node (Bus or Train Station)		Over 1km from a major public transport node		
Transport Node Comments				
Proximity to Town Centre		Within 1km of a town centre		
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards		Within 400m of publicly accessible green space		
Physical Constraints		Conclusion	The site may be suitable	
	Comments/Details			
Possible Neighbour Issues	Sewage works to the north/east of site. River Maun flows past the southern end			
Topography	Climbs steeply from the river at south corner towards The Park. Drains south to			
Boundary Treatments	Yes			
Iron railings adjacent to Carr Bank Park (southern boundary). Pallisade fencing adjacent to sewage works (eastern boundary)				
Agricultural Land Quality				
Possible Contamination Issues		Yes		
Corner of site adjacent to Bath Lane contained garages during the mid 20th century. There is a chance of potential contamination from fuel, oil, battery acid, dust from brakes etc. Also storm surge tanks adjacent to the River Maun are very close to the site				
Highway Engineers Comments by MDC	Planning Officers Observation - There is a school access road which crosses the site accessed from Bath Lane via a mini-roundabout			
Flooding				
Environment Agency Fluvial Flood Zone		Zone 1 Low Probability		
Site abuts Flood Zone 2 at the south corner however there is a steep gradient which climbs away from the river				
Area Subject to Flooding Due to Concentrated Run-Off		No		
Priority Area for Creating Green SUDS* (SFRA*)		No		
Priority Restoration Within Low Flow Catchment Area (SFRA*)		No		
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 137	Land at The Park off Bath Lane, Mansfield		
Ward	Parish	Easting 454508	Northing 361733
Submission Type SHLAA	Area(ha) 4.24	Estimated Dwellings 127	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
---	--

	Comments/Details
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Listed/Local Interest Building	Yes
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Portland Hall is located within fairly close proximity of the site. Historic Carr Bank Park is located adjacent to the site bound

Natural Features	Yes
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Hedgerows within site. Long grass (meadow) widespread. Trees scattered around the site with a concentration at the north

Site of Important Nature Conservation (SINC)	No
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Site of Special Scientific Interest (SSSI)	No
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Local Nature Reserve (LNR)	No
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Impact On Views	Yes
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Development would be visible from the adjacent historic park and will erode Maun Valley Green Wedge. It will be visible fro

Impact On Existing	No
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Protected Habitats	Yes
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Neutral grassland

Tree Preservation Order	No
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Trees protected (conservation area)

Conservation Area	Yes
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The Park Conservation Area covers the entire site

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
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Anticipated Time Scale	0-5 years
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Legal Issues

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion The site is economically achievable for housing
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	Comments/Details
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Known Developer Interest	Yes
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Developer Investment	Yes
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Planning and Development Studies

Considered Financially Viable *

FINAL CONCLUSION

Inappropriate Site - suitability issues

The site is located on the urban fringe, outside but adjacent to the urban boundary. The site is protected from development by policies NE1 and NE5 (A). Although the site does adjoin the urban boundary and is adjacent to existing built development within The Park Conservation Area to the north east, along the Maun Valley towards Mansfield town centre (to the south west) the site does not adjoin built development, but is adjacent to Carr Bank Park. Development of the site would break the linear green wedge, severing Carr Bank Park from the open countryside beyond. Additionally, the site climbs steeply away from the River Maun and this could form a significant physical constraint on development of the site. Potential contamination at the south western end of the site from former land use and the proximity of the River Maun are further constraints which would need to be addressed.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 138	Southwell Road East/Helmsley Road, Rainworth		
Ward	Parish	Easting 457853	Northing 359170
Submission Type SHLAA	Area(ha) 14.97	Estimated Dwellings 449	

A. SUITABILITY		Conclusion	The site may be suitable	
Character, Land Use and Location		Conclusion	The site may be suitable	
Location	Urban fringe	Setting	Other	
Current Use	Open Land	PDL*/Greenfield	Greenfield	Houses Per Hectare 30
Policy (1998 Adopted Local Plan)		Conclusion	The site may be suitable	
Allocated/Designated	Open break/Green Wedge			
Site Specific Policy Ref	NE1, NE4(B)			
General Policies	NE11			
Existing Policy Conflicts				
Outside of Urban boundary so policy NE1 restricting development in the countryside is applicable. A large part of the site is also covered by policy NE4 (B) which identifies and seeks to protect a sensitive gap in development between the urban areas of Mansfield and Rainworth.				
Access to Services		Conclusion		
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance	
Secondary School		Primary School		
Further Education		General Practitioner (GP)		
Hospital		Employment		
Proximity to Major Transport Node (Bus or Train Station)				
Transport Node Comments				
Proximity to Town Centre				
Town Centre Comments				
Green Space Strategy Comments				
Green Space Standards				
Physical Constraints		Conclusion	The site is suitable	
	Comments/Details			
Possible Neighbour Issues	potential noise from Rainworth bypass however woodland provides some screening			
Topography	Flat site			
Boundary Treatments	Yes			
Post and wire fencing adjacent Helmsley Road. Site is open to Ransom Road although overgrown				
Agricultural Land Quality				
Possible Contamination Issues	Yes			
The site has always been greenfield however there is a former railway line at the southern boundary of the site. There is therefore potential for contamination from split cargoes, herbicides/pesticides and oil etc. dripping from the train				
Highway Engineers Comments by MDC	Planning Officers Observation - Opportunity for direct access from Helmsley Road and/or Ransom Road (both non-classified). Ransom Road already has turning heads for future roads. There is some scope for access from the classified A617 Rainworth bypass, especially if there is some element of commercial development within the site			
Flooding				
Environment Agency Fluvial Flood Zone	Zone 1 Low Probability			
Area Subject to Flooding Due to Concentrated Run-Off	No			
Priority Area for Creating Green SUDS* (SFRA*)	No			
Priority Restoration Within Low Flow Catchment Area (SFRA*)	No			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land				

Site Number 138	Southwell Road East/Helmsley Road, Rainworth		
Ward	Parish	Easting 457853	Northing 359170
Submission Type SHLAA	Area(ha) 14.97	Estimated Dwellings 449	

