

# HELAA Site Assessment

<b>HELAA Ref</b>	<b>1</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Mansfield Brewery (part B)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Great Central Road		
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454236 , 360597
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	0.76		

## Assessment

**Availability** Available

The Land owner has identified this site as available for development and a developer is involved in the site.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Potentially achievable

This brownfield regeneration site is in a generally low sales value area. It is potentially achievable depending on developer, land owner and policy expectations.

## Estimated Deliverability

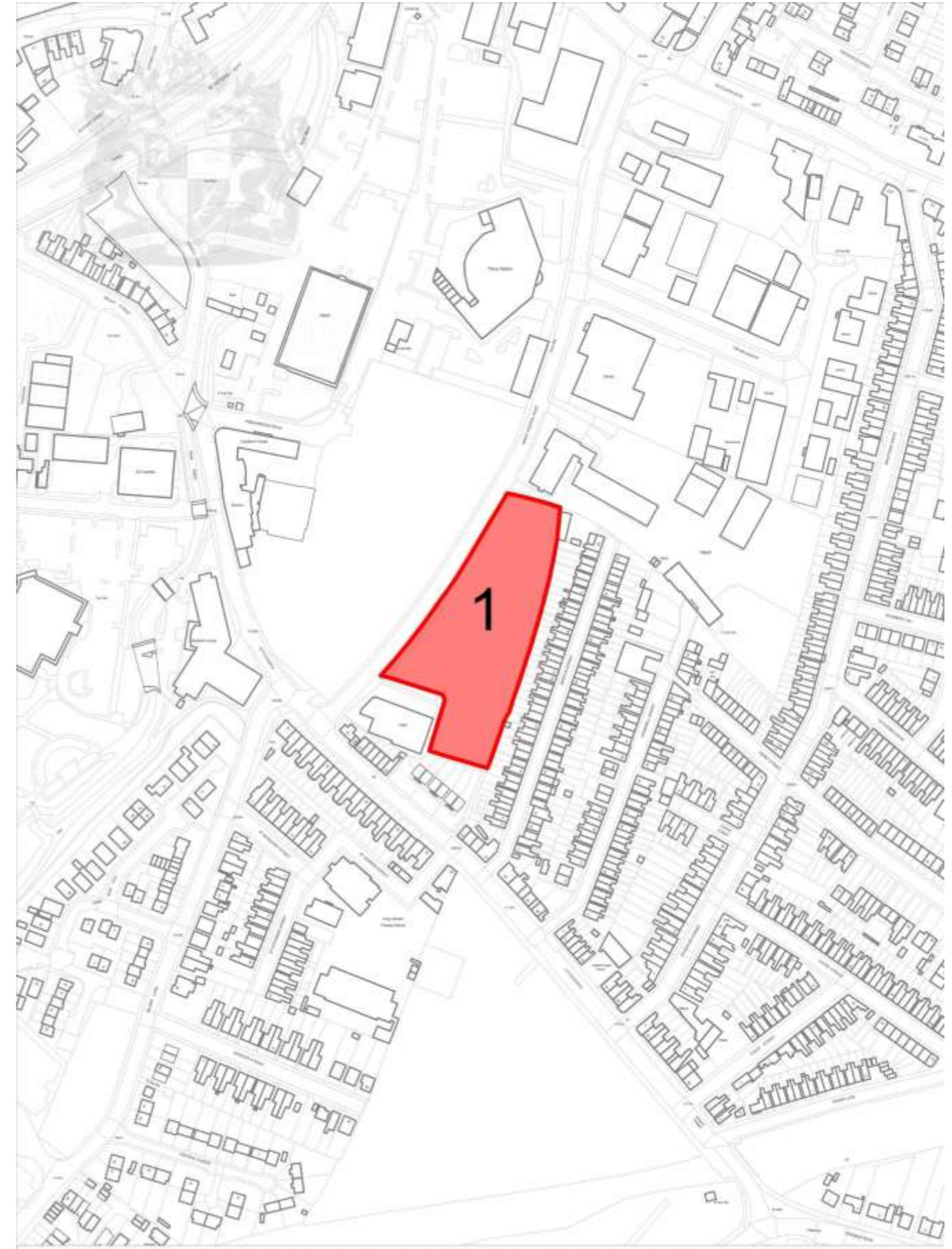
**Housing** Deliverable (years 1-5) 23 dwellings

