



Mansfield
District Council

Mansfield District Council

Gypsy, Traveller & Travelling Showpeople Options Development Plan Document (DPD)

Published July 2019

Consultation:

The period for responses to this consultation is from **Friday 19 July 2019 to 5pm on Friday 13 September 2019**.

The associated Consultation Summary Document includes questions which you are invited to answer. We strongly encourage you to make your comments online via our Consultation Portal which can be found at:

<https://mansfield.objective.co.uk/portal>, but if you wish to make written representations please email lp@mansfield.gov.uk or write to: Planning Policy, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

If you have any questions or general queries during the consultation period, please contact the Planning Policy Team on 01623 463322 or email lp@mansfield.gov.uk

The consultation material is available on the council's website at www.mansfield.gov.uk or from the District Council offices at:

Planning Policy Team
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
NG19 7BH

Additional information specifically relating to Gypsies, Travellers and Travelling Showpeople, including previous consultation documentation can be found here http://www.mansfield.gov.uk/planning_for_gypsies_and_travellers

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1. Introduction

- 1.1 Mansfield District Council is committed to meeting all housing needs including the housing needs of the Gypsy, Traveller and Travelling Showpeople community within the District. In order to meet this need, the Council is producing a Gypsy, Traveller and Travelling Showperson Development Plan Document (GTTSP DPD). The aim of the DPD is to identify sites for Gypsies and Travellers and Travelling Showpeople in a sustainable way which balances the accommodation needs of these groups with the settled community whilst protecting the natural and built environment.
- 1.2 The GTTSP DPD will form part of the Development Plan for Mansfield District alongside the Mansfield Local Plan 2019 which was submitted to the Secretary of State on the 19 December 2018 for examination. [Policy H8](#) sets out the council's accommodation for Gypsies, Travellers and Travelling Showpeople policy.
- 1.3 The purpose of this document is to assess site options in an open and consistent manner in order to identify reasonable options that are suitable and deliverable and able to meet identified needs of Gypsy, Travellers and the Travelling Showpeople community.
- 1.4 This Gypsy, Traveller and Travelling Showpeople Options DPD will:
- Identify sites with potential for development;
 - Assess their suitability for development;
 - Assess their feasibility and viability for development;
 - Assess their development potential and likelihood of coming forward during the plan period (their availability and achievability).

2. Legal and Policy Background

- 2.1 The Equality Act of 2010 provides protection from discrimination based upon, amongst other things, race. The courts have established that because of their ethnic group, Romany Gypsies and Irish Travellers are protected against race discrimination under the Equality Act.
- 2.2 The Equality Duty of 2011 was created under the Equality Act of 2010. Those subject to the Equality Duty must, in exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
- 2.3 The Housing Act 2004 requires Local Authorities to include Gypsies and Travellers in their accommodation assessments and to take a strategic

approach, including drawing up a strategy demonstrating how the accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met, as part of their wider housing strategies.

- 2.4 The National Planning Policy Framework (February 2019¹) emphasises that Local Planning Authorities should assess the need for housing (including the needs of Gypsies, Travellers and Travelling Showpeople) and this should be reflected in planning policies.
- 2.5 The Government published its amended 'Planning Policy for Traveller Sites' (PPTS) in August 2015. This replaced the previous guidance and circulars relating to Gypsy and Travellers and Travelling Showpeople. The guidance emphasises the need for local authorities to use evidence to plan positively and manage development. This guidance also provided a formal definition for Gypsies and Travellers and Travelling Showpeople:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such"

- 2.6 Para 10 of the PPTS states that Local Planning Authorities (LPA's) should, in producing their Local Plan:
- identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets;
 - identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15 years;
 - consider production of joint development plans that set targets on cross authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area;
 - relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding populations size and density; and
 - protect local amenity and environment.
- 2.7 Para 13 of the PPTS states that LPA's should ensure that traveller sites are sustainable, socially and environmentally. LPA'S should, therefore, ensure that their policies:
- promote peaceful and integrated co-existence between the site, and the local community;
 - promote, in collaboration with commissioners of health services, access to appropriate health services;

¹ Paragraph 61

- ensure that children can attend school on a regular basis ;
- provide a settled base that reduces both the need for long distance travelling and possible environmental damage caused by unauthorised encampment;
- provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development;
- avoid placing undue pressure on local infrastructure and services;
- do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans; and
- reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

2.8 Para 14 of the PPTS states that when assessing the suitability of sites in rural or semi-rural settings, LPA's should ensure that the scale of such sites does not dominate the nearest settled community.

2.9 Policy F in paragraph 18 of the PPTS states that LPA's should consider, wherever possible, including traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents. LPA's should consider the scope for identifying separate sites for residential and for business purposes in close proximity to one another if mixed sites are not practical.

3. Accommodation Needs in Mansfield

3.1 The identified needs for Gypsies, Travellers and Travelling Showpeople are set out in the Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment February 2017 ([GTANA](#))² and the Needs Assessment [Addendum](#)³ May 2019. These assessments provide a robust account of current and future needs for Gypsies, Travellers and Travelling Showpeople accommodation in Mansfield. These assessments provide the evidence base to inform the Local Plan.

3.2 The GTANA 2017 confirms that there are no authorised public or privately owned and managed permanent pitches for Gypsies and Travellers in Mansfield District and only one permanent plot for Travelling Showpeople. There are currently no transit pitches in Mansfield District. The Local Authority has identified a modest number of unauthorised encampments since 2014.

3.3 The GTANA identifies a need for 3 permanent pitches and 1 transit site / emergency stopping place for Gypsies and Travellers. No need was identified for additional plots for Travelling Showpeople in the GTAA 2017.

² <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9663&p=0>

³ <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=10829&p=0>

3.4 Since the previous consultation in summer 2018, a Travelling Showpeople’s site containing two plots has secured a resolution to grant planning permission for 14 houses, and therefore a new site is required to accommodate this need. In addition, a new Travelling Showpeople family has purchased a site within the district and are currently applying for planning permission to use the site for residential use. As such, two additional sites are now required within the district in addition to the 3 permanent pitches and 1 transit site. See Table 1 for needs summary. Additional information with regards to Travelling Showpeople need is set out in the May 2019 Addendum.

Table 1: Mansfield Gypsy, Traveller and Travelling Showpeople Needs Summary⁴

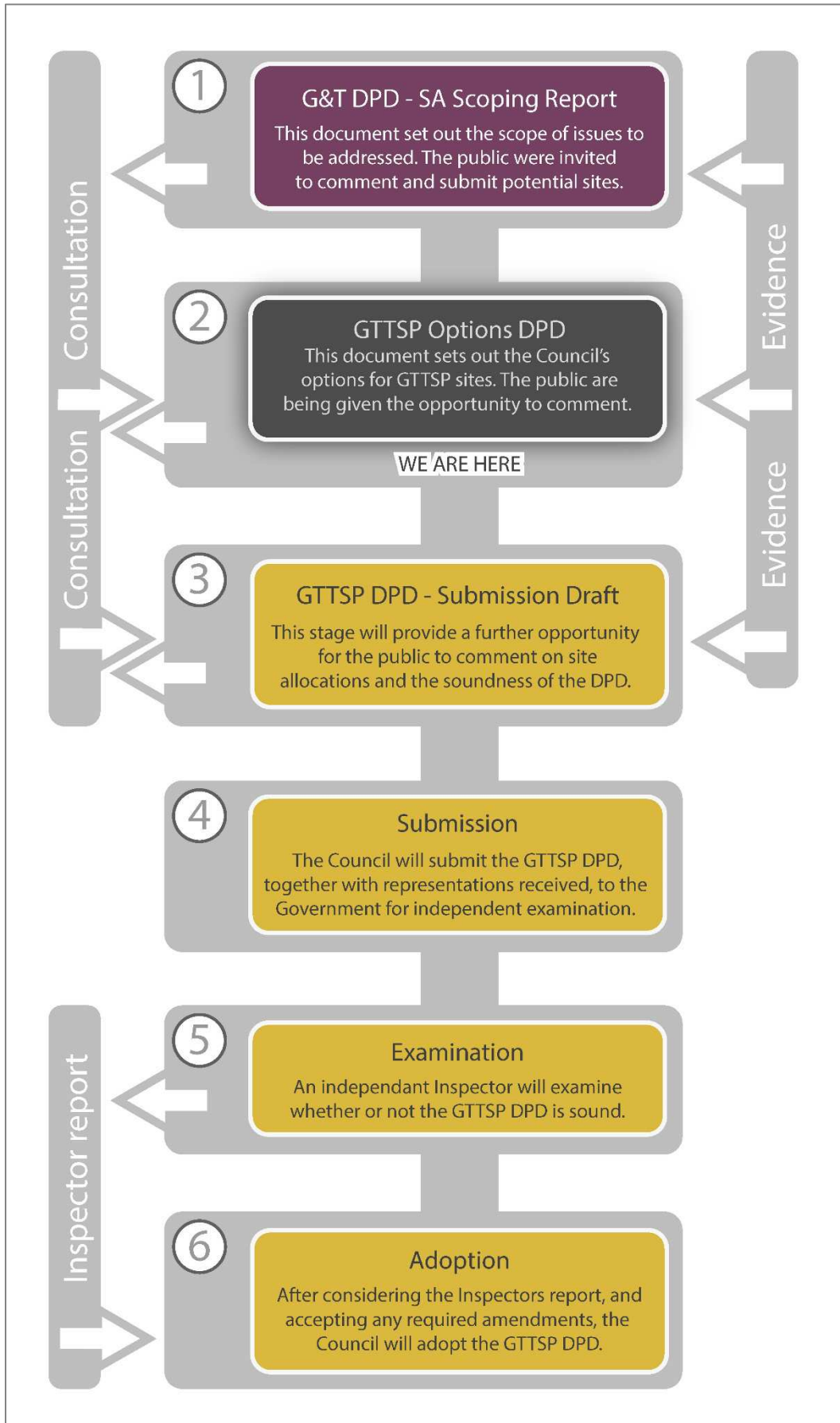
Type of Provision	Quantity	Size
Permanent	1 Site – 3 Pitches ⁵	Minimum site area 0.15ha, with 0.05ha for each pitch
Transit / Emergency Stopping	1 Site – 15 caravans and associated vehicles (1 car and 1 van for each caravan)	Minimum site area 0.375ha
Travelling Showpeople	2 Sites	Each site with a minimum area of 0.38ha

3.5 It should be noted that due to cultural differences between Gypsies, Travellers and Travelling Showpeople; sites will not be grouped together (this includes grouping together the two Travelling Showpeople sites). As such, 4 separate sites will be allocated as a result of the DPD.

⁴ See Section 6 for minimum site size assumptions.

⁵ There is no formal definition of a pitch, but a pitch often includes space for the following pitch facilities: hard standing for 1 touring / mobile caravan and 1 static caravan, 2 car parking spaces, 1 amenity block, hardstanding for storage shed and drying and a garden / amenity area.

Figure 1: Gypsy, Traveller and Travelling Showpeople DPD Preparation Stages



4. What we've done so far

- 4.1 Consultation on the Scoping Report DPD, and SA Scoping Report was undertaken last summer between 2 July and 27 August 2018. As part of that consultation, the Council undertook a formal 'Call for Sites'.
- 4.2 The questions within the DPD were devised to scope the council's approach to meeting the accommodation needs of the Gypsy and Traveller community⁶, but did not identify any sites. A total of 18 responses were received which have been addressed through the [Statement of Consultation](#). No significant objections to the Scope of the DPD were received.
- 4.3 Once the consultation ended, we engaged with the Derbyshire Gypsy Liaison Group to agree the methodology for assessing sites. The methodology is set out in Section 5 below.
- 4.4 Site Assessments were undertaken in-house using a desk based approach, including the use of Geographical Information Systems (GIS), and site visits. Site visits were undertaken on sites not considered to have insurmountable constraints (i.e. those not discounted at Stage 2). A total of 122 sites were assessed and 81 sites visited. The site visits were undertaken over the course of a 5 month period.
- 4.5 Once the site assessments were completed, two studies were commissioned (Sustainability Appraisal and Feasibility and Viability Assessments) to further assess the sites. The results for these studies are set out in Section 7 below. In addition, continued attempts have been made to contact the land owners and site agents associated with the sites to ascertain their availability.

5. Methodology

- 5.1 The 'Gypsy and Traveller Development Plan Document Regulation 18 Consultation' (July 2018) set out a draft site assessment methodology and sought views on this. The revised methodology contained within this document is largely based on that previously proposed but has been amended in light of discussions with representatives of the Gypsy and Traveller community and responses to the Regulation 18 consultation.
- 5.2 The revised methodology seeks to ensure that a wide range of relevant site assessment criteria are used as part of the preparation of the GTTSP DPD in order to identify which sites are the most suitable, achievable and deliverable. The assessment itself will identify a broad range of site options from a variety of sources.
- 5.3 When applying the methodology to assess sites, the different requirements for each of the types of accommodation which can vary in terms of their location, size and function were considered. The main locational requirement for

⁶ Note that 'need' for Travelling Showpeople was not identified at that time.

permanent pitches and plots for Travelling Showpeople is access to key social facilities and services including health and education. The locational preferences for Transit pitches are on main transport routes (such as the A60⁷ and the Mansfield Ashfield Regeneration Route (MARR)).

5.4 The site assessments included a desk-based approach to provide a robust overview of the development potential of sites and to discount those that were unsuitable. Sites that were considered to be potentially reasonable options for permanent, transit or travelling showpeople sites were then the subject to more detailed assessment and site visits.

5.5 There are seven stages to the site assessment methodology. These are set out below.

Stage 1 – Identify potential sites

The focus for stage 1 is to identify as many potential sites as possible to form the overall land supply for potential Gypsy, Traveller and Travelling Showpeople sites.

The potential sources of supply were established using the following:

- Sites included within the Housing and Economic Land Availability Assessment (HELAA) for residential and employment use,
- Gypsy and Traveller call for sites in 2017 and 2018⁸,
- Mansfield District Council owned sites; and
- Known Gypsy, Traveller or Travelling Showpeople sites within the district⁹.

Note that sites within the HELAA that are proposed to be allocated through the Local Plan process, or sites that have extant planning permission were not included at Stage 1. All of the sites considered at Stage 1 are set out in Appendix 1 of this document.

Stage 2 – Discount sites with insurmountable constraints

Insurmountable constraints are those which would:

- Not result in the ability to meet the identified needs,
- Result in an unacceptable living environment for occupiers; or
- Result in severe / significant adverse environmental impacts.

They include sites which are (one or more of the following):

1. Too small to accommodate identified needs¹⁰

⁷ Mansfield District Council Gypsy and Traveller Accommodation Needs Assessment 2017 pp74, para 7.18

⁸ One site identified that was previously identified in HELAA.