Impact on Landscape Biodiversity	Conclusion The site may be suitable
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	Comments/Details
Listed/Local Interest Building	No
Natural Features	Yes Trees, hedgerows, grassland, wild flowers (all of which are scattered over the site). Southern Part of site covered by 2 SINC
Site of Important Nature Conservation (SINC)	Yes
Site of Special Scientific Interest (SSSI)	No
Local Nature Reserve (LNR)	No
Impact On Views	Yes The site is located behind existing residential ribbon development along Southwell Road East and in addition is screened to
Impact On Existing	No
Protected Habitats	Yes Heathland, neutral grassland and mixed and broadleaved woodland
Tree Preservation Order	Yes TPO located at south/west corner of site
Conservation Area	No

<u>B. AVAILABILITY</u>	Conclusion The site could be available within 5 years
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	Comments/Details
Anticipated Time Scale	0-5 years
Legal Issues	
Availability Other Issues	

<u>C. ACHIEVABILITY</u>	Conclusion
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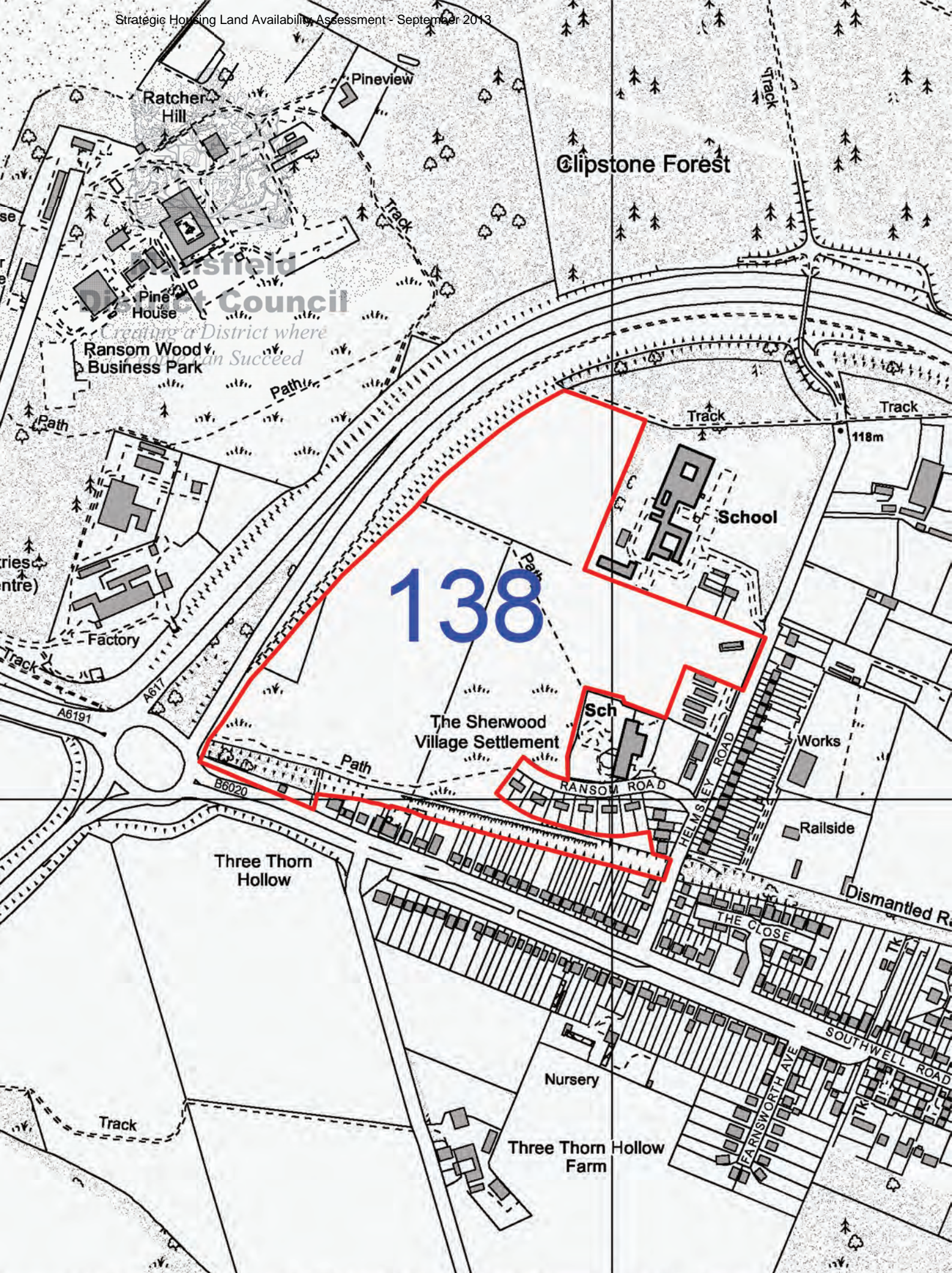
	Comments/Details
Known Developer Interest	Yes
Developer Investment	Yes Planning and Development Studies
Considered Financially Viable *	

FINAL CONCLUSION

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number 139	Land at Warren Farm, Mansfield Woodhouse		
Ward	Parish	Easting 456349.96	Northing 363250.00
Submission Type SHLAA	Area(ha)	Estimated Dwellings	

A. SUITABILITY		Conclusion	
Character, Land Use and Location		Conclusion	
Location	Urban fringe	Setting	
Current Use		PDL*/Greenfield	Houses Per Hectare
Policy (1998 Adopted Local Plan)		Conclusion	
Allocated/Designated			
Site Specific Policy Ref			
General Policies			
Existing Policy Conflicts			
Access to Services		Conclusion	
Within 30 mins - Public Transport	Distance/Comments	Within 800 meters or 10 mins Walk	Distance
Secondary School		Primary School	
Further Education		General Practitioner (GP)	
Hospital		Employment	
Proximity to Major Transport Node (Bus or Train Statio			
Transport Node Comments			
Proximity to Town Centre			
Town Centre Comments			
Green Space Strategy Comments			
Green Space Standards			
Physical Constraints		Conclusion	
		Comments/Details	
Possible Neighbour Issues			
Topography			
Boundary Treatments			
Agricultural Land Quality			
Possible Contamination Issues			
Highway Engineers			
Comments by			
<u>Flooding</u>			
Environment Agency Fluvial Flood Zone			
Area Subject to Flooding Due to Concentrated Run-Off			
Priority Area for Creating Green SUDS* (SFRA*)			
Priority Restoration Within Low Flow Catchment Area (SFRA*)			
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land			

Site Number 139	Land at Warren Farm, Mansfield Woodhouse		
Ward	Parish	Easting 456349.96	Northing 363250.00
Submission Type SHLAA	Area(ha)	Estimated Dwellings	