Years 1 - 5	5	Years 6 - 10	18	Years 11+	0	Post Plan Period	0
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There is current developer interest expressed for a housing scheme. Permission in principle in place and applying standard assumptions it is assumed that the site will begin to deliver homes in 2023/24. Max rate of 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>2</b>	<b>Planning Status</b>	Permission granted		
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Former Mansfield General Hospital				
<b>Site Address</b>	West Hill Drive				
<b>Ward</b>	Woodlands				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453798 , 361430	<b>Plotted Site Area (Ha)</b>	1.11
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Available

The site has been cleared and is currently under construction.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport

**Achievability** Achievable

This is a brownfield regeneration site. Development by MDC commenced on site in September 2016

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 54 dwellings

Years 1 - 5	54	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Work has started on site Sept 2016. The scheme is for 54 units incorporating 42 apartments and 12 bungalows for a variety of tenures including shared ownership and rent. No completions as yet - will come forward in 2018/19.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>3</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 2
<b>Site Name</b>	Land at Spencer Street		
<b>Site Address</b>	Spencer Street		
<b>Ward</b>	Ladybrook		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453157 , 360927
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Not available

Intentions of landowner unknown and no awareness of any developer interest. Agent contacted but no response received, so assumed as not currently available.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to town centre, services and public transport.

**Achievability** Potentially achievable

Small, derelict brownfield site in a generally low value area. It is potentially achievable depending on developer, land owner and policy expectations.