⁹ There are two known Travelling Showperson Sites within Mansfield, as set out within the published [Addendum](#) (May 2019)

2. Entirely or mostly within Flood Zone 3
3. Entirely designated as a natural environment site (SSSI, SAC, SPA, LNR, NNRs, etc.)
4. Ancient Woodland
5. Designated as Local Green Space or Community Open Space¹¹
6. Cemetery
7. Have legal / policy constraints¹²

The Strategic Location Policies¹³ of the Mansfield Local Plan encourages the majority of growth to the Mansfield Urban Area; growth at Market Warsop is to be of a lesser scale. Only limited growth is encouraged in the Warsop Parish Villages of Church Warsop, Meden Vale, Warsop Vale and Spion Kop. The detailed site assessment sought to 'filter out' sites that were not consistent with this approach. However, given the unique characteristics of Gypsy and Traveller sites, and following discussions with representatives of the Gypsy and Traveller and Travelling Showpeople community, flexibility has been employed in relation to the proximity of preferred sites to the main settlements.

Stage 3 – Detailed site assessment to identify 'reasonable' options

Once the sites with insurmountable constraints were eliminated, those sites remaining were assessed against social, environmental and economic criteria in order to establish their suitability.

Detailed assessments (including site visits) of the social and environmental impacts were carried out for all remaining sites. The issues addressed included: insurmountable

7 'social' criteria:

1. Access to schools,
2. Access to a health facility,
3. Access to public transport,
4. Access to utilities / critical infrastructure,
5. Amenity (air quality / noise / contamination and other pollution impacts and impacts on living conditions,
6. Potential for suitable access; and
7. Loss of a use not proven to be surplus¹⁴.

10 environmental criteria:

8. Impact upon bio-diversity and geo-diversity,

¹⁰ These are set out in Section 6 of this DPD

¹¹ Where known to be in current use

¹² Including Statutory Allotments where known to be in current use or sites safeguarded for future uses i.e. key and general employment areas.

¹³ i.e. Policy S2 (The Spatial Strategy) of the emerging Local Plan.

¹⁴ Any site that is currently in use i.e. employment (not proven to be surplus), or is an associated car park, has been discounted.

9. Impact on protected trees (Tree Protection Order, Conservation Areas or hedgerows),
10. Impact on Green Infrastructure,
11. Impact on townscape,
12. Impact on landscape,
13. Impact on heritage assets (including non-designated assets),
14. Best and Most Versatile Agricultural Land,
15. Use of previously developed land (brownfield land),
16. Flood risk (potential for flooding from water courses and surface water);
and
17. Topographical constraints.

Stages 4, 5 and 6 were undertaken simultaneously.

Stage 4 - Sustainability Appraisal

A Sustainability Appraisal (SA) was undertaken on the sites to assess the likely significant effects on the sustainability objectives. This approach allows comparisons between the sites in terms of the potential impacts.

Stage 5 – Achievability and Deliverability

In order to demonstrate whether sites are ‘achievable’ and ‘deliverable’, a ‘Viability and Feasibility Assessment’ was commissioned. The study considered a number of factors relating to practical implementation, cost of implementation, land ownership and promotion and the potential future management of sites.

Stage 6 – Availability

Landowners and agents of sites which are assessed as being potentially suitable after Stage 3 were contacted again to establish the likely availability of the site for the use by Gypsies, Travellers and Travelling Showpeople. This stage will be ongoing throughout the consultation period as additional attempts are being made to contact landowners.

6. Assumptions used in the assessment

- 6.1 Size thresholds have been employed to ensure that the sites assessed are able to accommodate the identified needs as a minimum, noting that additional need may arise which is why larger sites were also considered. There are different thresholds for each of the three types of accommodation required; these are considered overleaf.

Permanent Pitches

- 6.2 In order to establish a minimum site size that is capable of accommodating three pitches, a minimum site area of 500 sqm per pitch (1,500 sqm in total for three pitches has been considered the minimum site size)¹⁵. Whilst there is no

¹⁵ Discussions with representatives of the Gypsy & Traveller community indicated that the minimum size for a pitch would be 350sqm, but ideally no less than 400sqm but preferably 500sqm.

'standard' size for a pitch, there is an expectation that it should be able to accommodate 'an amenity building, a large trailer and touring caravan, (or two trailers), drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc.), parking space for two vehicles and a small garden area'¹⁶.

Transit pitches

- 6.3 The size of the proposed transit site is dependent on the number of caravans and associated vehicles that are required to be accommodated. Based on Mansfield District Council's monitoring of unauthorised short term encampments, a site of 3,750sqm is considered to be the minimum to accommodate the average sized¹⁷ transit group of 15 caravans. This equates to some 250sqm per caravan allowing sufficient room for a caravan, work van and car.

Travelling Showpeople's plots

- 6.4 Plot requirements can often comprise:
- a large showman's caravan (for parents plus one smaller child)
 - a touring caravan annex for older (often same sex) children
 - a small mobile home or touring caravan for retired showpeople
 - a touring caravan (larger operators)
 - a storage and maintenance yard for showmen's vehicles and equipment.
- 6.5 Research by Ian Baseley Associates for the Showmen's Guild of London and Home Counties conducted a study which concluded that the land requirement for the above needs would be a minimum site size of 0.22 ha (2,200 sqm)¹⁸.
- 6.6 It is difficult to determine how many plots are required on each site. The smallest of the two existing Travelling Showpeople sites (site ref: 286) currently measures 0.38ha. As such, for this DPD a minimum site (not plot) size of 0.38ha is being applied to the site assessments.

Other Assumptions

- 6.7 The assessment of site options used a traffic light (Red Amber Green - RAG) methodology that sought to attribute a broad score based on the level of harm to each of the assessment criteria¹⁹.
- 6.8 The 16 criteria and their associated scoring assumptions are set out in Appendix 2 within this document.
- 6.9 The traffic light system allows an overview of the sites and where potential adverse impacts could result on various social and environmental factors. It

¹⁶ Designing Gypsy and Traveller Sites Good Practice Guide (DCLG 2008)

¹⁷ As set out in the GTANA (2017) – paragraph 4.22

¹⁸ Research by Ian Baseley Associates for the Showmen's Guild of London and Home Counties.

¹⁹ Referred to in the stage 3 methodology as set out in Section 5 of this DPD

also allows comparisons to be drawn in relation to the relative merits of proposals.

- 6.10 It is important to emphasise that it is not the number of 'reds', 'ambers' or 'greens' that will determine the suitability of a site but a more rounded assessment in light of site assessment scores, the Sustainability Appraisal and a sites ability to deliver. The conclusions of each of the sites, as set out in Annex A to this document, offer a balanced assessment of each of the sites and are the best indication of overall site suitability.

7. Site Assessment Findings

Stage 1 – Identify potential sites

- 7.1 The majority of sites had been identified through the Council's Strategic Housing Land Availability Assessment (HELAA). These sites were pursued as it could be assumed that there was a willing site promoter for development. The Council were mindful that not all (if any) of these sites would have the support of landowners to be used as a site for Gypsies, Travellers or Travelling Showpeople.
- 7.2 Notwithstanding this, the Council attempted to contact site promoters and land owners to establish if they would be willing to consider the sites for Gypsy, Traveller and Travelling Showpeople use, throughout the production of this DPD. More information is available below under Stage 6. One response was received agreeing for the site to be continued within its current use as a Travelling Showperson yard from the landowner of site ref: 286, which have an active planning application for a change of use on site²⁰. No other responses were received which confirmed the sites availability.
- 7.3 The Council conducted an initial 'Call for Sites' through the Local Plan Process in 2017. One site (site ref: 193) was put forward as being available, however was later discounted at Stage 3 due to potential adverse impacts on the natural environment. A specific Gypsy and Traveller 'Call for sites' was undertaken during the initial Scoping Report Consultation in summer 2018. No additional sites were put forward during that time.
- 7.4 A total of 122 sites were identified to be assessed. These are set out in Appendix 1 of this document. These sites have been mapped and can be found in Appendix 3 of this document.

Stage 2 – Discount sites with insurmountable constraints

- 7.5 Stage 2 of the assessment sought to eliminate sites with insurmountable constraints. 14 sites were eliminated because they were Community Open Space, 12 sites were considered to be too small and 3 sites were discounted as they are potentially needed educational needs. Other constraints included sites

²⁰ Planning reference: 2017/0380/COU

designated as Local Nature Reserves (LNR), ancient woodland or local green space.

- 7.6 The table in Appendix 1 contains a full list of sites that were considered as part of the assessment. The table identifies the sites that were dismissed at stage 2 and summarises the reasons why the sites were not pursued.
- 7.7 Of the 122 sites that were identified in the initial assessment, 41 were discounted at Stage 2 and 81 went through to Stage 3 for detailed site assessment (and site visits).

Stage 3 – Detailed site assessment to identify ‘reasonable’ options

- 7.8 81 sites were considered as potentially suitable options that merited more detailed assessment. Officers undertook all 81 site visits between October 2018 and January 2019. Site maps, photographs and the findings and conclusions of the detailed site assessments are set out in the site assessment proformas as set out in Annex A to this document. These proformas also cross reference the findings of the Sustainability Appraisal, the Viability and Feasibility Study and indicate the site’s availability.
- 7.9 Of the 81 sites assessed, 64 were considered ‘not suitable’ and 17 were considered as ‘potentially suitable’. The potentially suitable sites are set out in Table 2 below, and mapped in Appendix 4 of this document:

Table 2: Potentially Suitable Sites

Site Reference (HELAA):	Site Name:
3	Land at Spencer Street
4	Land astride Victoria Street
8	Former Sherwood Hall School
42	Land at Former Railway Station
44	Land off Baums Lane
46	Land at Debdale Lane / Burlington Drive
53	Land between Old Mill Lane and New Mill Lane
57	Land off Mansfield Road (adj. The Gables)
60	Land off Ley Lane
64	Pheasant Hill and Highfield Close
66	Harrop White Road Allotments
88	Land off Chesterfield Road
210	Former Meden Vale Village Hall
223	Priory Road Allotments
230	Land adj. Common Lane
231	Land adj. Common Lane 2
286	Disused Electricity Sub Station

- 7.10 These 17 sites were then further considered through Stages 4, 5 and 6 simultaneously.

Stage 4 – Sustainability Appraisal

- 7.11 Consultants were commissioned to undertake an independent Sustainability Appraisal (SA) in support of the DPD. This builds on the [SA Scoping Report](#) (June 2018) which formed part of the summer 2018 (Regulation 18) consultation. The Interim SA Report (June 2019) accepted that the 17 sites were to be considered as reasonable options and as such, did not re-test the other 64 sites that were discounted at Stage 3. The focus therefore, was upon summarising the issues overall, and verifying the assessments in relation to qualitative appraisals (e.g. heritage, landscape and townscape). Table 3 provides a summary of the SA Site Appraisal findings. In addition, Table 4 provides a summary of overall site performance.

Table 3: SA Site Appraisal Findings

Site ID	Site Name	Broad Location	1.Schools	2. Health	3.Public Transport	4.Utilities / infrastructure	5.Amenity	6. Potential for suitable access	7.Loss of a use not proven to be surplus	8. Biodiversity and geo-diversity	9. Protected trees and hedgerows	10. Green Infrastructure	11. Impact on townscape	12. Landscape	13. Heritage Assets	14. Agricultural Land	15. Use of previously developed land.	16. Is there any potential for flood risk?	17. Topographical constraints	Score	Rank
3	Land at Spencer Street	Woodhouse	Green	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Yellow	Green	6	3
4	Land astride Victoria Street	Portland	Green	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Yellow	Green	6	3
8	Former Sherwood Hall School	Carr Bank	Green	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Red	Yellow	Green	Green	Green	Yellow	Yellow	Green	6	3
42	Land at Former Railway Station	Market Warsop	Green	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	11	2
44	Baums Lane	Mansfield	Green	Green	Green	Yellow	Yellow	Yellow	Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Yellow	Green	4	7
46	Land at Debdale Lane / Burlington Drive	Sherwood	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Red	Green	Red	Green	Red	Red	Green	Yellow	-1	14
53	Old Mill Lane & New Mill Lane	Maun Valley	Green	Yellow	Red	Green	Green	Green	Green	Yellow	Green	Red	Green	Green	Green	Green	Red	Yellow	Yellow	-4	16
57	Land off Mansfield Road, Spion Kop (adjacent The Gables)	Market Warsop	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green	Green	Yellow	Red	Green	Yellow	Red	Yellow	Yellow	-3	15
60	Land off Ley Lane	Manor	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green	Green	Yellow	Green	Red	Yellow	Green	6	3
64	Pheasant Hill / Highfield Close	Sherwood	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Red	Green	Green	4	7
66	Harrop White Road Allotments	Broomhill	Green	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Red	Green	Green	Green	Red	Green	Green	3	10
88	Land off Chesterfield Road	Pleasley Hill	Green	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Green	Green	Red	Green	Red	Red	Yellow	Yellow	-4	16
210	Former Meden Vale Village Hall	Netherfield	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Yellow	12	1
213	Priory Road Allotments	Yeoman Hill	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Red	Yellow	Green	4	7
230	Land Adjacent Common Lane	Woodhouse	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Red	Green	Yellow	Red	Green	Yellow	1	12
231	Land Adjacent Common Lane 2	Woodhouse	Green	Green	Green	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Red	Green	Yellow	Red	Green	Yellow	1	12
286	Disused Electricity Station	Warsop Vale	Yellow	Yellow	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Yellow	3	10




 Best suited needs minimal mitigation
 Suitable but may need more mitigation than other sites
 Least suitable site needs the most mitigation

Table 4: SA Summary of overall site performance

Site ID	Site Name	Broad Location	Commentary
3	Land at Spencer Street	Woodhouse	Performs well against most criteria, with only minor constraints that could be mitigated. However, poorly in terms of the townscape. Ranks joint third alongside sites 4, 8 and 60.
4	Land astride Victoria Street	Portland	Performs well against most criteria, with only minor constraints that could be mitigated. However, poorly in terms of the townscape. Ranks joint third alongside sites 3, 8 and 60.
8	Former Sherwood Hall School	Carr Bank	Performs well against most criteria, with only minor constraints that could be mitigated. However, poorly in terms of the townscape. Ranks joint third alongside sites 3, 4 and 60
42	Land at Former Railway Station	Market Warsop	This performs well overall with only minor constraints in relation to access, amenity and topography. No major constraints are recorded. Ranks second best amongst all of the site options.
44	Baums Lane	Mansfield	The site performs well against most of the criteria, with only minor constraints relating to amenity, utilities, access, biodiversity and flooding. There are more notable constraints in terms of townscape though. Overall, it ranks joint seventh alongside sites 64 and 213.
46	Land at Debdale Lane / Burlington Drive	Sherwood	The site has limitations in terms of potential impacts upon landscape, green infrastructure and agricultural land. Otherwise, the site performs fairly well against other locational factors. The constraints contribute to this site ranking poorly though compared to other sites (fourteenth).
53	Old Mill Lane & New Mill Lane	Maun Valley	This site ranked the joint worst out of the sites that were assessed, having poor access to public transport and being constrained by the environmental qualities associated with the River Maun. In addition there are further constraints relating to several factors, though these could potentially be mitigated more easily.
57	Land off Mansfield Road, Spion Kop (adjacent The Gables)	Market Warsop	The site records several minor constraints, as well as more significant constraints in terms of greenfield land loss and landscape. The site ranks fifteenth worse which is one of the lowest ranking scores overall.