Impact on Landscape Biodiversity	Conclusion
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Comments/Details

Listed/Local Interest Building

Natural Features

Site of Important Nature Conservation (SINC)

Site of Special Scientific Interest (SSSI)

Local Nature Reserve (LNR)

Impact On Views

Impact On Existing

Protected Habitats

Tree Preservation Order

Conservation Area

<u>B. AVAILABILITY</u>	Conclusion
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Comments/Details

Anticipated Time Scale

Legal Issues

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion
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Comments/Details

Known Developer Interest

Developer Investment

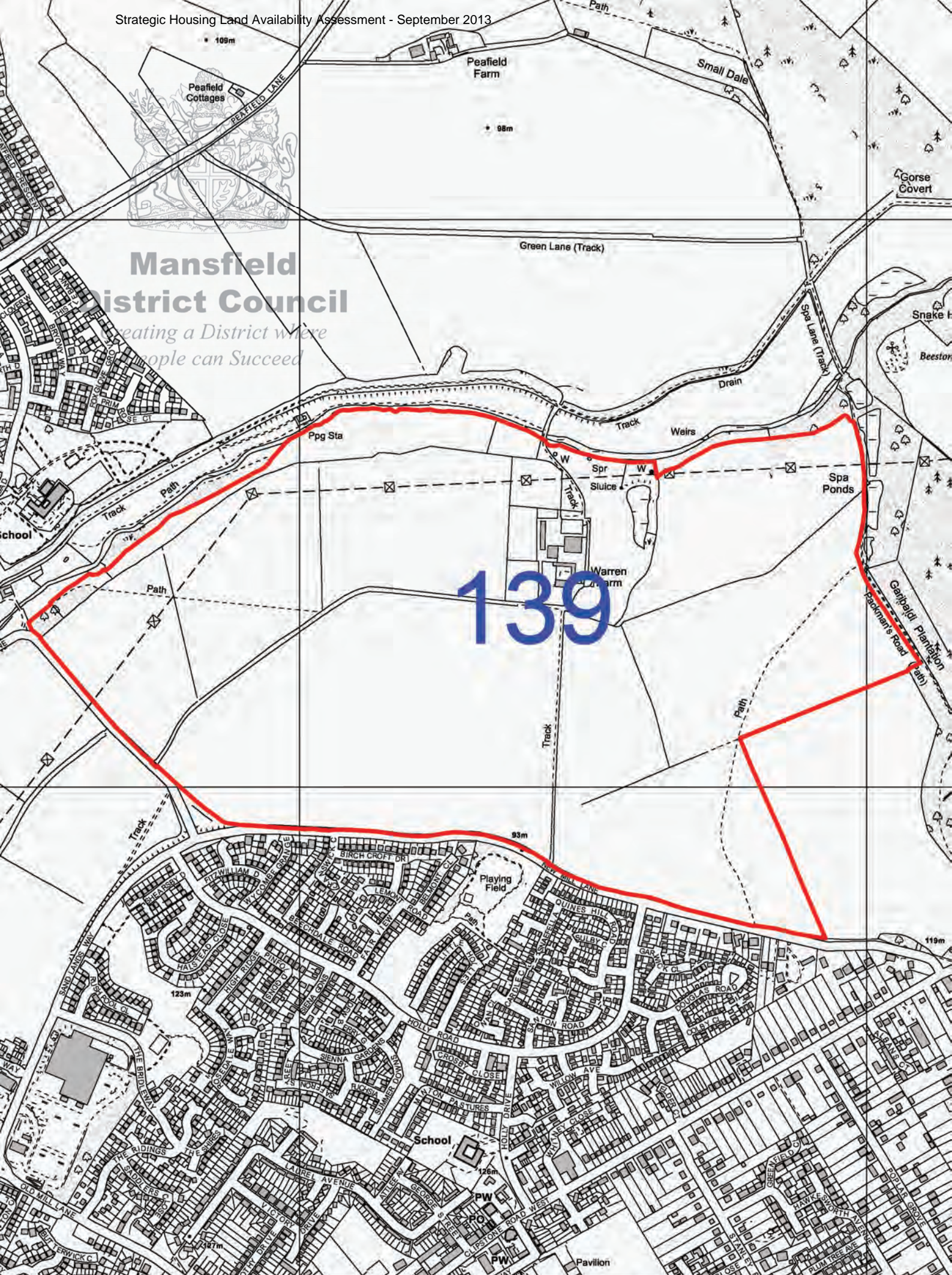
Considered Financially Viable *

<u>FINAL CONCLUSION</u>

Not Required

Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Site Number	140	Land at Peafield Farm, Mansfield Woodhouse		
Ward	Parish	Warsop Parish	Easting	456359.75 Northing 364193.62
Submission Type	SHLAA	Area(ha)	Estimated Dwellings	

A. SUITABILITY		Conclusion		The site may be suitable					
Character, Land Use and Location			Conclusion		The site may be suitable				
Location		Urban fringe		Setting		Countryside			
Current Use		Open Land		PDL*/Greenfield		Greenfield	Houses Per Hectare		30
Policy (1998 Adopted Local Plan)			Conclusion		The site may be suitable				
Allocated/Designated		Not Allocated							
Site Specific Policy Ref									
General Policies		NE1 NE7							
Existing Policy Conflicts									
Access to Services			Conclusion						
Within 30 mins - Public Transport		Distance/Comments		Within 800 meters or 10 mins Walk		Distance			
Secondary School				Primary School					
Further Education				General Practitioner (GP)					
Hospital				Employment					
Proximity to Major Transport Node (Bus or Train Statio									
Transport Node Comments									
Proximity to Town Centre									
Town Centre Comments									
Green Space Strategy Comments									
Green Space Standards									
Physical Constraints			Conclusion						
			Comments/Details						
Possible Neighbour Issues									
Topography									
Boundary Treatments									
Agricultural Land Quality		Unknown							
Possible Contamination Issues									
Highway Engineers									
Comments by									
<u>Flooding</u>									
Environment Agency Fluvial Flood Zone									
Area Subject to Flooding Due to Concentrated Run-Off									
Priority Area for Creating Green SUDS* (SFRA*)									
Priority Restoration Within Low Flow Catchment Area (SFRA*)									
* SFRA:Strategic Flood Risk Assessment * SUDS:Sustainable Urban Drainage Systems * PDL:Previously Developed Land									