**Estimated Deliverability**

**Housing** Not Assessed 20 dwellings

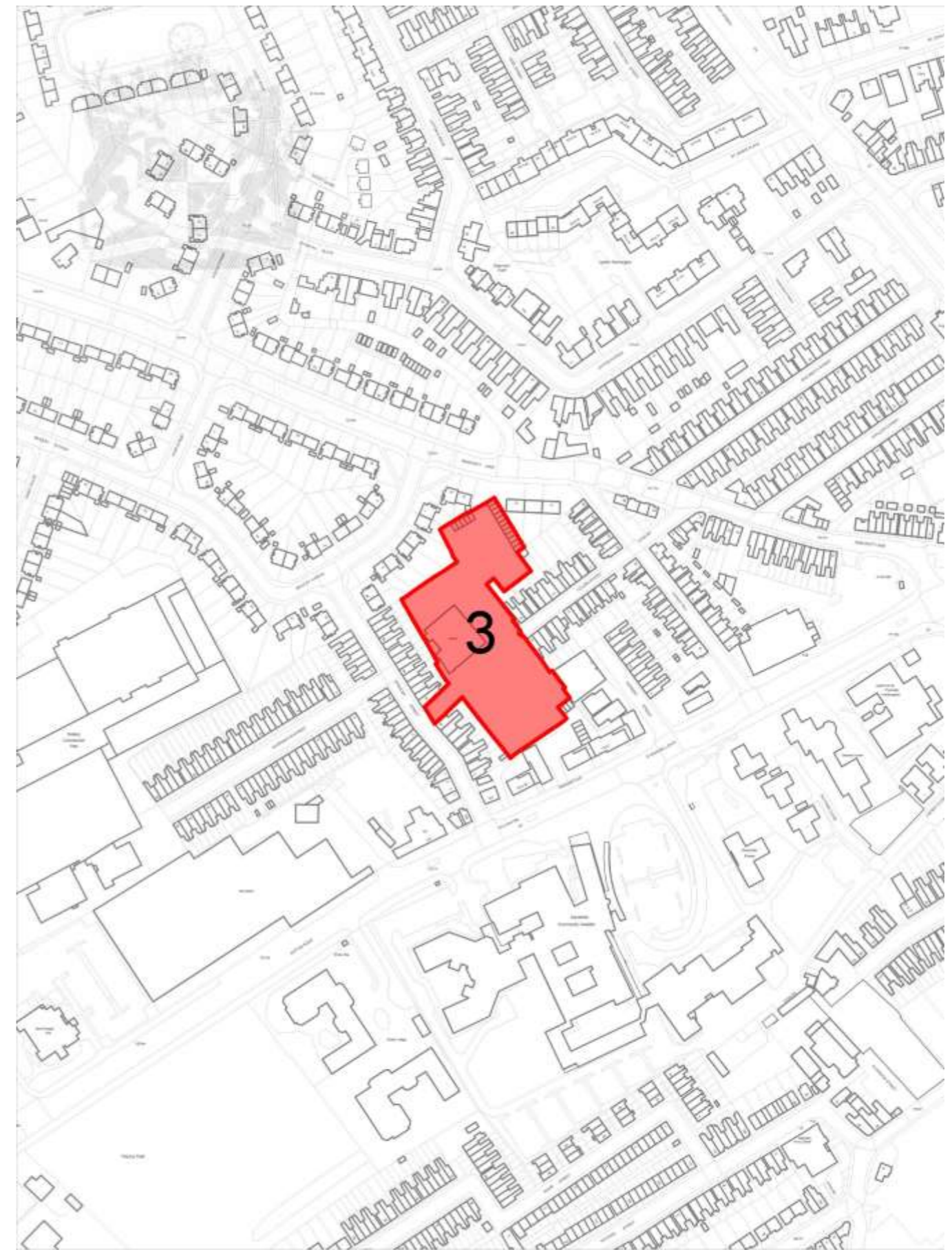
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered available at present.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>4</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2		
<b>Site Name</b>	Land astride Victoria Street				
<b>Site Address</b>					
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453426 , 360642	<b>Plotted Site Area (Ha)</b>	1.37
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Undetermined planning applications, including those subject to S106				

**Assessment**

**Availability** Not available

Planning application withdrawn (January 2018). Site is not currently considered available for development.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to town centre, services and public transport. Concerns about flooding have been raised through the planning application.

**Achievability** Unlikely to be achievable

Derelict brownfield site in a generally low value area. It is potentially achievable depending on developer, land owner and policy expectations and appropriate ground assessments / remediations if necessary.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 63 dwellings

Years 1 - 5	0	Years 6 - 10	30	Years 11+	33	Post Plan Period	0
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The site is not considered available at this time.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	5	<b>Planning Status</b>	
<b>Site Name</b>	Abbey Primary School	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Abbey Road		
<b>Ward</b>	Racecourse		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455583 , 361132
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		
<b>Plotted Site Area (Ha)</b>	2.07		

**Assessment**

**Availability** Potentially available

Landowner has identified this site as available for development. The landowner has applied to the Secretary of State to dispose of school land.

**Suitability** Unsuitable

The proposed use is compatible with adjoining uses and close to public transport. At present, however, it is not considered that access from Abbey Road is suitable due to the width of the access. Provision of SUDs would help address surface water run off issues

**Achievability** Potentially achievable

This is a former school site, within a generally medium sales value area. There maybe a requirement for ground assessments / remediations and infrastructure costs related to site access. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 54 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as the site is not suitable.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	6	<b>Planning Status</b>	
<b>Site Name</b>	Centenary Road (phase 3)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Off Broomhill Lane		
<b>Ward</b>	Broomhill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452797 , 362012
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Sites already within the SHLAA (HELAA) process		
<b>Plotted Site Area (Ha)</b>	2.42		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development and is being progressed for development with a preferred delivery partner.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Provision of SUDs will be required.