Site ID	Site Name	Broad Location	Commentary
60	Land off Ley Lane	Manor	Other than the loss of greenfield land, the site performs relatively well, with only minor constraints. Therefore, the site scores joint third overall alongside sites 3, 4 and 8.
64	Pheasant Hill and Highfield Close	Sherwood	The site performs relatively well in terms of locational factors, but is on greenfield land and has some constraints relating to landscape and heritage. Ranks joint seventh overall alongside sites 44 and 213.
66	Harrop White Road Allotments	Broomhill	The site performs relatively well against a range of factors, but is on greenfield land, could have negative effects on townscape and minor constraints in relation to health and public transport access. It ranks joint tenth overall alongside site 286.
88	Land off Chesterfield Road	Bull Farm and Pleasley Hill	This site ranks joint worst overall compared to all the sites. It performs poorly against three criteria (landscape, agricultural land and use of previously developed land), as well as having a range of more minor constraints.
210	Former Meden Vale Village Hall	Netherfield	This site performs well for the majority of the criteria, with only minor constraints regarding topography. Overall, the site performs first best.
213	Priory Road Allotments	Yeoman Hill	The site performs well against most of the criteria, with only minor constraints relating to amenity, utilities, access and the loss of a community facility. The site is negatively scored in relation to its greenfield nature too. Overall, it ranks joint seventh alongside sites 44 and 64.
230	Land Adjacent Common Lane	Woodhouse	The site performs well against most of the criteria, with only minor constraints relating to amenity, utilities, access and the agricultural land. The site is negatively scored in relation to its greenfield nature though, which is reflected by more significant constraints in terms of landscape as well. Overall, it ranks joint twelfth alongside site 231.
231	Land Adjacent Common Lane 2	Woodhouse	The site performs well against most of the criteria, with only minor constraints relating to amenity, utilities, access and the agricultural land. The site is negatively scored in relation to its greenfield nature

Site ID	Site Name	Broad Location	Commentary
			though, which is reflected by more significant constraints in terms of landscape as well. Overall, it ranks joint twelfth alongside site 230.
286	Disused Electricity Station	Warsop Vale	With the exception of landscape, there are minimal constraints from an environmental perspective. However, the site is located poorly in relation to public transport and services, and there may also be issues in relation to utilities. Consequently, the site only scores joint 10 th overall.

7.12 The SA site performance scores will be fully considered and cross referenced to the findings of the Viability and Feasibility Assessment when taking forward the preferred site options.

Stage 5 – Achievability and Deliverability

7.13 Consultants were commissioned to undertake an independent Viability and Feasibility Assessment to support the DPD. The final [Viability and Feasibility Assessment \(June 2019\)](#), considered additional feasibility assessment criteria around a number of issues including; topography, road network suitability, access and egress, utility connections, flood risk, site ownership and delivery options.

7.14 Specialist officers from Mansfield District Council (MDC) were contacted during this commission to comment on the 17 sites in terms of known issues or constraints. The consultants fed this information into the findings of the assessment and make reference to these comments within the site proformas and overall findings. A schedule of these MDC officer comments can be found in Appendix 5 of this document.

7.15 The assessment identified that two sites have been assessed as not being feasible²¹ for any of the above uses (permanent, transit or Travelling Showpeople). These were:

- Site ref: 46: Land at Debdale Lane / Burlington Drive; and
- Site ref: 66: Harrop White Road Allotments

7.16 The 15 remaining potentially suitable and feasible sites then went on to be viability tested. The individual site conclusions for the 15 sites are set out in Table 5 below. It should be noted that some of the sites require further consideration in terms of feasibility to implement the site i.e. site required CPO or access requires CPO.

²¹ The reasons why the two sites were not considered to be feasible are set out in Table 4 of the [Viability & Feasibility Assessment \(June 2019\)](#). The Feasibility Conclusions are set out in Table 5 of the same document.

Table 5: Viability & Feasibility Conclusions

Ref	Site Name	Summary of feasibility considerations	Viability Ranking		
			G&T	Transit / Emergency Stopping Place	TSP
3	Land at Spencer Street	<p>If parking restrictions are put in place, then the site could be utilised for Permanent Gypsy and Traveller or Travelling Showpeople use. The Council will need to discuss this with the highway authority.</p> <p>Currently the development of the site for GT, T&TSP uses is not feasible based on this assessment as the site has not been confirmed as being available by the current landowner. There is a live application for a care home and residential units, awaiting Council decision.</p>	4/15	6/10	6/9
4	Land astride Victoria Street	<p>Currently the development of the site for permanent G&T or transit/emergency stopping uses is not feasible based on this assessment as the site has not been confirmed as being available. It is understood that the Council could purchase the site to bring the site into public ownership and enable it to be brought forward for this use.</p>	=6/15	7/10	N/A
8	Former Sherwood Hall School	<p>Northern access is via a private road / third party land, ownership and access rights would need to be established prior to progressing this site further, to ensure a suitable access can be provided.</p> <p>Southern access is via third party land, ownership and access rights would need to be established prior to progressing this site further, to ensure access can be provided.</p> <p>The development of the site would need to accord with emerging</p>	2/15	2/10	2/9

		<p>Local Plan policy, IN2: Strategic Green Infrastructure.</p> <p>The southern access and area of the site is subject to higher surface water flood risk, an appropriate drainage solution would need to be provided if this area of the site is developed.</p> <p>The Council may wish to discuss development and ownership options with the current landowner, the County Council, as the site has currently not been confirmed as being available for these uses.</p> <p>It is understood that the Council could purchase the site and the southern access route (if required).</p>			
42	Land at Former Railway Station	<p>Subject to detailed design the site access could be adequate to allow for use. Consideration should be given to appropriate design that would allow for the reopening of the train station (in accordance with the emerging Local Plan safeguarding policy, Policy IN8) as there is likely to be a need for a shared access route.</p> <p>Currently the development of the site is not feasible based on this assessment as the site has been confirmed as not available for this use by the landowner, Network Rail. The Council could pursue further discussions with the landowner to see if a suitable mix of development can be achieved to enable this site to be delivered.</p> <p>It is understood that the Council could purchase the site.</p>	=6/15	8/10	7/9
44	Land off Baums Lane	<p>Currently the development of the site is not feasible based on this assessment as the site has not been confirmed as being available. It is understood that the Council could purchase the site to bring the site into public ownership and enable it to be brought forward for this use. If development is brought forward on this site, then it will need to be supported with an appropriate drainage strategy.</p>	9/15	N/A	N/A

53	Land between Old Mill Lane & New Mill Lane	<p>The access is via a private road / third party land, ownership and access rights will need to be established prior to progressing this site further, to ensure access can be achieved.</p> <p>Currently the development of the site is not feasible based on this assessment as the site has not been confirmed as being available. It is understood that the Council could purchase the site to bring the site into public ownership and enable it to be brought forward for this use. However, there would still need to be agreement to use the existing road through the park home estate to access the site.</p>	13/15	N/A	N/A
57	Land off Mansfield Road, Spion Kop (adj. The Gables)	<p>This site has planning permission for residential (bricks and mortar) development which is being pursued, therefore this may prevent use for GT, T&TSP development. A new site access is required.</p> <p>Currently the development of the site is not feasible based on this assessment as the site has been confirmed as not available for this use by the landowner. It is understood that the Council could purchase the site to bring the site into public ownership and enable it to be brought forward for this use.</p>	15/15	10/10	9/9
60	Land off Ley Lane	<p>This site is a proposed housing allocation in the emerging Local Plan, for 14 new homes. Gypsy and Traveller and Travelling Showpeople use would not accord with this policy.</p> <p>The site is in a Conservation Area and therefore future use would need to consider this status.</p> <p>Currently the development of the site is not feasible based on this assessment as the site has not been confirmed as being available. It is understood that the Council could purchase the site to bring the site into public ownership and enable it to be brought forward for this use. However, due to the planning history and historic use the Council may</p>	12/15	9/10	8/9

		consider it inappropriate to purchase this particular site for these uses.			
64	Pheasant Hill and Highfield Close	<p>Access is via a private road / third party land, ownership and access rights would need to be established prior to progressing this site further, to ensure access can be achieved.</p> <p>The access road to the site is narrow and would benefit from widening to ensure larger mobile units can access the site (this would require third party land).</p> <p>The development of the site is not feasible based on this assessment as the site has not been confirmed as being available. It is understood that the Council could purchase the site and any additional land needed for road widening, to bring the site into public ownership and enable it to be brought forward for this use.</p>	5/15	N/A	N/A
88	Land off Chesterfield Road	<p>Access is via a private road / third party land, ownership and access rights would need to be established prior to progressing this site further, to ensure access can be provided. The access road would require surfacing.</p> <p>The development of the site would need to accord with emerging Local Plan policy S5: Development in the Countryside, with regard to its potential impact on best and most versatile agricultural land. Policy S5 states that development will be supported where it, <i>inter alia</i>, avoids the best and most versatile agricultural plan where possible.</p> <p>Currently the development of the site is not feasible based on this assessment as the site has not been confirmed as being available. It is understood that the Council could purchase the site and access, to bring the site and access into public ownership and enable it to be</p>	14/15	N/A	N/A

		brought forward for this use.			
210	Former Meden Vale Village Hall	<p>The current access to the site (not in the site boundary) is not suitable for HGV movements. A new access directly off Elksley Road would be needed.</p> <p>The development of the site would need to accord with emerging Local Plan policies, IN2: Strategic Green Infrastructure, with regard to its impact on Green Infrastructure and IN3: Protection of community open space and outdoor sports provision, with regard to the loss of provision (noting that the site area and currently disused village hall does not form part of the wider open space neighbouring the site). As the disused village hall is a previous community building, emerging policy IN7: Local shops, community and cultural facilities, would need to be accorded with.</p> <p>Currently the development of the site is not feasible for G&T permanent use based on this assessment, as the site has not been confirmed as being available. It is understood that the Council could purchase the site to bring the site into public ownership and enable it to be brought forward for this use.</p>	=6/15	N/A	N/A
223	Priory Road Allotments	<p>If accessed directly off the A6075 then all uses could be considered (the existing access off Newcastle Street is not suitable).</p> <p>The development of the site would need to accord with emerging Local Plan policy IN5: Allotments.</p> <p>Currently the site availability has not been confirmed, however it is owned by the Council and as such is potentially available for use. Officers have provided feedback regarding its potential use. A Council decision is required to confirm its availability for these uses.</p>	1/15	1/10	1/9

230	Land adj. Common Lane	<p>The road network to access the site is currently not suitable, given the restricted access via a low bridge. Another access route avoiding the low bridge would need to be secured, or greater clearance underneath the bridge proven for this site to be considered feasible. The Council may wish to commission further work to investigate this.</p> <p>Currently development of the site is not feasible based on this assessment, for reasons of availability and access. Currently the site availability has not been confirmed, however it is owned by the Council and as such is potentially available for use. Officers have provided feedback regarding its potential use. A Council decision is required to confirm its availability for these uses.</p>	11/15	4/10	4/9
231	Land adj. Common Lane 2	<p>Access is via a private road / third party land, ownership and access rights will need to be established prior to progressing this site further, to ensure access can be provided.</p> <p>The road network to access the site is currently not suitable, given the restricted access via a low bridge. Another access route avoiding the low bridge would need to be secured, or greater clearance underneath the bridge proven. The Council may wish to commission further work to investigate this.</p> <p>Currently development of the site for GT, T&TSP uses is not feasible based on this assessment, for reasons of availability and access. Currently the site availability has not been confirmed, however it is owned by the Council and as such is potentially available for use. Officers have provided feedback regarding its potential use. A Council decision is required to confirm its availability for these uses.</p>	10/15	3/10	3/9
286	Disused Electricity Sub	<p>The development of the site is feasible for Travelling Showpeople use based on this assessment and has as a willing landowner for this use.</p>	3/15	5/10	5/9

	Station	<p>This site is currently being used as a Travelling Showpeople site and a planning application has been submitted for this change of use.</p> <p>Currently development of the site for G&T Permanent and Transit/emergency stopping uses is not feasible based on this assessment as the site has not been confirmed as being available for these uses. It is understood that the Council could purchase the site, to bring the site into public ownership and enable it to be brought forward for these uses.</p>			
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7.17 Table 6 highlights the 5 least costly sites for the three uses. The assessment advised that the Council may wish to pursue these in the first instance; however, the highlighted feasibility considerations from Table 5 above will need to be addressed and therefore other sites from Table 5 may need to be taken forward instead.

Table 6: The 5 least costly sites

Least costly ranking	*G&T Permanent	*Transit/emergency stopping	*TSP Permanent
1	Site 223 Priory Road Allotments	Site 223 Priory Road Allotments	Site 223 Priory Road Allotments
2	Site 8 Former Sherwood Hall School	Site 8 Former Sherwood Hall School	Site 8 Former Sherwood Hall School
3	Site 286 Disused Electricity Sub Station	Site 231 Land adj. Common Lane 2	Site 231 Land adj. Common Lane 2
4	Site 3 Land at Spencer Street	Site 230 Land adj. Common Lane	Site 230 Land adj. Common Lane
5	Site 64 Pheasant Hill and Highfield Close	Site 286 Disused Electricity Sub Station	Site 286 Disused Electricity Sub Station

7.18 The above sites are those which are potentially the least costly to deliver for the identified uses, if they are proven to be feasible. They are affected by a range of feasibility factors, including availability, but are nonetheless considered to be the most appropriate to investigate further in the first instance. There are a number of issues that remain to be resolved on these sites in order to demonstrate that as potential allocations they meet the requirements of the government's definition of deliverable sites required of Local Plans. The following definition of deliverable sites is contained in [footnote 4 of the Planning Policy for Traveller Sites \(PPTS\)](#) (emphasis added):

'To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'

Stage 6 – Availability

- 7.19 The Council made initial contact with some of the land owners and site agents as part of the Gypsy and Traveller Land Availability Assessment (GTLAA)²² in February 2018; however, as the methodology progressed and developed different sites were assessed as being potentially suitable.
- 7.20 Land owners and site agents of the 17 potentially suitable sites were formally contacted by email / letter on 27 March 2019 to ascertain the sites availability going forward for Gypsy, Traveller or Travelling Showpeople use. Those that did not respond were contacted again by email / letter on 12 June 2019.
- 7.21 Appendix 6 sets out the summary of availability of sites. So far, we have had responses from 13 of the 17 land owners and site agents. We are continuing to make further contact with the remaining 4 land owners and site agents over the course of this formal consultation period.