Site Number 140	Land at Peafield Farm, Mansfield Woodhouse		
Ward	Parish Warsop Parish	Easting 456359.75	Northing 364193.62
Submission Type SHLAA	Area(ha)	Estimated Dwellings	

Impact on Landscape Biodiversity	Conclusion
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Comments/Details

Listed/Local Interest Building

Natural Features

Site of Important Nature Conservation (SINC)

Site of Special Scientific Interest (SSSI)

Local Nature Reserve (LNR)

Impact On Views

Impact On Existing	No
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Protected Habitats

Tree Preservation Order	No
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Conservation Area	No
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<u>B. AVAILABILITY</u>	Conclusion	The site could be available within 5 years
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Comments/Details

Anticipated Time Scale

Legal Issues

Availability Other Issues

<u>C. ACHIEVABILITY</u>	Conclusion	The site may be achievable for housing
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Comments/Details

Known Developer Interest

Developer Investment

Considered Financially Viable *

FINAL CONCLUSION**Not Required**

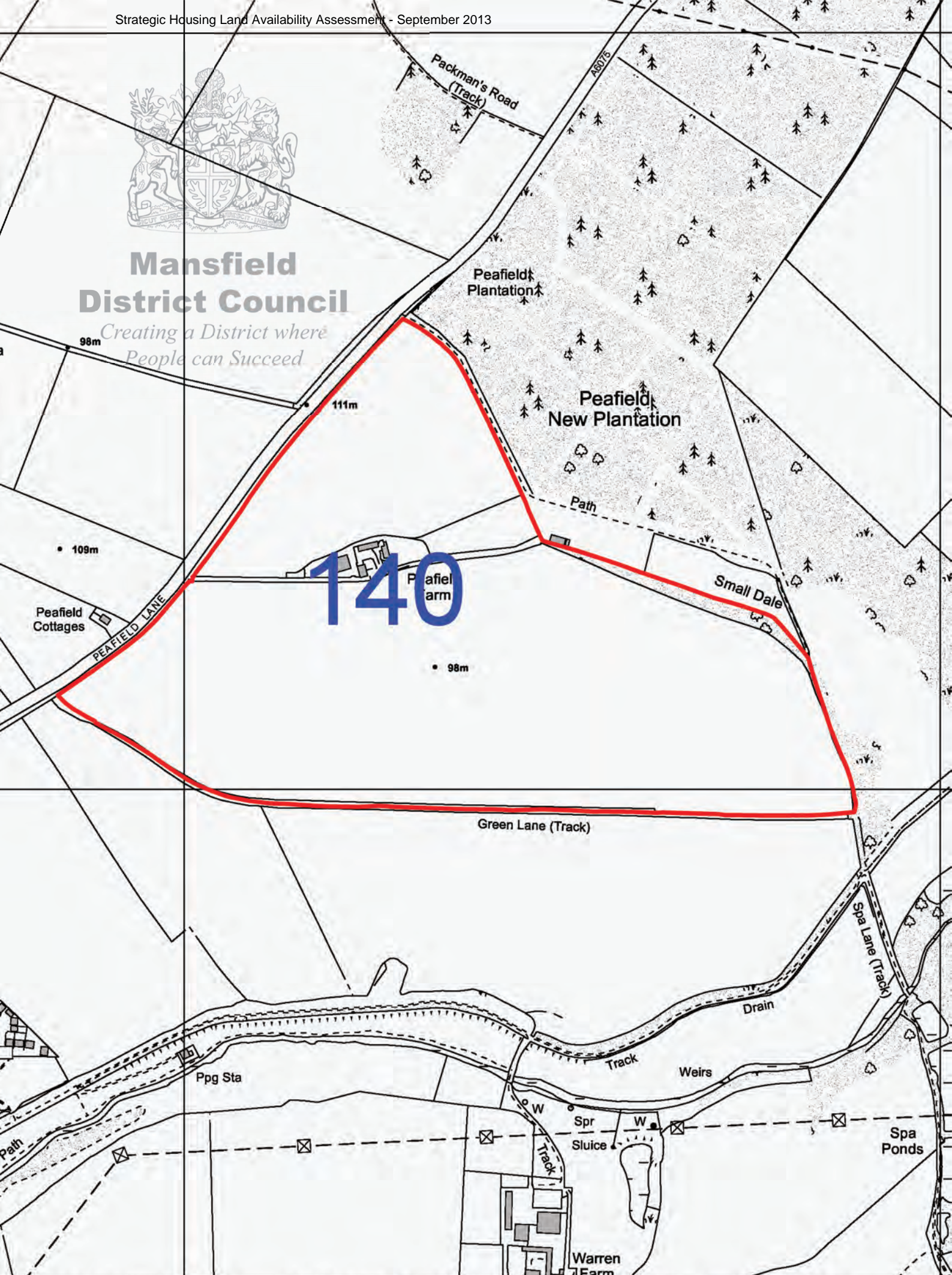
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.

* Site has been assessed using MDC Residual Value Method to estimate financial viability



Mansfield District Council

*Creating a District where
People can Succeed*



Appendix A - Example of Financial Appraisal

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT FINANCIAL VIABILITY ASSESSMENT SHEET

Location:	Crimea Farm Peafield Lane
Reference No	SHLAA063
Submarket: Mansfield District	Site Area (ha): 13.4 Density (dph): 30

RESIDUAL APPRAISAL

Gross Development Value

Residential	No units	Bedrooms	Value per unit	Total £
5 Bed Detached	20	100	234,150	4,683,000
4 Bed Detached	60	240	203,700	12,222,000
3 Bed Detached	101	303	173,250	17,498,250
3 Bed Semi detached	80	240	134,400	10,752,000
3 Bed Town House/Terraced	60	180	129,150	7,749,000
2 Bed Town House/Terraced	40	80	112,350	4,494,000
2 Bed Flat	21	42	108,150	2,271,150
1 Bed Flat	20	20	75,600	1,512,000

Number of Units	402	1205
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GROSS DEVELOPMENT VALUE	61,181,400
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Development Costs