**Achievability** Potentially achievable

This is part of the Centenary Road Regeneration scheme, within a generally medium sales value area. There maybe a requirement for ground assessments / remediations and infrastructure costs related to site levels. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Considered as achievable depending on developer, land owner and policy expectations. This is in a medium sales value area. Promoter looking to create a mixed community with a range of unit sizes.

**Estimated Deliverability**

**Housing** Developable (years 11+) 95 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	95	Post Plan Period	0
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The site is the third phase of a council-led redevelopment scheme. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	7			<b>Planning Status</b>	
<b>HELAA Result</b>				HELAA Result	Excluded at Stage 2
<b>Site Name</b>	Former Ravensdale Middle School				
<b>Site Address</b>	Ravensdale Road				
<b>Ward</b>	Carr Bank				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455335 , 361629	<b>Plotted Site Area (Ha)</b>	3.37
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing		
<b>Source</b>	Sites already within the SHLAA (HELAA) process				

**Assessment**

**Availability** Not available

Availability of the site is to be confirmed following further discussions.

**Suitability** Suitable

The site has existing access, the proposed use is compatible with adjoining uses and close to public transport.

**Achievability** Achievable

Considered as achievable depending on developer, land owner and policy expectations. In a generally lower value area, but due to the size of the site, the development may be able to achieve medium sales value area.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 100 dwellings

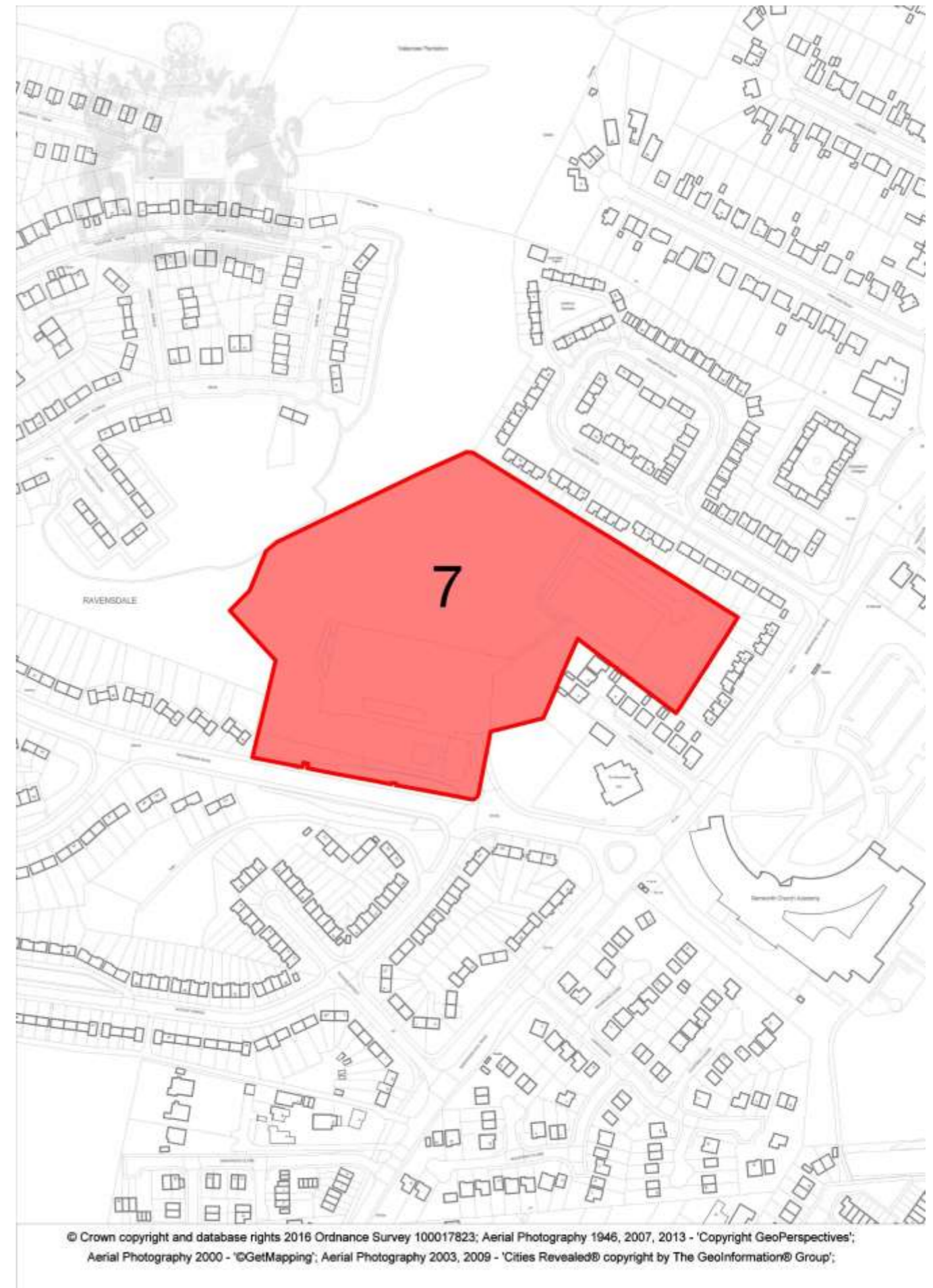
Years 1 - 5	0	Years 6 - 10	100	Years 11+	0	Post Plan Period	0
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Greenfield site without planning permission in place. Delivery assumed from 21/22 based on information from the landowner (April 2018). Understood that SoS sign off for disposal of school land has been secured and site is to be sold.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>8</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 2
<b>Site Name</b>	Former Sherwood Hall School		
<b>Site Address</b>	Stuart Avenue		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456001 , 361463
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Sites already within the SHLAA (HELAA) process		
<b>Plotted Site Area (Ha)</b>	3.16		