8. Conclusions

- 8.1 The assessment of potential sites considered 122 sites in total. 41 sites were discounted as results of insurmountable constraints (including site size and environmental constraints).
- 8.2 81 sites were assessed in detail through desk based assessment and site visits. 17 Sites were then assessed as being potentially suitable and went on to be tested through the SA and the Feasibility and Viability Assessment. This concluded that 15 of the sites were potentially feasible, and set out the top 5 most viable sites for each type of site required (Table 6).
- 8.3 Landowners were (and are still being) contacted in order to confirm whether they were willing to promote their sites for use as a permanent, transit or Travelling Showpeople sites in order to identify whether sites are deliverable without the need for Compulsory Purchase.
- 8.4 Ongoing liaison between the Local Planning Authority and representatives of the Gypsy & Traveller community will seek to confirm whether the potential site options are considered appropriate and suitable to meet identified needs.

9. Site Options

- 9.1 This DPD has set out the process for assessing sites and the methodology used. The potential options have been further assessed through a Sustainability Appraisal, and a Viability and Feasibility Assessment. In addition, we are continuing to assess whether sites are or will become available for use.

²² This document was an internal assessment only and was not published as evidence due to the revised methodology proposed as part of the summer 2018 consultation.

9.2 Having considered the assessment, we now understand that of the 122 sites considered, 15 are potentially, suitable and feasible. None of these sites were discounted as being unviable.

9.3 As part of this consultation, we are seeking views on the proposed options as set out in Table 5 above, noting the most viable options as set out in Table 6 above. Specific consultation questions around each of the final 15 sites are set out in the Consultation Summary Document, which is separate to this Options DPD.

10. Management of Sites

10.1 Prior to the allocation of sites, it is important to understand how the sites will be managed and run once implemented. Although this is an issue that will be negotiated with the end users of the sites, we formally seek your views on the issue of management through the Consultation Summary Document.

10.2 There are several options for managing the site which could be considered once the site has been adopted. These include:

- Self-Management – Gypsies, Travellers and Travelling Showpeople could develop and manage their own site. This could help to reduce the breakdown of traditional family structures, and help to ensure young people and new forming households within the community are not forced to move away.
- Private Management – Gypsies, Travellers and Travelling Showpeople could buy or rent individual pitches from a private developer or Housing Association who will have made the provision for the basic infrastructure required for a site.
- Council Management – Gypsies, Travellers and Travelling Showpeople could lease pitches or plots from the Local Authority, who will have made the provision for the basic infrastructure required.

11. Next Steps

11.1 Formal consultation on this DPD is due to run for a period of 8 weeks over the summer from 19 July 2019 – 13 September 2019. We strongly encourage you to make your comments online via our Consultation Portal which can be found at: <https://mansfield.objective.co.uk/portal>, but if you wish to make written representations please email lp@mansfield.gov.uk or write to: Planning Policy, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

11.2 Once the consultation has finished, we will collate and review all of the comments received which will inform the next stage of the DPD. In addition, we will also work closely with the Gypsy, Traveller and Travelling Showpeople community on the site options going forward.

- 11.3 The next stage of the DPD process will be formal consultation on the Submission Draft DPD which is due to take place in winter 2019. It should be noted that any issues with site feasibility and site availability will need to be resolved prior to further consultation.

Appendix 1: 122 Sites Considered at Stage 1

HELAA Ref	Site Name	Site Address	Locality	Site Area (ha)	Excluded at Stage 1, 2, 3, 4	Reason for Exclusion
DISCOUNTED AT STAGE 2						
5	Abbey Primary School	Abbey Road	Mansfield	1.84	2	Safeguarded for educational need
7	Former Ravensdale Middle School	Ravensdale Road	Mansfield	3.37	2	Safeguarded for educational need
17	Land at King Edward School, off Meadow Avenue	Meadow Avenue	Mansfield	0.60	2	Safeguarded for educational need
22	Playing Field, Sandy Lane	Sandy Lane / Garratt Avenue	Mansfield	2.58	2	Community open space
72	Land at Clipstone Road West	Clipstone Road West	Forest Town	1.26	2	Community open space
78	Land off Bosworth Street	Bosworth Street	Mansfield	0.33	2	Community open space
128	Clumber Street Car Park	Clumber Street	Mansfield	0.08	2	Site too small
129	Land adjacent Crates and Grapes PH	High Street	Market Warsop	0.08	2	Site too small
130	Church Street car park	Church Street	Market Warsop	0.04	2	Site too small
133	Handley Arcade Car Park	Toothill Lane	Mansfield	0.11	2	Site too small
136	Land of Kestral Road	Oakham Business Park	Mansfield	0.11	2	Site too small
143	Crown Farm Industrial Estate (Site A)	Crown Farm Way	Forest Town	2.77	2	Sherwood ppSPA
149	Land off Grove Way	Grove Street	Mansfield Woodhouse	0.08	2	Site too small
151	Carpark opposite Birch House	Southwell Road West	Mansfield	0.22	2	SPA
172	Land Adjacent The Stables	Newlands Road	Forest Town	0.06	2	Site too small
173	Land adjacent Amethyst Gardens	Amethyst Gardens	Mansfield	0.06	2	Site too small
186	Kirkland Avenue Allotments	Kirkland Avenue	Mansfield	1.39	2	Allotments
217	Land off Concorde Way	Concorde Way	Mansfield	0.11	2	Site too small
220	Chesterfield Lane South Allotments	Chesterfield Road South	Pleasley	2.41	2	Allotments
221	Land off Windmill Lane	Windmill Lane	Mansfield	1.32	2	Local Green Space
225	Warsop Road Amenity Space	Warsop Road	Mansfield Woodhouse	1.34	2	Community open space
226	Park Hall Road Allotments	Park Hall Road	Mansfield Woodhouse	0.68	2	Statutory Allotments
227	Longyards Allotment	Park Avenue	Mansfield Woodhouse	3.78	2	Statutory Allotments
233	Meden Trail	Meden Trail	Pleasley Vale	5.34	2	LNR and SSSI
237	Land off Stacey Road	Stacey Road	Mansfield	2.23	2	Community open space
238	Pleasley Hill Cemetery	Chesterfield Road	Pleasley	0.98	2	Cemetery
239	Water Lane Allotments	Water Lane	Pleasley	2.25	2	Community open space and statutory allotments
242	The Coppice	Meden Trail	Pleasley	3.73	2	LNR and ancient woodland
244	The Carrs	Church Road	Market Warsop	15.03	2	LNR and community open space
245	Old Sports Ground Warsop Vale	Carter Lane	Warsop Vale	2.89	2	Community open space
247	Land off Sherwood Rise	Sherwood Rise	Mansfield Woodhouse	0.10	2	Site too small
248	Newlands Playing Fields	Clipstone Drive	Forest Town	2.29	2	Community open space
249	Rushpool Open Space	Sand Lands Way	Forest Town	2.05	2	Community open space
250	Car Park Barringer Road	Barringer Road	Mansfield	0.37	2	LNR
251	Land off Barringer Road	Barringer Road	Mansfield	2.42	2	LNR and community open space
252	Land off Barringer Road/Rowan Close	Barringer Road/Rowan Close	Forest Town	0.65	2	LNR

HELAA Ref	Site Name	Site Address	Locality	Site Area (ha)	Excluded at Stage 1, 2, 3, 4	Reason for Exclusion
263	Amenity space, Land South of Jubilee Way	Jubilee Way	Mansfield	1.11	2	Community open space
264	Millennium Green Amenity Space	Skegby Lane	Mansfield	1.54	2	Community open space
266	Land off Bernard Road	Bernard Road	Mansfield	0.48	2	Community open space
271	Commercial Gate (site A)	Commercial Gate	Mansfield	0.08	2	Site too small
273	Commercial Gate (Site D)	Commercial Gate	Mansfield	0.07	2	Site too small
DISCOUNTED AT STAGE 3						
9	Land to the East of Helmsley Road	Helmsley Road	Rainworth	2.82	3	Loss of an employment use not proven to be surplus
12	Broomhill Lane Allotments (part)	Broomhill Lane	Mansfield	1.03	3	Impact on townscape, green infrastructure and greenfield land
18	Land at Newgate Lane School	Bilborough Road/Newgate Lane	Mansfield	0.78	3	Constrained access and loss of beneficial open space use
29	Sherwood Rise (adjacent Queen Elizabeth Academy)	Sherwood Rise	Mansfield Woodhouse	2.91	3	Impact on green infrastructure, landscape and greenfield land and lack of screening
30	Land at Old Mill Lane / Stinting Lane	Old Mill Lane	Mansfield	2.89	3	Poor access to public transport, impacts on green infrastructure and greenfield land and unsuitable topography
32	Radmanthwaite Road / Oxclose Lane	Radmanthwaite Road	Mansfield	12.51	3	Adverse impacts on the natural environment (green infrastructure, landscape, BMV and greenfield land)
41	Sherwood Oaks Business Park	Southwell Road West	Mansfield	2.67	3	Loss of an employment use not proven to be surplus and a potential adverse living environment
45	Land at Spion Kop (adj. 49 Mansfield Road)	Off Mansfield Road	Spion Kop	2.47	3	Constrained access, impact on landscape and greenfield land
47	Land off Northfield Lane	Northfield Avenue	Mansfield Woodhouse	5.27	3	Constrained access, lack of screening and impact on the natural environment (landscape, BMV and greenfield land)
48	Small holding off Peafield Lane	Peafield Lane	Mansfield Woodhouse	1.95	3	Constrained access, impact on the natural environment (landscape and greenfield land)
49	Land off Mansfield Road (A60)	Mansfield Road	Market Warsop	15.67	3	Constrained access, loss of an agricultural use and impact on the natural environment (landscape, BMV and greenfield land)
50	Land off Peafield Lane	Land off Peafield Lane	Mansfield Woodhouse	13.37	3	Constrained access, impact on townscape and landscape and unsuitable topography
51	Land off Netherfield Lane	Netherfield Lane	Meden Vale	4.95	3	Loss of an agricultural use and adverse impact on the natural environment (green infrastructure, landscape and greenfield land)
55	Tall Trees mobile homes Old Mill Lane	Old Mill Lane	Mansfield	3.80	3	Poor access to public transport, loss of a beneficial leisure use and impact on the natural environment (green infrastructure and greenfield land)
56	Warren Farm, Land North of New Mill Road	Warren Farm, New Mill Road	Forest Town	79.00	3	Poor access to public transport, impact on the natural environment (green infrastructure & greenfield land) and unsuitable topography
61	Land East of Oakham Park	Land East of Oakham Business Park	Mansfield	15.21	3	Constrained access and potential adverse impact on the natural environment (green infrastructure, landscape and greenfield land).
62	Land at Southwell Road East	125-145 Southwell Road East	Rainworth	0.94	3	Constrained access and lack of screening
65	Former Blake Crescent Allotments	Alock Avenue	Mansfield	0.42	3	Constrained access, loss of an allotment use not proven to be surplus and unsuitable topography
67	Land at Peafield Lane	Peafield Lane	Mansfield Woodhouse	11.15	3	Adverse impact on the natural environment (green infrastructure, landscape and greenfield land) and loss of an agricultural use
69	Gregory Quarry	Nottingham Road	Mansfield	4.68	3	Constrained access, adverse impact on the natural environment (biodiversity and geodiversity, green infrastructure and greenfield land) and unsuitable topography
71a	Site A, Long Stoop Way	Land at Long Stoop Way, South of Crown Farm Way	Forest town	2.28	3	Loss of an employment use not proven to be surplus and potential adverse living conditions for occupiers
71c	Site C, Long Stoop Way	Land at Long Stoop Way, South of Crown Farm Way	Forest Town	0.60	3	Loss of an employment use not proven to be surplus, potentially adverse living conditions for occupiers and impacts on townscape
74a	Water Lane	Marr Route A616 Pleasley	Pleasley	7.74	3	Poor access to public transport and adverse impacts on the natural environment (landscape, BMV and greenfield land)
74b	Water Lane	Marr Route A616 Pleasley	Pleasley	0.85	3	Loss of an agricultural use and adverse impact on the natural environment (landscape, BMV and greenfield land)

HELAA Ref	Site Name	Site Address	Locality	Site Area (ha)	Excluded at Stage 1, 2, 3, 4	Reason for Exclusion
74d	Water Lane	Marr Route A616 Pleasley	Pleasley	5.11	3	Constrained access, adverse impacts on the natural environment (landscape, BMV and greenfield land) and unsuitable topography
83	Grove Street Car Park	Land at Grove Street	Mansfield	0.29	3	Loss of a use not proven to be surplus, highly visible and potential adverse impact on a listed building
108	Marshalls	Oxclose Lane	Mansfield Woodhouse	3.58	3	Substandard access and loss of an employment use
117	Ravensdale Allotment site	off Ravensdale Road	Mansfield	0.39	3	Constrained access, loss of allotment use and adverse impacts on the natural environment (green infrastructure, landscape and greenfield land)
118	Land and buildings off Debdale Lane	Off Debdale Lane	Mansfield Woodhouse	0.48	3	Loss of an employment use not proven to be surplus and susceptibility to surface water flooding
121	Rippon Homes building	Leeming Lane South	Mansfield Woodhouse	0.66	3	Amenity (air / noise pollution from adjoining manufacturing use) and impact on townscape
125	Sandy Lane Allotments	Sandy Lane	Mansfield	4.04	3	Impact on green infrastructure and greenfield land and unsuitable topography
126	William IV Public House	210 Stockwell Gate	Mansfield	0.23	3	Loss of a leisure use not proven to be surplus and potential adverse impacts on heritage assets
131	Toothill Lane Car Park	Toothill Lane	Mansfield	0.19	3	Loss of an existing use, highly visible location and unsuitable topography
137	Plot 17	Long Stoop Way, Crown Farm Estate	Forest Town	0.25	3	Loss of an employment use not proven to be surplus and potential adverse living conditions for occupiers
171	High Oakham Farm (west)	High Oakham Hill	Mansfield	10.43	3	Loss of open countryside, loss of an agricultural use and potential adverse impacts on the natural environment (biodiversity and geodiversity, TPO, green infrastructure, landscape and greenfield land)
174	Mansfield Manor Hotel	Windmill Lane	Mansfield	0.09	3	Constrained access and potential adverse impacts on heritage assets
184	Land & buildings at White Hart	White Hart Street/Dame Flogan Street	Mansfield	0.64	3	Impacts on amenity, townscape and heritage assets
187	Land forming part of Peafield Farm	off Peafield Lane	Mansfield Woodhouse	25.16	3	Poor access to public transport and impacts on townscape and the natural environment (green infrastructure, landscape and greenfield land)
188	Land forming part of Warren Farm	off New Mill Lane	Forest Town	10.00	3	Loss of an agricultural use, Impact on the natural environment (green infrastructure and greenfield land) and highly visible location
190	The Birches	Park Hall Road	Mansfield	2.22	3	Constrained access and impact on greenfield land
191	Land rear of Helmsley Road	Helmsley Road	Rainworth	4.88	3	Substandard access and loss of an agricultural use
192	Land at Ashland Farm	Skegby Lane	Mansfield	6.14	3	Poor access to public transport, constrained access and impact on the natural environment (landscape and greenfield land)
193	Land off Clipstone Drive	Clipstone Drive	Forest Town	2.98	3	Adverse impacts on the natural environment (biodiversity and geodiversity, TPO and greenfield land) and unsuitable topography
205	Land off Cuckney Hill	Cuckney Hill	Church Warsop	7.54	3	Poor access to utilities, loss of an agricultural use and adverse impact on the natural environment (green infrastructure, landscape and greenfield land).
206	Land North of Laurel Avenue	Laurel Avenue	Church Warsop	5.84	3	Constrained access, loss of an agricultural use and adverse impacts on the natural environment (green infrastructure, landscape and greenfield land)
207	Land North of Lime Crescent/Birch Street	Laurel Avenue	Church Warsop	21.12	3	Constrained access, loss of an agricultural use and adverse impacts on the natural environment (landscape and greenfield land)
208	Land off Netherfield Lane	Netherfield Lane	Church Warsop	10.93	3	Loss of an agricultural use, risk of flooding and adverse Impacts on the natural environment (green infrastructure, landscape and greenfield land)
209	Land adjacent to Church Lane	Church Lane	Mansfield	0.20	3	Adverse impacts on green infrastructure and risk of flooding
218	Land off Forest Road	Forest Road	Mansfield	1.18	3	Loss of an employment use not proven to be surplus and impact on townscape
219	Clipstone Football Ground	Mansfield Road	Mansfield	3.87	3	Loss of a use not proven to be surplus and impact greenfield land
224	Whinney Hill Allotments	Whinney Hill	Mansfield Woodhouse	8.38	3	Constrained access, unsuitable topography and potential impacts on the natural environment (biodiversity and geodiversity, TPO, green infrastructure, landscape and greenfield land.
228	Land adj. Manor road	Manor Road	Mansfield Woodhouse	0.15	3	Constrained access, loss of a beneficial use and impact on townscape.
229	Northfield Avenue Allotments	Northfield Avenue	Mansfield Woodhouse	5.00	3	Loss of an existing agricultural and allotments use and adverse impacts on the natural environment (landscape, BMV and greenfield land)
232	Land adj. Common Lane 3	Common Lane	Mansfield Woodhouse	0.11	3	Unaccommodating site layout and unsuitable topography.
234	Land adj. Eastleigh Drive	Eastleigh Drive	Mansfield Woodhouse	0.17	3	Constrained access and plots too small when considered individually