Building Costs	No units		£ Cost per unit	£ Total cost of units
Residential Units				
5 Bed Detached	20	@	128,000	2,560,000
4 Bed Detached	60	@	120,000	7,200,000
3 Bed Detached	101	@	96,000	9,696,000
3 Bed Semi detached	80	@	72,000	5,760,000
3 Bed Town House/Terraced	60	@	64,000	3,840,000
2 Bed Town House/Terraced	40	@	57,460	2,298,400
2 Bed Flat	21	@	67,200	1,411,200
1 Bed Flat	20	@	50,400	1,008,000
	Total sq m		Cost per sq m	
Demolition	0		0	0
	Costs unknown at this stage			0
Contamination Costs				0
Building Costs				<u>33,773,600</u>
Contingency on building cost @	5	%		1,688,680
Total Development Costs				<u>35,462,280</u>

	12% of Building Costs		
Professional Fees	12	%	<u>4,255,474</u>

Section 106 Payment	Units		Price per unit	
Open Space	402	@	2,020	812,040
Transport Contributions	0	ha	0	0
Affordable Housing Contribution (Figure based on on-site or financial costs)	402		0	2,010,000
(assumes payable on commencement of works)				
Total 106 Payments				<u>2,822,040</u>

Total Development Costs (Dev costs + professional fees + 106 payments)**42,539,794**

Finance Costs	Interest		Quarters	Compounded	
Interest on 1/2 Total Building Cost	0.02	per quarter	8	0.1716594	3,651,177
Interest on 2/3 Professional Fees	0.02	per quarter	8	0.1716594	486,995

Sales Fees			
Agent/Market	3	% @ GDV	1,835,442
Solicitor	600	per unit	241,200

Total Finance & Sales Costs**6,214,814****Developer Profit****15**

% @ GDV

9,177,210**COST OF DEVELOPMENT**

57,931,818

BALANCE (Gross Development Value less Cost of Development)**3,249,582**

Value Per Hectare

£242,506

Value Per acre

£98,181

Dwelling Mix / Numbers

	Exact Figures	Whole dwellings	Percentage Split in Dwelling Type	
5 Bed Detached	20.1	20	5	%
4 Bed Detached	60.3	60	15	%
3 Bed Detached	100.5	101	25	%
3 Bed Semi detached	80.4	80	20	%
3 Bed Town House/Terraced	60.3	60	15	%
2 Bed Town House/Terraced	40.2	40	10	%
2 Bed Flat	20.1	21	5	%
1 Bed Flat	20.1	20	5	%
	402	402	100	%

Appendix B - SHLAA Conclusions (by Category)

Conclusion			
Appropriate Site - within 5 years			
Site Number	Site Reference	Estimated Dwellings	Address
4	SHLAA029	70	Mount Pleasant
A proportion of this site is considered suitable for housing development, subject to the rationalisation of the allotment plots including provision for additional future expansion.			
5	SHLAA003	36	Sherwood Street
The site is vacant land within the urban area of Market Warsop and is considered appropriate for development.			
16	SHLAA043	17	Land at Moorefield Farm Bishops Walk
the site is considered suitable for development.			
34	SHLAA018	93	Bould/Chesterfield Rd South
The site is within the urban area and requires redevelopment for residential purposes. Part of the site has been granted planning permission.			
37	SHLAA005	77	Hall Barn Lane / Land at Rosebrook Primary School.
The site is vacant land within the urban area and as such is considered appropriate for development. The timing of development will be dependant upon educational requirements.			
51	SHLAA016	20	Land off Spencer Street
This is a previously developed site that is in need of development as the majority is derelict. Possible contamination and residential amenity issues would require further investigation/mitigation at a detailed stage.			
86	LDF033	110	Sandy Lane
The majority of the site is vacant greenfield land that was designated as allotments in the 1998 Local Plan. There is little to no evidence that this part of the site has ever been used for allotment purposes. Parts of the site were designated for residential purposes in the 1998 plan but have yet to be developed.			
113	MDC016	38	Land at Windmill Lane
The site lies within the existing urban boundary close to the Town centre.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion			
Appropriate Site - within 5 years			
Site Number	Site Reference	Estimated Dwellings	Address
125	SHLAA075	50	Land at Dallas Street
<p>The site is a brownfield site located within the urban boundary, within walking distance of the town centre and public transport links. The site is considered to be a suitable location for residential development. Although a brownfield site, the site formed part of a garden area for a former workhouse prior to the construction of the current building and therefore the risk of contamination is considered to be low. The site is elevated above Stockwell Gate and accordingly will be visible from Stockwell Gate but a well designed scheme with active elevations facing towards Stockwell Gate would not be harmful to the Stockwell Gate street scene.</p>			
126	SHLAA076	110	Former Ravensdale School
<p>The site is a former school site (school buildings and associated playing fields) located within the urban boundary. Residential development would be compatible with surrounding land uses and the site is located within a sustainable location close to a public transport corridor (bus route) into Mansfield town centre. The site is protected by LT7, however the school playing fields are not in active use as the school is closed. Policy LT7 would not necessarily prohibit development of the site if the relevant criteria can be met.</p>			
127	SHLAA077	169	Former Sherwood Hall School
<p>The site is part of a former school site (school buildings and associated playing fields) located within the urban boundary. Residential development would be compatible with surrounding land uses and the site is located within a sustainable location close to a public transport corridor (bus route) into Mansfield town centre. The site is protected by LT7, however the land is not currently in active use as the school has been redeveloped on the adjacent site. The site is considered appropriate provided that it is not required to meet further educational requirements.</p>			
128	SHLAA078	150	Pleasley Regeneration Area
<p>The site lies within the urban area and has been cleared ready for redevelopment. The scheme is an important development site for regeneration purposes and is likely to be the subject of a planning application in the immediate future.</p>			
129	EMP004	43	Victoria Street
<p>Considered to be a suitable site for mixed development in terms of sustainability. The site has previously had Planning Permission which recently lapsed. However the site still offers potential and the lapsing of the permission is seen more as a result of poor demand for land generally rather than any indication that the site is not appropriate or viable.</p>			
No. of Sites - 13		No. of Dwellings - 983	

Appendix B - SHLAA Conclusions (by Category)