**Assessment**

**Availability** Potentially available

Landowner has identified this site as available for development. It is understood that the Secretary of State has approved the disposal of the site.

**Suitability** Unsuitable

Access to the site from Stuart Avenue is shared with two schools; other options may exist but are uncertain at present. SUDs will be required to address surface water flooding. Overall the site is not currently considered suitable.

**Achievability** Achievable

This site is expected to result in medium to high sales values and is considered as having a good prospect of achievability depending on developer, land owner and policy expectations. There is likely to be a requirement for connectivity to GI (timberland Trail) and formal play provision on site.

**Estimated Deliverability**

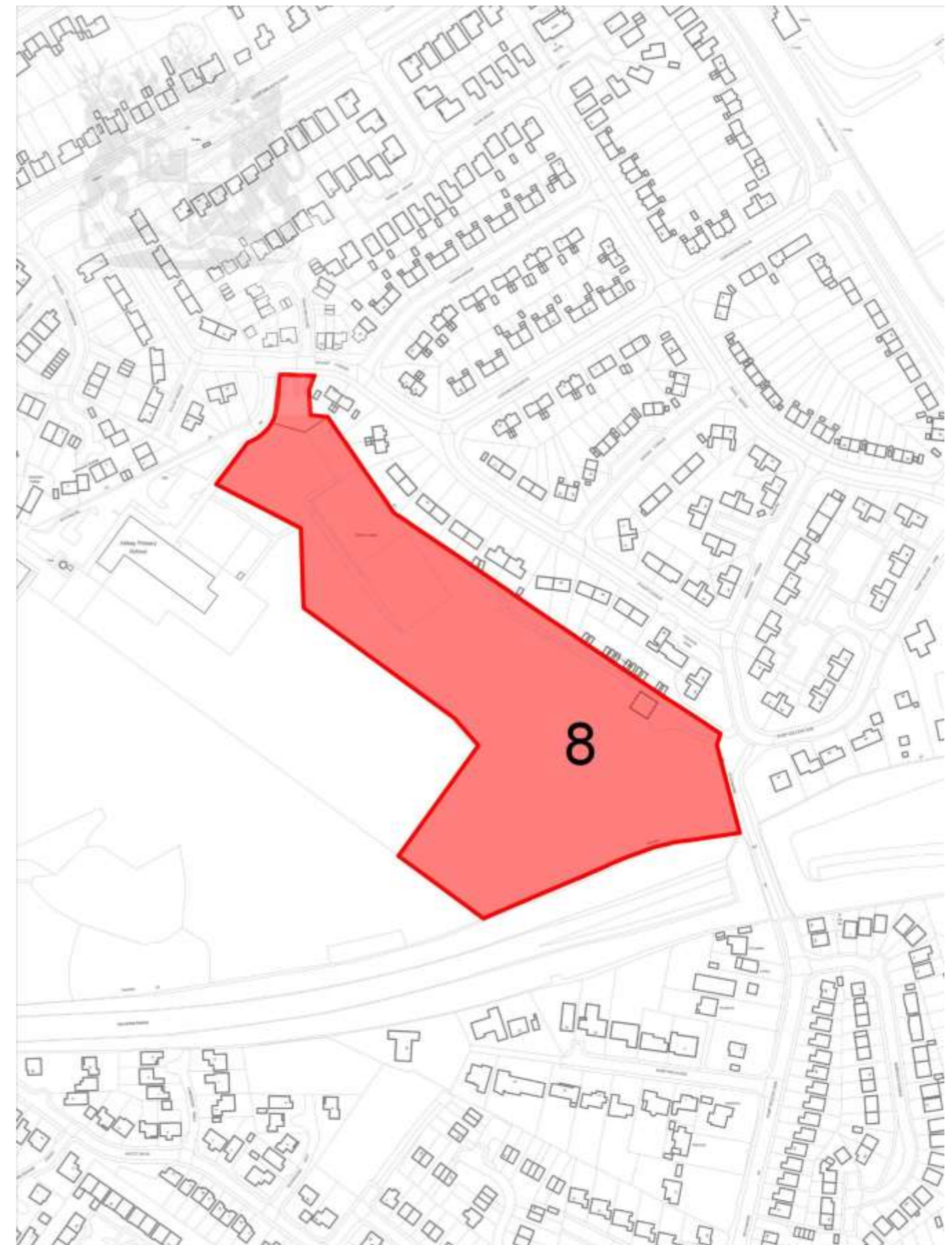
**Housing** Deliverable (years 1-5) 94 dwellings

Years 1 - 5	0	Years 6 - 10	94	Years 11+	0	Post Plan Period	0
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Greenfield site without planning permission in place. Delivery assumed from 2021/22 based on information from the landowner (April 2018). Understood that SoS sign off has been secured and site is to be sold.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	9			<b>Planning Status</b>	
<b>HELAA Result</b>				<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Name</b>	Land to the East of Helmsley Road				
<b>Site Address</b>	Helmsley Road				
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Rainworth	<b>Grid Ref</b>	458239 , 359015	<b>Plotted Site Area (Ha)</b>	2.82
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not available

Multple land ownerships. Only one of the seven land owners is engaged in HELAA; other land owners have not been informed. Part of the site is considered as garden land which would be excluded at stage 1 of the HELAA assessment and some legal covenant issues not resolved.

**Suitability** Unsuitable

Access to the site identified as an issue by NCC Highways, currently served by a narrow track and cannot see how this can be improved. Site may also require potential ground remediation mitigations associated with historic and neighbouring uses in the area.