HELAA Ref	Site Name	Site Address	Locality	Site Area (ha)	Excluded at Stage 1, 2, 3, 4	Reason for Exclusion
235	Pleasley Vale Nursey	Shire Road	Pleasley Vale	1.86	3	Access to public transport and adverse impacts on the natural environment (biodiversity and geodiversity, conservation area, green infrastructure, landscape, BMV and partial greenfield land)
236	Land off Littlewood Lane	Littlewood Lane	Pleasley Vale	0.31	3	Access to public transport and utilities and critical infrastructure, and adverse impacts on the natural environment (protected trees, green infrastructure, landscape, BMV and greenfield land)
240	Land adj. Chesterfield Road	Chesterfield Road	Pleasley	0.96	3	Adverse impacts on the natural environment (green infrastructure, landscape, BMV and greenfield land) and unsuitable topography.
243	Land adj. Tenter Lane	Tenter Lane	Mansfield	0.45	3	Loss of a beneficial use and unsuitable topography
246	Land off Church Road	Church Road	Church Warsop	0.27	3	Highly visible, potential adverse impacts on the natural environment (TPO, conservation area, green infrastructure, landscape, greenfield land) and heritage assets
265	Lay By Jubilee Way	Jubilee Way	Mansfield	0.18	3	Impact on the natural environment (green infrastructure and local wildlife site)
269	Land to the North of 100 Wood Lane	Warsop Stock Allotments, Wood Lane	Church Warsop	1.68	3	Adverse impact on the natural environment (landscape and greenfield land) and unsuitable topography
272	Commercial Gate (Site B)	Commercial Gate	Mansfield	0.15	3	Loss of a beneficial use, highly visible location and impact on townscape
274	Sherwood Business Park (Site C)	Southwell Road West	Rainworth	0.75	3	Loss of an employment use not proven to be surplus and unsuitable topography
REASONABLE OPTIONS						
3	Land at Spencer Street	Spencer Street	Mansfield	0.68	-	-
4	Land astride Victoria Street	Victoria Street	Mansfield	1.37	-	-
8	Former Sherwood Hall School	Stuart Avenue	Mansfield	3.16	-	-
42	Land at Former Railway Station	Mansfield Road	Market Warsop	1.22	-	-
44	Land off Baums Lane	Baums Lane	Mansfield	0.24	-	-
46	Land at Debdale Lane / Burlington Drive	Debdale Lane	Mansfield	5.97	-	-
53	Land between Old Mill Lane & New Mill Lane	Old Mill Lane & New Mill Lane	Forest Town	5.82	-	-
57	Land off Mansfield Road (adj. The Gables)	Mansfield Road	Spion Kop	0.41	-	-
60	Land off Ley Lane	Ley Lane	Mansfield Woodhouse	0.42	-	-
64	Pheasant Hill and Highfield Close	Highfield Close	Mansfield	3.28	-	-
66	Harrop White Road Allotments	Harrop White Road	Mansfield	0.28	-	-
88	Land off Chesterfield Road	Chesterfield Road North	Pleasley	9.75	-	-
210	Former Meden Vale Village Hall	Elksley Road	Meden Vale	0.15	-	-
223	Priory Road Allotments	Priory Road	Mansfield Woodhouse	2.49	-	-
230	Land adj. Common Lane	Common Lane	Mansfield Woodhouse	1.45	-	-
231	Land adj. Common Lane 2	Common Lane	Mansfield Woodhouse	2.56	-	-
286	Disused Electricity Sub Station	Longster Lane	Warsop Vale	0.38	-	-

Appendix 2: Site Assessment Scoring Criteria

Site Assessment Criteria	Comments	Scoring
1. Access to schools	Distance of a site from a primary school is a key factor in establishing suitability. Discussions with representatives of the G&T Community reinforced the importance of access to education. Flexibility is encouraged in terms of distance thresholds to schools. The 2 mile threshold represents statutory walking distance for children under the age of eight and three miles for children over the age of eight.	The site is within 2 miles of a primary school and 3 miles ²³ of a secondary school with good footpaths and public transport availability.
		The site meets at least one of the following: 1) Less than 2 miles from a primary school; 2) Has good ²⁴ public transport links to a school; or 3) Has a footpath / cycleway to a primary school.
		The site is outside of 2 miles of a primary school and has no public transport or footpaths / cycle ways.
2. Access to health	Distance of a site from primary care facilities (e.g. Doctor's surgery) is a key factor in establishing suitability. Discussions with representatives of the G&T Community reinforced the importance of access to health. Flexibility was encouraged in terms of distance thresholds to schools. The 5 mile threshold represents a 10 minute drive time or 20 minute public transport travel time.	The site is within 5 miles of a doctor's surgery with good public transport availability or within 800m walking distance of a doctor's surgery.
		The site meets at least one of the following: 1) Less than 5 miles from a doctor's surgery; 2) Has good public transport links to a doctor's surgery; or 3) Has a footpath and is within 800m of a doctor's surgery.
		The site is outside of 5 miles of a doctor's surgery and has no public transport.

²³ Based on the Government threshold for free travel to school. <https://www.gov.uk/free-school-transport>

²⁴ 30 minute frequency at peak hour and 1 hour at non-peak hours.

Site Assessment Criteria	Comments	Scoring
3. Access to public transport	Is there access to high quality public transport routes for new residents to allow for a choice of transport to services and facilities?	The site is within 400m ²⁵ of bus services that meet the high quality public transport criteria.
	The 800m distance to be used relate to 10 minute walking time. A High Quality Public Transport Service is one that provides a 30 minute frequency during peak periods and an hourly service 'inter-peak'.	The site is within 400 - 800m (a reasonable walking distance) of any public transport route including bus services that do not meet the criteria.
		The site is not within reasonable walking distance (800m) of either a high quality public transport route or other bus services.
4. Access to utilities / critical infrastructure	Is essential utilities infrastructure available to support Gypsy, Traveller and Travelling Showpeople sites - such as mains water, electricity, drainage and sewerage. Consideration will need to be given as to whether all necessary utilities are available on site ²⁶ , could they easily be connected to the site or are alternatives available (such as septic tanks / bottled gas ²⁷ etc.)	The site is already connected to all essential utilities.
		The site can easily be connected to essential utilities and capacity is available.
		The site cannot easily be connected to necessary utilities viably or no capacity is available.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions	Is there any existing noise, contamination, air quality or other sources of pollution that could impact on the suitability of the site for development? The presence of some pollutants (such as noise) will not necessarily render a site	Site does not suffer from pollution or contamination issues / no known issues.

²⁵ Recommended distance in the 6cs Design Guidance. http://www.nottinghamshire.gov.uk/media/131233/5_part_3_0.pdf

²⁶ There are different considerations between transit and permanent sites in terms of utilities provision. There are no minimum requirements for transit sites.

²⁷ Gas is not an 'essential' utility in circumstances where other sources of power supply are available.

Site Assessment Criteria	Comments	Scoring
	undevelopable as appropriate mitigation measures may be available. In particular, consideration has been given to the location of sites within or near areas with recorded poor air quality ²⁸ .	<p>Potential for some pollution or contamination issues which could be overcome through mitigation and design measures.</p> <p>Site subject to severe noise pollution or contamination issues which would have significant impacts on quality of life and health with no available mitigation.</p>
6. Potential for suitable access	Sites will need to be capable of achieving appropriate access that meets Local Highway Authority standards. Consideration will also need to be given to access for emergency vehicles. An access is considered substandard where it fails to meet the Local Highway Authority standards ²⁹ .	<p>Site has sufficient access / no known access issues.</p> <p>Site has a substandard access, which may be possible to overcome with mitigation measures.</p> <p>There are significant access issues that cannot be overcome.</p>
7. Loss of a use not proven to be surplus	Are there any 'beneficial' uses on the site that add economic or social value which outweigh the need for the provision of Gypsy, Traveller and Travelling Showpeople accommodation? This can include community uses, important open spaces, employment or other beneficial uses. For the purposes of the assessment it does not include agricultural land. ³⁰	<p>The site does not contain beneficial uses.</p> <p>The site contains beneficial uses that is surplus to requirements or can be replaced.</p> <p>The site contains beneficial uses that are not surplus to requirements and cannot be replaced.</p>

²⁸ There are currently AQMA's in MDC.

²⁹ '6Cs Design Guidance' adopted by Nottinghamshire County Council.

Site Assessment Criteria	Comments	Scoring
8. Impact upon biodiversity and geo-diversity	Sites which have some local ³¹ bio-diversity or geo-diversity value need to be considered. In some cases there may be localised impacts that are capable of being mitigated. The assessment includes the site and their environs.	<p>No bio-diversity impacts have been identified (species or habitats) including any potential priority habitats (as defined by Section 41 of the NERC Act).</p> <p>Localised bio-diversity impacts have been identified but are likely to be capable of mitigation. There is potential for protected species to be present.</p> <p>There are designated ecological sites and/or protected species are known to be present and mitigation is not possible.</p>
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows	Ancient woodlands are not considered to be suitable. Other trees may be protected as part of a Conservation Area or TPO (group or individual). In some cases there may be some localised impacts on trees that are capable of being mitigated through design.	<p>The site contains no important trees and / or hedgerows.</p> <p>The site contains important³² trees and hedgerows but these are capable of being incorporated into the design and retained.</p> <p>Development would require the removal or substantial works to important trees and hedgerows.</p>
10. Impact on Green Infrastructure	Green Infrastructure can include formal or informal areas of open space or linked network of open spaces including public rights of way. Sites which remove, or interrupt the network of open spaces will be considered less favourably. The Mansfield Green Infrastructure Study has been prepared to identify the types and location of GI networks in the District.	<p>The site has no identified adverse impacts on Green Infrastructure.</p> <p>The site has some impacts on Strategic Green Infrastructure that are capable of being mitigated.</p> <p>The site has adverse impacts on Strategic Green Infrastructure that cannot be mitigated.</p>
11. Impact on townscape	The value of townscape is provided through its buildings, open spaces and links and	The site is capable of accommodating development without adverse impacts on

³¹ Site options that are nationally or internationally designated for their bio-diversity value are not considered suitable

³² Protected by TPO, in a Conservation Area or protected hedgerow.

Site Assessment Criteria	Comments	Scoring
	<p>how these relate to each other. The character of townscapes can be undermined by development that is unsympathetic or insensitive in terms of its scale, massing, architectural detailing, urban design, materials or relationship with the street. Some areas of high quality townscape are more sensitive than others because of their built form.³³</p>	<p>townscape character.</p> <p>Development of the site would have a Moderate impact on townscape capable of being mitigated.</p> <p>Development of the site would have an adverse impact on townscape which is not capable of being mitigated.</p>
<p>12. Impact on landscape</p>	<p>The Landscape Character Assessment systematically classifies the landscape into distinctive areas based on the interaction between topography, geology, land use, vegetation pattern, and human influence. The Mansfield LCA assesses the landscape value of land across the District and seeks to identify higher value landscapes.</p>	<p>The site is in a 'lower value' landscape area³⁴ and capable of accommodating development without adverse impacts on landscape character.</p> <p>The site is in a 'medium value' landscape area³⁵ and capable of accommodating development with mitigation.</p> <p>Development of the site would have an adverse impact on landscape in the high value areas³⁶ which is not capable of being mitigated.</p>
<p>13. Impact on Heritage Assets</p>	<p>Sites that are located on designated Heritage Assets have been discounted. Site options have the potential to have an impact on the setting of assets including conservation areas, listed buildings or Scheduled Monuments where they adjoin. An assessment will need to be made of the potential harm.</p>	<p>Not likely to have an adverse impact upon designated heritage assets.</p> <p>The impact of development upon a designated heritage can be mitigated or there are public benefits that outweigh a less than significant harm.</p> <p>There is harm to a heritage asset or its setting that cannot be mitigated.</p>

³³ Green - if not overlooked, or overlooked slightly, Amber - if overlooked partially (2 sides or more) and Red - if overlooked on most or all sides of the site, or by a large number of residential properties

³⁴ 'Create and Reinforce', 'Restore and Create' and 'Create' using the 'Landscape Character Assessment Addendum 2015'

³⁵ 'Reinforce', and 'Restore' using the 'Landscape Character Assessment Addendum 2015'