Conclusion Appropriate Site - 5-10 years			
Site Number	Site Reference	Estimated Dwellings	Address
3	MDC009	376	Ridgeway Terrace/ Ridgeway Lane/ Oakfield Avenue Allotments
The Owners through an agent, have indicated that part of this area could be developed upon rationalising allotment use in the area. Should the site come forward, further work would need to be undertaken to ensure sufficient allotment provision is catered for in the locality.			
28	SHLAA033	22	Union St / St John St
Although the site is identified as an Employment Consolidation area within the Adopted 1998 Local Plan, planning decisions since the adoption of the plan has seen an increase in residential units within this location and the eradication of previous employment uses. For this reason it is considered that further housing development close to retail and leisure uses and public transport opportunities which maximises the use of previously developed land would be suitable. A small area of the site is also covered by R1 which allows only for retail usage of the site, however the small area covered by this policy is not considered to relate well to the town centre by reason of its isolation from the main shopping area as a result of Quaker Way. Pedestrian access to the existing retail use is seen as difficult. Although the summary indicates that the retail part of the site does not in officers opinion relate well in terms of access to the town centre, and that quaker Way is seen as a pedestrian barrier, the site does benefit from established retail use. Therefore while the conclusions of SHLAA are that the site would be appropriate for residential this would not prevent the existing retail usage on the site.			
72	EMP005	39	Former Mansfield Brewery Site Great Central Road
Site is considered appropriate for mixed development and has been identified as viable only if some residential development takes place as part of a mixed development. Conclusion is therefore suitable although dwelling numbers have been reduced. There will however need to be work undertaken to mitigate against identified flooding and potential contamination issues.			
No. of Sites - 3		No. of Dwellings - 437	

Appendix B - SHLAA Conclusions (by Category)

Conclusion			
Appropriate - Subject to mitigation of physical constraints			
Site Number	Site Reference	Estimated Dwellings	Address
11	SHLAA044	28	Land at Welbeck Farm Netherfield Lane
<p>The site is protected as an employment site however due to apparent lack of demand, and flooding information on the site located within the urban boundary and subject to possible flooding issues being overcome the site could be considered suitable. Parish Council have raised possible contamination issues may exist due to previous site usage. More work would need to be done on this issue. It is proposed that the village boundary in this location will be changed through the Local Plan to reflect the latest indicative flooding information.</p>			
24	LDF006	105	Former Marshalls Site Oxclose Lane
<p>Although the site is not contained within the urban boundary within the 1998 Local Plan it is considered inappropriate to consider the site as open countryside due to its location/history. Access is severely constrained which may limit any redevelopment. The site may offer some scope for specialist accommodation.</p>			
29	LDF017	32	Pheasant Hill (Mansfield Tennis Club)
<p>The site has been subject to planning enquiries although not for some time. Access to the site is a major constraint.</p>			
57	LDF034	25	Woburn Road
<p>The suitability of the site depends on any firm decisions regarding the proposed Pleasley bypass extension.</p>			
81	EMP002	93	Gregorys Quarry Quarry Lane
<p>Site is in a sustainable location however being a former quarry there are a wide number of issues relating to access, possible impact on a nearby Local Nature Reserve and residential environment. Highway access to the site is severely constrained with highway engineers indicating that access would have to be from Quarry Lane which is restricted due to a bridge a tunnel and levels. Due to the amount of work necessary to gain access and needing to ensure any access will not have an unacceptable impact on the Local Nature Reserve there remains questions over the viability of any scheme, however as the owner considers the site offers potential it is considered that consideration could be given to possible ways to develop the site. The Environment Agency have indicated that further investigations would need to be made to ascertain any possible flood risk.</p>			
84	SHLAA021	12	Blake Crescent
<p>Appropriate site, provided the allotment provision can be accommodated in the locality or is proven to be surplus to both existing and / or long term demand. The site does have significant access constraints.</p>			
88	SHLAA007	26	Newgate Lane
<p>There may be contamination and drainage issues which would need further investigation/mitigation. Access may also be an issue.</p>			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Appropriate - Subject to mitigation of physical constraints			
Site Number	Site Reference	Estimated Dwellings	Address
104	MDC002	0	Land at Jubilee Way South
This area contains areas of undeveloped land considered suitable for new employment uses.			
105	SHLAA001	29	125-147 Southwell Road East
This site is considered suitable for housing development, however is in multiple ownership which means it could be difficult to get agreement which would lead to development. It should be reported that comments received from the Environment Agency indicate that any railway culverts should be investigated to ensure surface water flooding risk is not an issue. Due to multiple ownership the figures are not included within the updated 5 year land supply, but should an application be forthcoming would be considered appropriate in principle.			
108	SHLAA030	0	Land at Eakring Road
This area would provide a suitable extension to Crown Farm for employment purposes. It is not required for residential purposes to meet the locally agreed housing figure.			
116	MDC019	86	Land at Brick Kiln Lane
The site was allocated in the 1998 Local Plan under Policy LT8 (b) for the purposes of new pitch provision. However this has never come forward and there would appear to be no commitment from the council to provide for them in the foreseeable future. The topography of the site would mean that considerable works would need to be undertaken for pitch provision to take place. There are believed to be a number of services including a large water main that runs under the site which may constrain development. Consideration will be given to developing the site for recreational purposes in connection with development of the adjacent site.			
No. of Sites - 11		No. of Dwellings - 436	

Appendix B - SHLAA Conclusions (by Category)

Conclusion Appropriate - Subject to meeting Allotment Strategy			
Site Number	Site Reference	Estimated Dwellings	Address
35	SHLAA019	81	Broomhill Lane
Site is currently protected as allotment land by saved policy LT6, The site would only be appropriate on production of evidence that there would be sufficient plots left on the rest of the site to justify release. This would be done in relation to the Allotment Strategy.			
52	SHLAA022	186	Kirkland Avenue
The site offers potential for residential development provided that sufficient allotments and open space can be provided.			
66	LDF032	11	Little Barn Gardens Mansfield
The site is well located for possible development for housing, however is protected as allotment land by saved policy LT6, and is currently used for this purpose. Opportunity would only exist if spare allotment provision can be demonstrated.			
94	SHLAA031	57	Land at Pump Hollow Road
This site is in a sustainable location within the urban area, however could only be considered should evidence indicate that the allotments are surplus to requirements, or that there is suitable alternative provision within the locality.			
121	MDC024	8	Land off Rosemary Street
The suitability of the site is dependant upon the councils commitment to the long term provision of allotments. The site is mainly overgrown with what appears to be only a single plot being occupied / utilised.			
No. of Sites - 5		No. of Dwellings - 343	

Appendix B - SHLAA Conclusions (by Category)