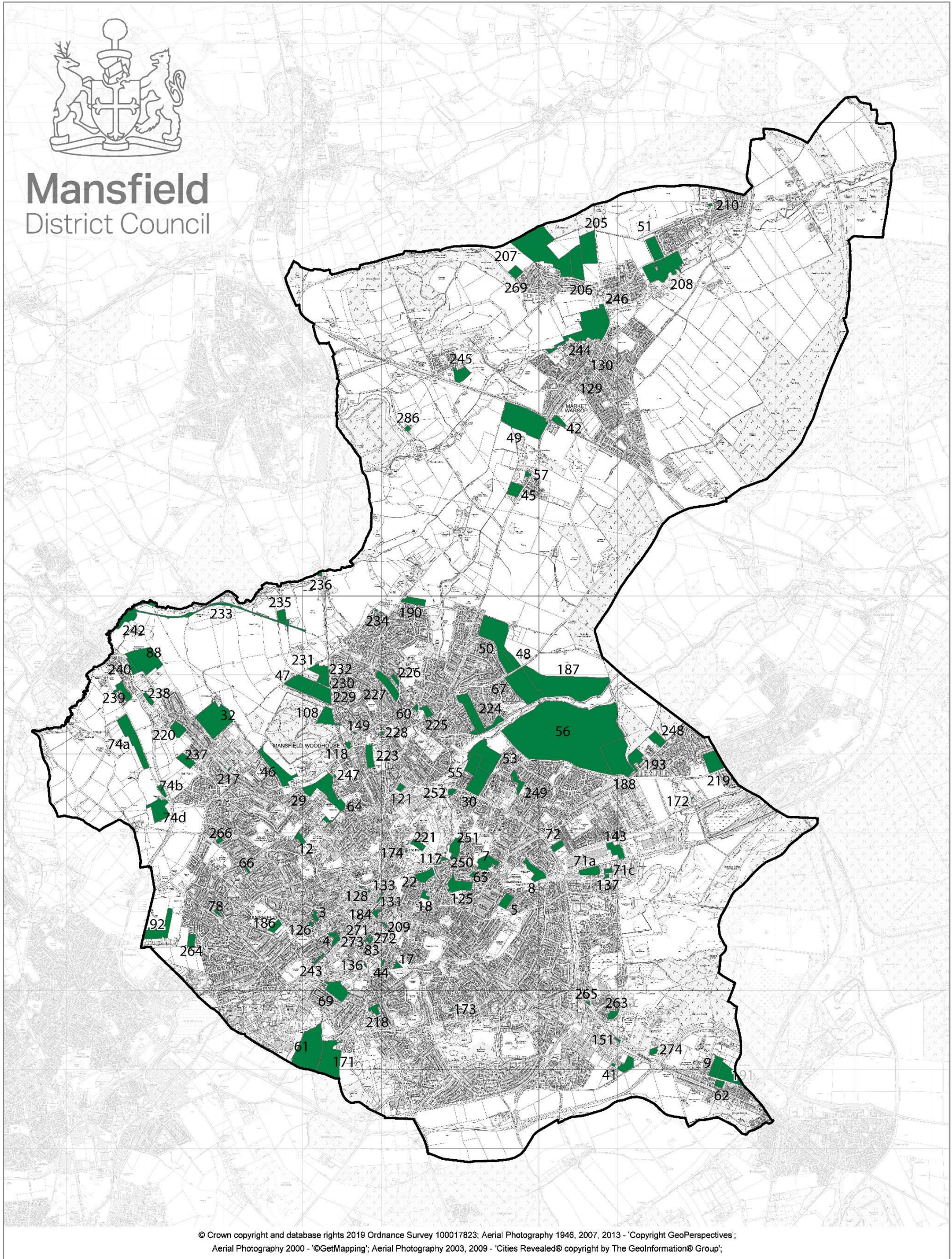
³⁶ 'Conserve and Reinforce', 'Conserve and Restore', 'Conserve and Create' and 'Conserve' using the 'Landscape Character Assessment Addendum 2015'

Site Assessment Criteria	Comments	Scoring
	Impacts on non-designated assets will be noted.	
14. Best & Most Versatile Agricultural Land;	The NPPF indicates that the impact on Best and Most Versatile agricultural land (grades 1, 2 and 3a) is a consideration that weighs in the planning balance. It is recognised that the small scale of the site options is unlikely to result in any significant adverse impacts and that it needs to be carefully weighed against other considerations.	<p>All the land is not BMV (grades 3b to 6).</p> <p>The land is BMV but is too small³⁷ to have a significant impact.</p> <p>All the land is BMV (grades 1, 2 and 3a) and there is potential for significant harm that cannot be mitigated.</p>
15. Use of previously developed land.	The NPPF encourages the use of previously developed land (PDL). Sites that are previously developed weigh more favourably in the assessment balance than those which are on greenfield sites. This is unlikely to be the overriding consideration.	<p>The site is previously developed land.</p> <p>The site contains some previously developed land.</p> <p>The land is a greenfield site.</p>
16. Is there any potential for flood risk?	Any site must meet the requirements of the NPPF regarding flood risk. Sites in Flood Zone 3 have been excluded as suitable options. Gypsy and Traveller sites should be away from areas where there is a high flood risk given the vulnerability of caravans to flooding. Zone 1 sites have the lowest risk of flooding and zone 3 covering land at the highest risk of flooding. Permanent pitches are 'highly vulnerable' to flooding and should not be sited within Flood Zone 3.	<p>Site is not at risk of flooding and is outside areas identified as being susceptible to increased risk of surface water flooding (mostly sites within Flood Zone 1).</p> <p>All or part of the site falls within Flood Zone 2 or has potential surface water flooding constraints that pass the exceptions test with potential mitigation.</p>

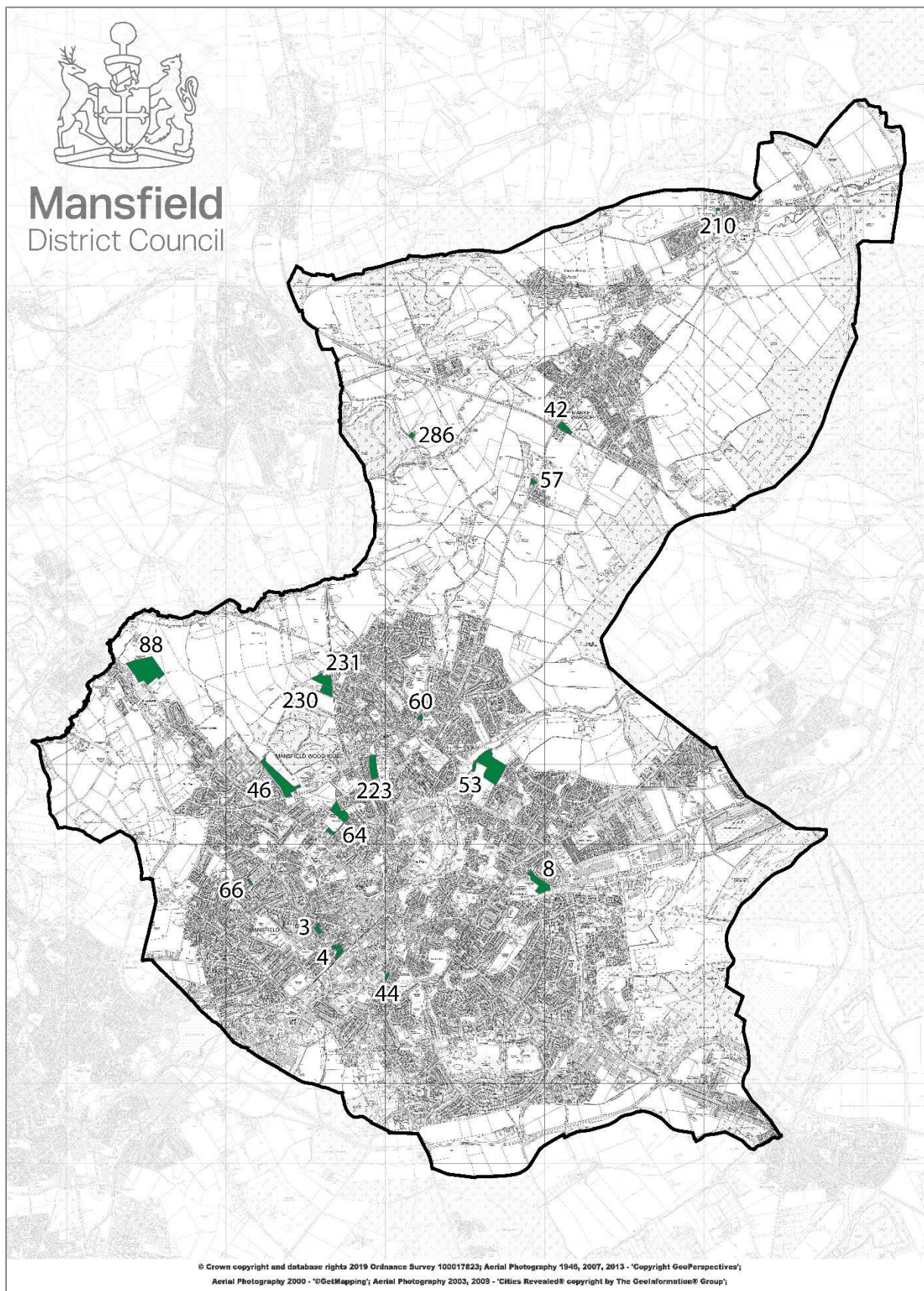
³⁷ Less than 20 hectares (the threshold for consulting Natural England)

Site Assessment Criteria	Comments	Scoring
	<p>Transit sites, which are only occupied in the short-term are considered to be 'more vulnerable' to flooding and as such should only be permitted in land covered by Flood Zone 3 where there are no other sites available on land that is less likely to flood.</p>	<p>All or part of the site falls within Flood Zone 2 or 3 and the exceptions test could not be passed and mitigation not possible.</p>
<p>17. Would the topography constrain the development of the site?</p>	<p>Certain topographical or ground conditions may need to be mitigated for in order to make development acceptable. Sites for Gypsies and Travellers need to be relatively flat and suitable for purpose. Sites should not be developed on exposed sloping sites where there is a risk of caravans being overturned. While the presence of such conditions may not render a site undevelopable, it could have an impact on the economic viability of development in terms of the cost of mitigation measures (for example terracing sloping sites).</p>	<p>The topography does not constrain the development of the site.</p> <p>There are some topographical constraints (for example gentle slopes), although these could easily be remedied to make the site suitable for purpose.</p> <p>The topography of the site severely constrains development and mitigation measures would render the provision of pitches unviable.</p>

Appendix 3: Stage 1 Sites Mapped (122)



Appendix 4: Potentially Suitable Sites Mapped (17)



Appendix 5: MDC Specialist Officer Comments

Site no.	Site name	Conservation - 12/04/2019	Contaminated Land - 09/04/2019	Sustainability - 27/02/2019
3	Land at Spencer Street	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> William IV PH (Non-designated heritage asset (NDHA)) located on Stockwell Gate, continuing on to the east of this, it is followed by a range of buildings lining Stockwell Gate. The NDHA was always separated from the site initially by a linear range of 3 small out-buildings, with a further range of 4 out-buildings located to the rear garden of a property on Stockwell Gate. Historically behind the NDHA and the buildings to Stockwell Gate it was predominantly open ground, laid out in the form a loose grid system with footpaths. The site also contains grid like footpath system to the south with a rough non-linear outline (this site in 1900 is recorded as 'Old Quarry'), this site also contained 5 buildings clustered closely located to its far south, and 6 smaller buildings staggered throughout, to the north the plots resembled long thin burgage plots with these also having 4 substantial buildings to the east, 3 to the north and a large 'L' building to the west also evident. By 1900 more structures are to the north burgage plot area. By 1919 Spencer Street had implemented and developed with a footpath connecting it to Holden Street (part developed by 1900, completed by 1919) which dissected the site. Range of buildings to the south now more linear in format and adjacent access to east implement, Lime Kiln Place, which points to this activity also functioned at the location. By 1956 this range of buildings has been extended, and a substantial industrial style range of buildings occupy the Old Quarry site, the footpath is still evident, dissecting this and the rear plot, which has also a large building denoted as 'works' and a small range of 3 building now occupying the site, the burgage plots and other buildings to this site have been lost. The NDHA experiences a more developed environment than historically but was always separated from the site by some form of development, therefore would not experience any adverse impact through the development of this site, as it is now clearly divided from it by the residential development of Spencer Street, with the site being utilised as industrial, with a footpath separating the 2 areas.</p>	<p>The site is classed as potentially contaminated due to previous uses. A planning application for a care home and housing was received in December 2018.</p>	<p>Although there are no locally designated wildlife sites on or adjacent to the site, it is likely to have some impact on biodiversity (protected and Section 41 species and habitats) as the site has naturalised over some years. It will need an ecological survey, including an assessment of the building that might support bats. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Potential for mitigation and enhancement of biodiversity. Just need to the summary/conclusion to address this. I would amend the assessment colour to amber and notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.</p>
4	Land astride Victoria Street	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> 3 NDHA within the vicinity of the site (William IV PH Stockwell Gate, Elizabeth Heath Alms-houses Portland Street and Plymouth Brethren Chapel Radford Street), mills (archaeology) all are considerable distances from development site, and separated by other developments that the development of this site would not have an adverse impact on them. Historically the site were predominantly in industrial use, Midland Mills (sawing and turning) occupied the entire site to the south, but structures were only located to its southeast corner. To the north plot (opposite side of road) a Timber Yard occupied the southwest plot with the southeast corner occupied by a range of 2 sets of terraces, 3 to the road (more substantial in size) with long burgage plots to the rear and outbuildings, and 6 (separate) but at right angles to the first (leading back into the site). The north area of the site was laid out in a grid system with crossing footpaths, with 4/5 of these plots looking to function as orchards. By 1900 the timber yard is not mentioned but the range of buildings to the mill site has increased, some depicted only as temporary buildings. By 1919 Clarence Street has been implemented, on a north-south axis, dissecting the whole of the north site, with Victoria Works (a large range of 3 buildings) located to its east side. The main mill buildings have decreased but smaller buildings have been implemented to the road edge of Victoria Street. By 1956 the mill site is depicted as 'Works' and 'Abattoir' with 2 large 'Warehouses' implemented to the west but connected by a small link building, with a further building following the road format (also connected) the range of buildings to Victoria Street has increased. To the north site Clarence Street has been halved, 'Works' still located to its east side, but now a 'Works' building is depicted to its west, with a further range of large buildings to the northwest.</p>	<p>The site is classed as potentially contaminated due to previous uses. Planning applications for housing were received in November 2018 and March 2019.</p>	<p>Although there are no locally designated wildlife sites on or adjacent to the site, it is likely to have some impact on biodiversity (protected and Section 41 species and habitats) as the site has naturalised over some years. It will need an ecological survey. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Potential for mitigation and enhancement of biodiversity. Just need to amend notes and the summary/conclusion to address this. I would amend the assessment colour to amber and notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.</p>
8	Former Sherwood Hall School	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Nearest NDHA is the Forest Town Model Village but separated by significant amount of development that not likely to be adversely impact by this development. Historically the site was an open patchwork field system with pockets of trees, plots 745 and 750 with others having boundary trees or small clusters situated to corner areas, plots 727, 748 and 747. Sherwood Hall, accompanying out-buildings, dwellings, walled garden and formal grounds, located to the northwest area, was partly situated within the site area and Sherwood Plantation was located to the southeast area, again partly situated within the site area. This situation seems to have continued with the only development being the mineral railway being implemented to the northeast, out of the development area, but dissecting the Sherwood Plantation.</p>	<p>The north-western part of the site required an asbestos clean-up following the burning down of a former building.</p>	<p>Although there are no locally designated wildlife sites on or adjacent to the site, it is likely to have some impact on biodiversity (protected and Section 41 species and habitats) as the site has naturalised over some years. It will need an ecological survey. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Potential for mitigation and enhancement of biodiversity. It is located in the strategic GI (Area 10 – Vicar water) as it has potential to improve habitat linkages with the wooded corridor to the south and the wider Sherwood habitat networks (e.g. heathland creation); recreational linkage to and enhancement of the Timberland Trail and existing cycle trails located to the south and east of the site; and improving resilience to flood risk through the</p>

				creation of SuDS. Just need to amend notes and the summary/conclusion to address these. I would amend the assessment notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.
42	Land at Former Railway Station	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Nearest heritage assets are Market Warsop (conservation area (CA)), Warsop Colliery Village (NDHA), Herring and Rose Cottage (NDHA) and structures at Nettleworth Manor Mill Farm (Grade II Listed), all of considerable distance from the site, with development occurring between them and the site to not be adversely impacted upon. Warsop station (archaeology) site in question, Milestone Warsop (archaeology) south of site. Historically open linear field system with staggered trees to boundaries, access road 'Sue Willy Lane' located to northern boundary of site, running along embankment. By 1900 railway track to southern boundary of site and Warsop Station and accompanying buildings, to the site, had been implemented. 'L' plan building depicted to Leeming Lane, west of site, Sue Willy Lane lost but embankment still evident, by 1919 3 buildings implemented to field system just south of site, known as Elmsford. By 1956 further buildings located to Leeming Lane, south side, access road to rear buildings now recorded as Elmsford, all south of site.</p>	The site is classed as potentially contaminated due to previous uses. A planning application for housing was received in 2017.	Although there are no locally designated wildlife sites on or adjacent to the site, it is likely to have some impact on biodiversity (protected and Section 41 species and habitats) as the site has naturalised over some years. It will need an ecological survey. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Potential for mitigation and enhancement of biodiversity. Just need to amend notes and the summary/conclusion to address this. I would amend the assessment notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.
44	Land off Baums Lane	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Nearest heritage assets Nottingham Road (CA), Titchfield Park (NDHA), King Edward School (NDHA) and Field Mill House (listed), Bridge, Nottingham Road (archaeology) Bark Mill/Meadow Foundry (archaeology) Field Mill (archaeology), developments and/or major roads separates assets from site. Historically the south section of site functioned as grounds to 'The Vicarage' with perimeter footpath and with boundary of trees. The Vicarage was a substantial building and courtyard system which was located just to the south of the southern boundary of the site. The north section of the site functioned as a large plot of land with a dissecting footpath. By 1900 footpaths to these sites had been lost as had the boundary trees. By 1956 the Vicarage had been lost, and a large warehouse type structure was located to the southern section of the site.</p>	The site is classed as potentially contaminated due to its previous use as a scrap metal yard. It might be possible to use this site provided any intrusive works were kept to a minimum.	Although there are no locally designated wildlife sites on or adjacent to the site, it is likely to have some impact on biodiversity (protected and Section 41 species and habitats) as the site has naturalised over some years. It will need an ecological survey. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Just need to amend the summary/conclusion to address need for ecological survey and the potential for mitigation and enhancement of biodiversity.
46	Lane at Debdale Lane, Burlington Drive	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Former grounds associated (pleasure grounds (NDHA)) with former Debdale Hall (now known as Thistle Hill Hall) (listed). Windmill (archaeology), Limestone Quarry (archaeology). Area looks to incorporate a section of the NDHA within its grounds. Historically site consisted of open field systems with boundary trees. Quarry and Debdale Cottages located just outside sites southern boundary. By 1900 field sizes had increased and predominantly all the boundary trees had been lost, only other development was the implementation of access road to site to the rear. The areas is characterised by its open aspect and sparse tree cover (odd tree still evident as is the tree boundary between the southeast and northwest areas of the same site), which distinguishes it from the pleasure grounds of Former Debdale Hall, which consist of a number of strategically placed trees, boundary trees and pockets of tree planting to one side of the access road and densely planted trees to the other all interspersed with footpaths. There does not seem to a formal boundary, as in a constructed boundary, between the former Debdale Hall site and the site in question.</p>	The southern edge of the site abuts a former quarry which was landfilled in 1971/73 with 'construction and site wastes'.	There may be some limited biodiversity value along the margins of this site. An ecological survey would be required to provide more detailed assessment of impacts. The hedgerows mostly appear 'gappy' so not likely to be considered important (as reflected in the site assessment comments). The cluster of trees within the south-western corner and hedgerow to the south are likely to have biodiversity value and should be retained, and other hedgerows restored. There is a local wildlife site located to the south, across Debdale Lane, but the G&T site shouldn't impact on this. It is located in the strategic GI (Area 2 – Oxclose Woods) as it has potential to improve habitat linkages with nearby Oxclose Woods (the restored Sherwood colliery) through further habitat creation (e.g. tree planting, wildflower meadow) and improved recreational linkages to trails leading to Oxclose Woods. Just need to amend the summary/conclusion to address need for ecological survey. And the potential for enhancement of biodiversity.
53	Land between Old Mill Lane and New Mill Lane	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Stone wall and bridge New Mill Lane (NDHA), also recorded the same Bridge (archaeology) within the site. New Mill (archaeology), C16 tokens (archaeology) water meadows to river (archaeology). Stone single span bridge and remaining approach walls New Mill Lane (NDHA), Meadow Cottage New Mill Lane (NDHA), Warren Farm Green Lane (Grade II Listed). Historically area was patchwork of open fields with staggered pockets of tree planting to certain field boundaries, and the tree planting along the river corridor this portion of the corridor is also recorded as 'Candlemas Cliff'. A mill occupied the location of the convergences of plots 533, 534, 498 and 532 with footpaths leading from it towards the river and specific crossing. By 1919 the main mill building had been lost but the courtyard building and another structure remained. To the majority of Plot 532 sludge beds of the Mansfield Corporation Sewage Works had been implemented, which by 1956 had expanded to also incorporate the majority of Plot 498. To the south of the site the Greyhound Racing Stadium and accompanying buildings and terraces had been implemented. Stone wall and bridge New Mill Lane (NDHA) (archaeology) – directly affected as depicted as the access to the site; it is by its nature a bridge and its accompanying wall facilitating a crossing point, but the NDHA should not be damaged/altered to facilitate access to the site. Also relevant is the mill as archaeological remains of mill and its workings could still be evident</p>	The south-western edge of the site abuts the former sludge beds of the Mansfield Corporation Sewage Works. The sewage works operated on this site from about 1910 to 1960. Nothing is known about the decommissioning of the sludge beds.	There is a local wildlife site (ref 5/77 – Maun Woodlands) that extends parallel along the river corridor and to the north of the site. The LWS also connects with woodland wrapping around the site on its eastern side. These areas could be excluded from the active G&T pitch area but habitat buffers and barriers would be required to mitigate and restrict access (i.e. avoid impacts) to the LWS so that it doesn't deteriorate and can also be sensitively managed; this may reduce the area available for pitches. There also looks to be a pond on site which will need to be surveyed for great crested newts. An ecological survey would be required to assess impact on species, habitats and the LWS in more detail. It is located in the strategic GI (Area 2 – Oxclose Woods) and key recommended actions relevant to this G&T site include: sensitively managing LWS and improve the ecological connectivity between existing habitats and designated sites, creating new habitats within arable land, open space, etc. And improving recreational access to and through existing green corridors. I might be tempted to flag the site assessment score as 'red' but I don't know what the specific criteria was for this scoring system; although the LWS could be excluded from the pitch site, the risk of people access the LWS is high, without clear barriers in place. Need to also amend the summary/conclusion to

		to the site.		address need for ecological survey and about the buffer/access barrier to the LWS.
57	Land off Mansfield Road, Spion Kop	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Herring Cottage (NDHA) Rose Cottage (NDHA) Nettleworth Manor Mill Farmhouse (Grade II listed), Church of St Augustine (Grade I Listed) all on Sookholme Lane and Nettleworth Farm (Grade II Listed) Sookholme Road, and all a considerable distance from the site. Historically area defined by open patchwork of fields, with a windmill situated at the convergence of plots 842, 841 and 839. By 1956 the 2no rows of cottages had been implemented as had property 35 and 40a as had the range of buildings to their rear with the one to the separate plot being half its size but the range of building to the south (right angles to road) being more extensive. Plot 838 and 840 also showing development by 1956, with a range of 5 separate buildings evident. The rear field system was merged into one and now depicted 2 ponds.</p>	No comments	<p>From the aerial photo layers, it looks as if a lot of the site is tall ruderal grassland which may have limited ecological value, but an ecological survey is recommended to hopefully rule out impacts. A few trees on site will have some value and would need to be retained on site. Just need to amend the summary/conclusion to address need for ecological survey. And the potential for enhancement of biodiversity. I would amend the assessment notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.</p>
60	Land off Ley Lane	<p><u>The impact of development upon a designated heritage can be mitigated or there are public benefits that outweigh a less than significant harm.</u> 3 Ley Lane and adjoining barn (Grade II) 6 and 8, 28-38, 40-42, 44-46, 20-22-24 all on Albert Street, (all Grade II). The Star PH (NDHA), 36-39 Portland Street (NDHA). Mansfield Woodhouse (CA). Part of the site is located within the CA, Flour Mill (archaeology) on site. Historically the area was predominantly open fields however to the southwest section an orchard and what looks to be a walled area and a range of enclosures are evident, associated with the farm complex located just further to the southwest of the site. A further structure, possible barn, is located just to the southeast of the site with a further range of buildings (now as Ley Lane Farm by 1956) located just to the northeast of the site. By 1956 the barn has been lost, as have quite a few of the buildings to the farm complex to the southwest, range of building have been developed as residential which to the fore have a shelter and PC depicted. Pennine Close and its associated residential development have been implemented. Site is subject to a further application for a residential development 2017/0047/FUL.</p>	No comments	No specific comments.
64	Pheasant Hill and Highfield Close	<p><u>The impact of development upon a designated heritage can be mitigated or there are public benefits that outweigh a less than significant harm.</u> Mill Bank Cottage Pheasant Hill (Grade II) Pavilion (NDHA) Queen Elizabeth School (NDHA), Windmill (archaeology) Limestone Quarry (archaeology). Site is situated within the grounds of and adjacent to the NDHA's with the link road passing passed part of the boundary of the listed heritage asset which therefore puts the south plot adjacent to it. Mill Bank Cottage was more extensive as these structures have been lost (by 1919) their outer walls were retained and form some of the boundary of site, the property therefore has always had a substantial boundary separating it and its grounds from the surrounding area. Historically grammar school was not as substantial, pavilion was not evident, surrounded by patchwork of open fields, to nearest asset to northwest Debdale (NDHA and listed), Beech Hill (small property in own grounds) to southwest, Dale Close (NDHA) south and Crow Hill (CA, NDHA and listed) southeast. To the site Plot 321 was partially developed (south plot) 3 dwellings within small linear plots were located at its south corner. Possibly associated to the quarry – located to next plot southeast. By 1900 these dwellings were evidentially lost but were replaced with a terrace range of 6 buildings with outbuildings, with a further 4 buildings appearing to the southeast section of this south site. The track to the grammar school and to the properties to adjacent plot to site (runs along the north edge of the site) was a more permanent route. By 1919 development had occurred section of north plot. By 1956 development to south and north had occurred, a few open field still remain to east before development, so separating from assets in these directions, but site open ground between site and Debdale.</p>	No comments	<p>The site may include important hedgerows as they are more than 20m in length and also connected to other hedgerows; these will require further survey work. As such, the hedgerows may be considered 'important' as defined by the Hedgerow Act 1997 and will need surveying and checking is historically important to see if they qualify as 'important' and thus protected. Please change site assessment notes to reflect this. These should be retained in any case. The hedgerows and trees have some biodiversity value. It looks as if a majority of the site identified for G&T pitches is bramble and with some trees. A further site specific ecological assessment should be carried out to rule out any potential impacts. It is located in the strategic GI (Area 2 – Oxclose Woods) and key recommended actions relevant to this G&T site include: improving trails for multi-user access (walking, cycling, mobility scooter) & improve recreational amenity along existing trails and to enhance and restore habitat linkages to adjacent area through habitat creation. Just need to amend the summary/conclusion to address need for ecological survey. And the potential for enhancement of biodiversity and recreational linkages (e.g. from Pheasant Hill to the connecting footpath). I would amend the assessment notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.</p>
66	Harrop White Road Allotments	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Nearest asset Intake Farm School, Armstrong Road c1957. Historically the area/site was open patchwork of fields; site appears in plot 453, with staggered trees to boundaries, unnamed property located to north with elongated triangular shaped grounds stretching towards the site. By 1919 development starting to occur to north. By 1956 area recorded as allotments, development to north and south but on west/east axis, partially separating site from asset, with a further area in between which at that time functioned as playground and grounds to The Ladybrook Hotel PH. Now asset separated from site, both by distance, but also amount of development, this seemed to have always been the case since the asset was constructed.</p>	No comments	<p>Although there are no locally designated wildlife sites on or adjacent to the site, it is likely to have some impact on biodiversity (protected and Section 41 species and habitats) as the site has naturalised over some years. It appears, from the photos to be bramble and weeds, but just needs a survey to rule out any impacts. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Potential for mitigation and enhancement of biodiversity. Just need to amend the summary/conclusion to address need for ecological survey. And the potential for enhancement of biodiversity and recreational linkages (e.g. from Pheasant Hill to the connecting footpath). I would amend the assessment notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological</p>