Conclusion Appropriate - Subject to Open Space Requirements			
Site Number	Site Reference	Estimated Dwellings	Address
115	MDC018	16	Land off Flint Avenue
<p>The site appears to offer very little in its current state in terms of valuable open space. Access to other areas designed as part of an open space network has been compromised in that that access has been blocked up by boundary treatment. It may be possible to re-work the area to allow for limited development and upgrading / improvements to remaining parts of the site. The anticipated dwelling numbers reflect only a proportion of the site being developed.</p>			
117	MDC020	9	Land off Wainwright Avenue
<p>The site is currently protected as open space under policy LT2 of the 1998 adopted Local Plan. However the site currently offers little in terms of valuable recreational space in its current condition. It should be noted that this part of the district has very limited public accessible open space provision. Therefore the site would only be considered suitable should improvement in provision within the area be achievable, possibly through the redevelopment of the nearby school land (site number 37).</p>			
120	MDC023	58	Land rear of Delamere Drive
<p>The site forms part of a wider area of open space in an area which is well provided for in terms of open space provision. This particular part of the site has very limited natural surveillance, and there is a history of anti social behaviour including the burning down of a former cricket pavilion. This part of the open space suffers from severely restricted access making it less than ideal for public use.</p>			
No. of Sites - 3		No. of Dwellings - 83	

Appendix B - SHLAA Conclusions (by Category)

Conclusion Appropriate - Only constrained by urban boundary			
Site Number	Site Reference	Estimated Dwellings	Address
103	SHLAA010	36	Helmsley Road,
This site is considered suitable and although it currently lies outside the urban boundary as shown on the 1998 Local Plan, it is considered appropriate to revise the boundary in this location in order to take account of existing built development to better define where it is appropriate to apply open countryside policies.			
136	SHLAA086	32	Church Warsop Miners Welfare, Wood Lane
Part of the site is vacant and falling into a state of disrepair. The remaining area is relatively poor in appearance/useage. Although located outside the 1998 proposals map boundary it forms part of the village and requires incorporating within a newly drawn boundary. The site requires redevelopment.			
No. of Sites - 2		No. of Dwellings - 68	

Appendix B - SHLAA Conclusions (by Category)

Conclusion Not Required			
Site Number	Site Reference	Estimated Dwellings	Address
7	LDF028	42	Birch Street
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements. Alternative land in the village of Church Warsop is considered preferable.			
8	SHLAA036	148	Netherfield Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
9	SHLAA028	214	Sookholme Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements. The site may however have potential to provide for Employment uses.			
10	SHLAA027	282	Stonebridge Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
17	SHLAA013	765	Land at Peafield Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
18	SHLAA056	59	Small holding off Peafield Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
19	SHLAA063	402	Crimea Farm Peafield Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion		Not Required	
Site Number	Site Reference	Estimated Dwellings	Address
20	LDF007	337	Peafield Lane (land at)
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
22	SHLAA058	156	Land fronting Park Hall Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
23	SHLAA038	120	Land Adj The Fairways
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
32	SHLAA032	15	Debdale House Debdale Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
33	MDC006	359	Debdale Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
39	MDC003	184	Skegby Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
40	SHLAA059	124	R/o Fields Farm Abbott Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Not Required			
Site Number	Site Reference	Estimated Dwellings	Address
43	SHLAA017	195	Land at Skegby Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
48	SHLAA009	195	Fishpond Hill off Skegby Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
54	SHLAA042	306	Land adj Chesterfield Road North
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
55	SHLAA014	666	Land at Water Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
56	MDC005	403	Land adj Water Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
58	SHLAA008	108	Woburn Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
59	SHLAA006	48	Adj Bull farm School Booth Crescent
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Not Required			
Site Number	Site Reference	Estimated Dwellings	Address
60	SHLAA045	111	Land off Wharmby Avenue
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
69	SHLAA034	65	Bleak Hills Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
76	SHLAA046	510	High Oakham Farm
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
80	SHLAA039	120	East of Oakham Business Park
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
87	SHLAA024	9	Ravensdale Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
89	SHLAA037	6	Portland Hall Hotel Windmill Lane
Due to the sites location outside the Urban Boundary, and that an application for part of the site has already been granted, the remainder of the site offers limited opportunity to contribute to the dwelling requirements.			
98	SHLAA048	243	Land at Clipstone Road East
Due to the sites location outside the Urban Boundary, and that an application for part of the site has already been granted, the remainder of the site offers limited opportunity to contribute to the dwelling requirements. There is a question over achievability as there does not appear to have been any developer interest. Significant land with planning permission in the area remains undeveloped.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Not Required			
Site Number	Site Reference	Estimated Dwellings	Address
100	SHLAA012	395	New Mill Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
101	MDC007	172	Land at Old Mill Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
109	SHLAA068	61	Land at Woburn Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
110	SHLAA069	48	Land to the North of 100 Wood Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
112	SHLAA071	4,844	North MARR
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
124	SHLAA073	348	Land West of Water Lane
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
132	SHLAA082	53	Fields to the North of Three Thorn Hollow Farm
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Not Required			
Site Number	Site Reference	Estimated Dwellings	Address
135	SHLAA085	3,360	Radmanthwaite Farm, Radmanthwaite Road off Chesterfield Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
138	SHLAA088	449	Southwell Road East/Helmsley Road
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
139	SHLAA089		Land at Warren Farm
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
140	SHLAA090		Land at Peafield Farm
Due to the sites location outside the Urban Boundary, and the greenfield nature of the site, it is not considered to be as suitable/sustainable as alternative sites, to meet the locally agreed housing requirements.			
No. of Sites - 39		No. of Dwellings - 15,922	

Appendix B - SHLAA Conclusions (by Category)