				assessment. I believe that the allotment is owned by the Trustees for the Labouring Poor. It would need to be assessed as being surplus or not before a decision to release as a G&T site.
88	Land off Chesterfield Road	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Wren Farm (NDHA) north. Building (archaeology) north, arrowhead (archaeology) south. Within Pleasley Village (separated from site by main road and village buildings) St Barnabus Church (NDHA) bridge and weir (listed) 2 Meden Square (NDHA) mill pond and weir (archaeology). Historically site was open ground - fields, track dissecting it leading the Wren Farm, with band nearest to road depicted as extensive mixed tree planting, with a range of buildings located nearest to the road junction (lost possibly through road widening scheme). Maps between 1875 and 1982 not available. By 1982 still depicted as open ground but to track edge at the northern boundary of the site, Radmanthwaite cottages are depicted.</p>	No comments	<p>The site is arable land and is bordered by hedgerows that are greater than 20m and linked to other hedgerows. As such, the hedgerows may be considered 'important' as defined by the Hedgerow Act 1997 and will need surveying and checking is historically important to see if they qualify as 'important' and thus protected. Please change site assessment notes to reflect this. These should be retained in any case. The hedgerows and trees have some biodiversity value. Although it looks as if the site is more-or-less intensively farmed and there are no locally designated wildlife sites on or adjacent to the site, it is likely that the boundaries of the site may have some impact on biodiversity (protected and Section 41 species and habitats). The site would need a survey to rule out any impacts. Just need to amend the assessment notes and summary/conclusion to address need for ecological survey. And the potential for enhancement of biodiversity, especially buffering the adjacent woodlands. The adjacent woodlands fall within the LPZ action of 'conserve'. There is a Public Rights of Way (PROW) trail that transects the entire site diagonally (you can see if on the aerial photo) and this would need to be retained and protected. Would this be a constraint to developing it as a G&T site? Or merely something that would need to be incorporated in some way. In any case, it just needs mentioning in the summary/conclusions.</p>
210	Former Meden Vale Village Hall	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Assarts Farm – south (NDHA), all south of site, Ford over river (archaeology) Hydraulic ram (archaeology) linear features (archaeology) Gleadthorpe Grange (archaeology), and then east of site, Linear features and enclosures (archaeology) Buildings at Gleadthorpe Grange (NDHA). All separated by what is now Meden Vale development. Historically open field system with staggered trees. Elkesley Road implemented by 1919, Welbeck Colliery Village depicted by 1956, to site Welbeck Miners Welfare Institute is depicted with pavilion to north, and a building to both the bowling green and tennis court to the south, semi-detached properties situated to the junction (still evident) but the buildings to the bowling green and tennis court and the pavilion have been lost. Current sports pavilion and hall are modern implementations.</p>	No comments	<p>The site has naturalised somewhat and the building may provide habitat for bats. It will need an ecological survey to identify any impacts on its removal and also within the site's trees and amenity grassed areas. Where feasible, it would most likely be beneficial to retain and/or enhance the natural features on the site (e.g. trees) to soften the urban edge and provide privacy. Potential for mitigation and enhancement of biodiversity. Just need to amend notes and the summary/conclusion to address this. I would amend the assessment colour to amber and notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.</p>
223	Priory Road Allotments	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> Mansfield Woodhouse (CA) Hardstaff Homes, The Priory, The Manor House, The Grange, The Church of St Edmunds (all Listed). War Memorial implemented to Yeoman Hill Park (NDHA). Historically allotments occupied the central segment of the site, with open fields to north (plot 473), west (Plot 472) and south (Plot 474) all in the site, and further open fields around, apart from to north where the above mentioned listed properties were located. Staggered trees appeared to boundaries of fields. Quarry located to west. By 1919 development to the west had occurred. By 1956 to the east Yeoman Hill Park had been implemented (still separate by a stretch of open ground – now car park, playground etc.), within the park a war memorial was implemented (Listed), to the east of the park development had occurred by this time. Within the site, by 1956, a few buildings had been implemented predominantly small in size, possibly sheds, but approx. 4 quite substantial buildings were located.</p>	No comments	<p>This is a statutory allotment. Have you contacted Parks regarding plans for this part of the allotment and also Legal? Obviously, it will need to go through the channels and procedure of assessing whether it's surplus or not. The fact that it is a statutory allotment needs to be addressed in the summary and conclusion. There is a Public Rights of Way (PROW) that is located to the south of the site linking Cross Street with Yeoman Hill Park. It will need to be retained and protected. But this doesn't seem to intersect with the area that you are looking at to include the G&T pitches. The site may include important hedgerows as they are more than 20m in length and also connected to other hedgerows. They are very 'gappy' so they may not be classified as 'important' under the Hedgerow Act 1997. It would be beneficial to survey these as part of an ecological survey, if the site progresses further. Please change site assessment notes to reflect this. These should be retained and enhanced (i.e. gapped up) in any case. The hedgerows and trees have some biodiversity value. It looks as if a majority of the site identified for G&T pitches may have lower value biodiversity based on your site photo. The boundaries, including the hedgerows and trees are likely to have the most biodiversity value. A further site specific ecological assessment should be carried out to rule out any potential impacts. Just need to amend site assessment notes and the summary/conclusion to address this.</p>
230	Land Adjacent Common Lane	<p><u>Not likely to have an adverse impact upon designated heritage assets</u> North Lodge Farm (Listed and NDHA). Separated from site by part the open ground of site 231 then track with open fields between it and farm. Limestone Quarry (archaeology) Historically open fields, with lime quarry occupying part of site, further open field (site 231) with track known as Pleasley Lane which had trees depicted along its entire route, with further open fields to the north, with staggered trees along boundaries, before the farm. Further historic</p>	The site is a former quarry which has been filled with domestic, industrial and inert waste. It was used from 1968 to 1973. It might be possible to use this site provided any intrusive works were kept to a minimum.	The site is currently grazed by horses. It contains a small pocket of woodland and hedgerow species bordering the allotments which will have some ecological value. These should be retained and enhanced (e.g. hedges gapped up) in any case. Neighbouring fields have, historically, been identified as supporting neutral grassland, a priority habitat. It will need an ecological assessment to assess impacts on protected species and priority species and

		maps not available. Now allotments located to west, with recycling site to north (after site 231)		habitats. Just need to amend notes and the summary/conclusion to address this. I would amend the assessment colour to amber and notes to say the impacts species and habitats are unknown and need to be informed by a site-specific ecological assessment.
231	Land Adjacent Common Lane 2	<u>Not likely to have an adverse impact upon designated heritage assets</u> North Lodge Farm (Listed and NDHA). Lime works (archaeology) Separated from site by track and open fields. Historically open fields, with lime works occupying part of site, with track known as Pleasley Lane which had trees depicted along its entire route, with further open fields to the north, with staggered trees along boundaries, before the farm. Further historic maps not available. Now recycling site to north and allotments to south.	The site is a former quarry which has been filled with domestic, industrial and inert waste. It was used from 1968 to 1973. It might be possible to use this site provided any intrusive works were kept to a minimum.	The site is currently grazed by horses. It contains hedgerow which will have some ecological value. These may qualify as 'important' under the Hedgerow Act 1997 and this required further assessment. These should be retained and enhanced (e.g. hedges gapped up) in any case. Neighbouring fields have, historically, been identified as supporting neutral grassland, a priority habitat. It will need an ecological assessment to assess impacts on protected species and priority species and habitats. There is a Local Geological Site designation on the western boundary within the site. It could be reasonably excluded from the G&T site but it will require buffering and access barriers to protect its geological value. This may impact on the area and layout of the pitches. Just need to amend notes and the summary/conclusion to address these points above. I would amend the assessment colour to amber and notes to take account of the geological interest and that the impact on species and habitats are unknown and need to be informed by a site-specific ecological assessment.
286	Disused Electricity Sub Station	<u>Not likely to have an adverse impact upon designated heritage assets</u> Lime quarry – north (archaeology), Lime quarry – just to the south (archaeology), Spring Farmhouse - south (NDHA) Hall Farm southeast (Listed), Lynchet Boundary (archaeology), Lynchet Banks (archaeology) Bath Lane Farm (NDHA), then in a row east of Hall Farm, Watermill (archaeology) Church of St Augustine (Listed), circle (archaeology) Nettleworth Farm (Listed) Rose Cottage (NDHA). Historically open fields with staggered trees to boundaries, trees to tracks. Quarries depicted by 1900, quarry to south increased in size by 1919, building to site depicted by 1956.	The site is classed as potentially contaminated due to its previous use. A planning application for a travellers' site was received in July 2017.	The site is within approximately 295m of Sookholme Brook SSSI and 130m of Local Wildlife Site Ref 5/84 (Sookholme Colliery Spoil). Main impacts on the LWS and SSSI would likely to recreational or water discharge impacts. Consultation with Natural England is advised. The SSSI Impact Risk Zones don't necessarily address G&T sites. I would amend the assessment colour to amber, just to be on the safe side, in order to identify potential impacts. There is most likely potential for mitigation, but consultation with NE will hopefully confirm this. Based on the current use, it may have low biodiversity value but it will need to have an ecological survey to rule out any impacts on biodiversity. It's difficult to tell from aerial photos and Google maps.

Appendix 6: Summary of Availability of Sites

Site no.	Site name	Representor	Support / Object	Comments
3	Land at Spencer Street	Steve Cooling, Baco Developments Ltd	Object	I write to confirm that the land at Spencer Street which is in my ownership is not available for the purpose. As mentioned, there is a current application (ref: 2018/0764/FUL) which is currently being dealt with by the planning department. Whilst not yet determined, the process is running and will be seen through to its conclusion. The application cost over £22,500 which I cannot afford to lose.
8	Former Sherwood Hall School	Stephen Pointer, Planning Policy, Nottinghamshire County Council	Object	<p>The County Council is promoting the Sherwood Hall School site for residential use and is undertaking work relating to enabling housing delivery including an application for Homes England funding.</p> <p>As such the site is not available to provide a site for Gypsy and Traveller use and will not be developed as such.</p> <p>Further information can be supplied as required to support this position.</p> <p>I confirm that the County Council will make further representation on this matter if the site is included in the consultation document.</p>
42	Land at Former Railway Station	Frances Cunningham, Network Rail	Object	<p>Thank you for email, Network rail would not be willing to agree in principle for the site to be allocated as a Gypsy and traveller site as per your letter dated the 27 March.</p> <p>The site plan you sent includes the whole site, however through our pre-app discussions with the council it was established that it was important to both Mansfield and the County that a reasonable portion of the land</p>

Site no.	Site name	Representor	Support / Object	Comments
				<p>needed to be retained and safeguarded to facilitate the re-opening of a station in future and to provide car parking.</p> <p>The response received on the 6/4/8 confirmed this: “the proposed Dukeries line improvement is safeguarded by draft policy IN8 (Protecting and improving the sustainable transport network)”</p> <p>A revised site was then put forward to the local authority to be developed as a small housing scheme; however the council rejected the site for allocation as residential (even though it was a brownfield development). If you recall the reason for this was that the council deemed the access as not achievable. Therefore, it is at odds for the site to be acceptable for a Gypsy and Traveller site when it is deemed unsuitable for allocation for residential, due to its access.</p> <p>In addition, due to the brownfield nature of the site if the site were to be occupied for residential significant clean up works would be required which would have been offset against any residential scheme. A traveller site is unlikely to be able to fund the required works.</p> <p>We therefore do not support the allocation of Network Rails land for a Gypsy or Traveller site.</p> <p>If you require any additional information, please do not hesitate to contact me.</p>
46	Land at Debdale Lane / Burlington Drive	Mike Woodcock Estate Office – Challenge Group (Inkersall)	Object	As you will be aware site 46 has been identified as available for a housing development which was considered by your council to be potentially viable. As such, we cannot support the site as a potential preferred option for Gypsy, Traveller and Travelling Show People. We understand that local plan hearing sessions took place in May and it

Site no.	Site name	Representor	Support / Object	Comments
				would be helpful if you would ask your relevant colleague to let us know the outcome of our further representations in relation to this site 46.
53	Land between Old Mill Lane and New Mill Lane	Adrian Sipson - Lister Group	TBC	Further information required as to how the site would operate. Unlikely that it would be a suitable use due to proximity of existing caravans for leisure use.
57	Land off Mansfield Road, Spion Kop	Mr Kevin Tomlinson (Agent)	Object	<p>Further to your letter to me dated 27th March, 2019, I would comment as follows:-</p> <ol style="list-style-type: none"> 1. The site, which was granted outline planning permission for housing on appeal, is not in my ownership or control. 2. Sadly following the refusal of the outline planning application by the Council the owner passed away. Obviously it was a very sudden change in personal circumstances for the landowner's wife and a stressful time awaiting the outcome of the appeal. Following the grant of outline planning permission and after a period of reflection on her situation, she then obtained a number of valuations of the land for comparison purposes. She made the decision to sell the site and with some help from appointed valuers and solicitors she is now in discussion with a small number of potential developers. I forwarded your letter to her for consideration, and 3. The now landowner has asked me to write to you to advise that in view of the current high level of interest in the purchase of the site, her personal circumstances and the need to move on following the death of her husband, she does not wish to be constrained in any way in terms of the sale of the land. In particular, the interested purchasers seem keen to develop the site as a whole and not on a

Site no.	Site name	Representor	Support / Object	Comments
				piecemeal basis. She therefore does not wish the land to be restricted in terms of occupation.
60	Land off Ley Lane	Paula Daley, Phoenix Planning Ltd (Agent)	Object	Thank you for the email. I can confirm that my client who is part landowner of the Ley Lane site, would not agree to make his land available to meet the need for Gypsy/traveling show people. My client does not consider this in any event to be a suitable location for such a use particularly with the close proximity to bungalows largely occupied by the elderly and due to the site being located within a conservation area.
64 and 66	Pheasant Hill and Highfield Close and Harrop White Road Allotments	Mike Hulme Project Manager For and on behalf of the Queen Elizabeth's Endowed School Trust	Object and Object	My understanding from both the Queen Elizabeth's Trust and the Allotment Trust is that none of these sites are available for Gypsy, Traveller and Travelling Showpeople sites because the Trusts have other plans for the sites and don't wish to offer them for this particular use. I will check further to see if this is still the position of the Trusts. It would be useful for us to know if you are considering/requesting the purchase of the whole of these sites in your considerations or just parts of them.
88	Land off Chesterfield Road	Richard Hill	Object	We have previously requested this land to be considered for residential planning permission, for which we have been rejected. Our request for planning permission for residential property is still of interest to us, however we will not accept or consider making this land available for use as a gypsy or traveller accommodation, Moreover a site of this nature would be ill suited to a small village like Pleasley.

Site no.	Site name	Representor	Support / Object	Comments
223	Priory Road Allotments	Andrew Chambers, Mansfield District Council <u>and</u> Phil Colledge, Mansfield District Council	Potentially Support	The cleared area identified for a potential traveller site is flat well maintained area but not currently used as allotments, the remainder of the site is fairly well used as allotments. You will also be aware that the allotments are statutory allotments and would need government approval to de-classify them as such. There has been no requirement to offer the area as plots due to vacant plots already within the site. <u>and</u> Based on Andy's comments it would appear that this portion of the Priory Allotment site is potentially surplus to requirement. The site could be made available subject to a council decision.
230	Land adj. Common Lane	Phil Colledge, Mansfield District Council	Potentially Support	Plans 230 and 231 as you attached are let as a whole under a lease dated 9th March 2004 which commenced on 25th December 2000 and runs from year to year until determined by either party. The notice period required is no less than 12 months and no more than 24 months. Use is restricted to grazing; lease is reviewable every 2 years. The site could be made available subject to a council decision.
231	Land adj. Common Lane 2	Phil Colledge, Mansfield District Council	Potentially Support	Plans 230 and 231 as you attached are let as a whole under a lease dated 9th March 2004 which commenced on 25th December 2000 and runs from year to year until determined by either party. The notice period required is no less than 12 months and no more than 24 months. Use is restricted to grazing; lease is reviewable every 2 years. The site could be made available subject to a council decision.
286	Disused Electricity Sub Station	Tim Slater, 3D Planning Ltd (Agent)	Support	I have spoken to my client in respect to your email and the LDF. She is happy for the site to be put forward for showman's yard and accommodation within your call for sites and plan preparation.

Site no.	Site name	Representor	Support / Object	Comments
				You will be aware that there is a current planning application for the COU to showman's yard and accommodation with your authority. 2017/0380/COU.