Conclusion Inappropriate Site - suitability issues			
Site Number	Site Reference	Estimated Dwellings	Address
14	LDF030	0	Land at Netherfield Lane
Site is protected for employment purposes however the retention of this site for employment purposes remains questionable due to issues regarding both demand, fluvial and run-off flooding information. There are considered to be more suitable housing sites available. It is proposed to alter the village boundary in this location through the Local Plan to take into account indicative flooding information.			
15	SHLAA011	466	Mansfield Road
The site lies on the urban fringe of Market Warsop however its development would breach the Railway line which forms a strong defensible boundary to the existing settlement. There are also some identified contamination and flooding issues. It is not considered that breaching the railway line would be appropriate and that more suitable opportunities exist to expand Market Warsop, should this be considered appropriate through the LDF Core Strategy.			
38	LDF018	8	Somersall Street
Updated information indicates that the useage of the allotment site as a whole is such that this remaining area of land should be put to allotment use.			
49	SHLAA064	81	Land at Botany Avenue
The site is considered to be suitable for residential development in terms of location and access. However, there may be a contamination issue on the site. In addition there is a policy constraint on the site as it is protected by an employment consolidation policy in the local plan. The Employment land review suggests the site is suitable for employment in terms of sustainability and marketability.			
50	LDF012	0	Botany Avenue (Intake Industrial Centre)
The site is not considered suitable for residential development and should be protected for employment purposes.			
68	SHLAA004	39	Land at Littleworth
The site is an irregular shape with the majority being school playing field. The site should only be considered if there is clear evidence that the school playing field can be demonstrated to be surplus to educational requirements.			
71	SHLAA066	22	Land at Church Lane/Weighbridge Road
The site is in an accessible location close to the town centre. However the Environment Agency comments on the site dated 1st June indicate that the site lies within flood zone 3 and therefore advise lower flood risk areas should be given priority. The site may also be subject to possible contamination issues due to the former uses of the site. In addition there is a policy constraint as the site is protected for employment use. Ongoing masterplanning for the site is investigating flood risk and also suggests the site would be most suitable for new Employment use.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Inappropriate Site - suitability issues			
Site Number	Site Reference	Estimated Dwellings	Address
78	SHLAA049	9	Land at rear of Portland St / Beech Ave
The site is in a sustainable location with good access to services. It would be unlikely to be considered appropriate for development even if contamination constraints can be overcome in view of policy constraints and the findings in the East Midlands Northern Sub-Region Employment Land Review.			
82	LDF013	50	Quarry Lane
The site is considered to be appropriate for development of community sport/ leisure activities associated with Mansfield Town Football Club. The site has therefore been considered unsuitable for residential development. The Environment Agency has indicated that further investigation would be required to ascertain flood risk if the site were to progress for development purposes.			
92	SHLAA053	61	Land r/o Clipstone Drive
The site is located on the urban fringe, and is woodland in character. There are policy constraints regarding the woodland nature of the site and its location in the Sherwood Forest Special Landscape Area. There is some concern about the distance from services.			
93	SHLAA057	52	Land at Clipstone Drive
The site lies adjacent to the urban boundary with reasonable access to many facilities. It is however a coniferous woodland which appears to provide for informal recreational use and a wildlife habitat. The site is protected by a number of policies relating to its woodland character and location in the Sherwood Forest Special Landscape Area. Should the urban boundary be reviewed this site would not be a priority for development due to the physical character of the site. In addition there may be issues over viability if significant off site highway works are required.			
95	SHLAA052	12	Land R/o Clipstone Drive
The site is located on the urban fringe, and is woodland in character. There are policy constraints regarding the woodland nature of the site and its location in the Sherwood Forest Special Landscape Area. There is some concern about the distance from services. It is considered that there are more appropriate sites to develop which would not require significant clearance of established woodland.			
97	SHLAA051	3	R/o Clipstone Drive
The site is located within the urban boundary, but is woodland in character with limited means of access. There do not appear to be any policy constraints regarding development, but the woodland character would present a significant constraint.			
99	SHLAA054	70	Land r/o Clipstone Drive
The site is located on the urban fringe, and is woodland in character. There are policy constraints regarding the woodland nature of the site and its location in the Sherwood Forest Special Landscape Area. There is some concern about the distance from services. It is considered that there are more appropriate sites to develop which would not require significant clearance of established woodland.			

Appendix B - SHLAA Conclusions (by Category)

Conclusion Inappropriate Site - suitability issues			
Site Number	Site Reference	Estimated Dwellings	Address
122	MDC025	150	Land off Northfield Lane
It is considered that the railway line provides a robust defensible boundary for Woodhouse. Although there is ribbon development on Northfield Lane, this is not in itself justification for further built development in this area. It is considered that more suitable locations for the alteration of the urban boundary have been put forward and that it would be unsuitable to breach the railway line at this location. Access is problematic due to the railway bridges.			
123	SHLAA072	9	Robin Hood Avenue
Due to the site being established woodland, it is not considered suitable to lose this area for development purposes as it would result in the loss of an area which offers high ecological value. It is considered that there are other more suitable sites which could meet the development needs of the district.			
133	SHLAA083	8	The Walled Garden, High Oakham House, High Oakham Drive
The site is a historic walled garden located adjacent to a historic farmhouse and farmyard. The building is identified on the Council's list of Local Heritage Assets. Although located close to the existing urban area there is a distinct gap between the existing urban area and the farm (although part of this gap is formed by neighbouring SHLAA site 134.) The site is located outside of the existing urban boundary and is therefore protected by policy NE1. There are also significant access constraints to the site, the site being accessed from Atikin Lane via a single track lane.			
134	SHLAA084	25	Field to the West of High Oakham Drive
The site is located within the urban fringe located adjacent to the urban boundary and existing residential development. To the south lies High Oakham House. The site is located outside of the existing urban boundary and is therefore protected by policy NE1. Development of the site would harm the rural setting of High Oakham House (an historic farmhouse and farmyard). The building is identified on the Council's list of Local Heritage Assets. There are also significant access constraints to the site, the site being accessed from Atikin Lane via a single track lane.			
137	SHLAA087	127	Land at The Park off Bath Lane
The site is located on the urban fringe, outside but adjacent to the urban boundary. The site is protected from development by policies NE1 and NE5 (A). Although the site does adjoin the urban boundary and is adjacent to existing built development within The Park Conservation Area to the north east, along the Maun Valley towards Mansfield town centre (to the south west) the site does not adjoin built development, but is adjacent to Carr Bank Park. Development of the site would break the linear green wedge, severing Carr Bank Park from the open countryside beyond. Additionally, the site climbs steeply away from the River Maun and this could form a significant physical constraint on development of the site. Potential contamination at the south western end of the site from former land use and the proximity of the River Maun are further constraints which would need to be addressed.			
No. of Sites - 19		No. of Dwellings - 1,192	

Appendix B - SHLAA Conclusions (by Category)

Conclusion			
Inappropriate Site - availability issues			
Site Number	Site Reference	Estimated Dwellings	Address
36	SHLAA020	87	Barretts Field Chesterfield Road South
Site is currently protected as allotment land by saved policy LT6, The site would only be appropriate on production of evidence that there would be sufficient plots left on the rest of the site to justify release.			
No. of Sites - 1		No. of Dwellings - 87	

Appendix B - SHLAA Conclusions (by Category)

Overall Totals

No. of Sites - 96	No. of Dwellings - 19,551
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