**Achievability** Potentially achievable

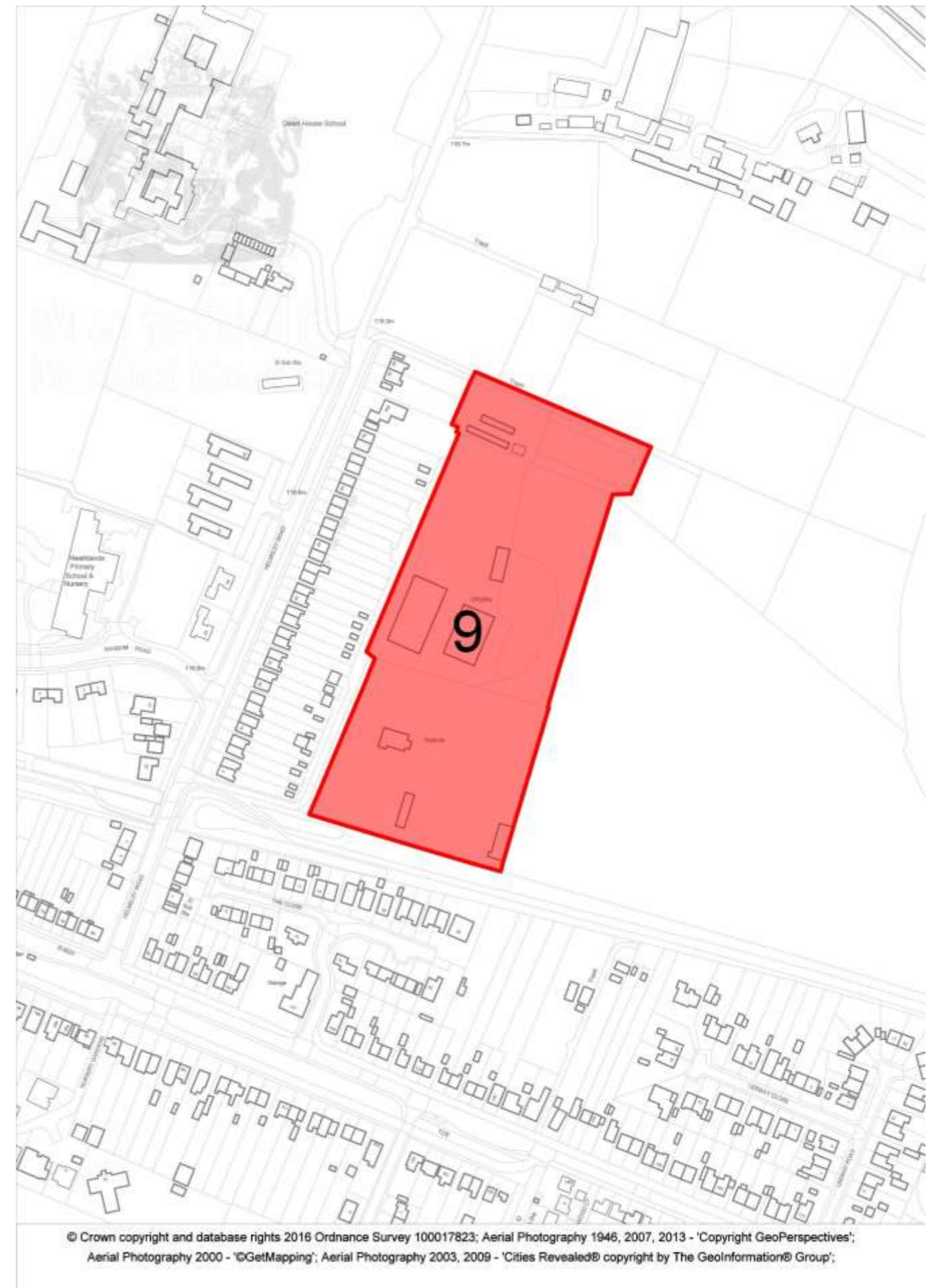
Considered as potentially achievable depending on developer, land owner and policy expectations. This is in a generally medium sales value area. There maybe cost associated with possible ground assessments / remediations and GI connectivity.

**Estimated Deliverability**

<b>Housing</b>	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
Post Plan Period	0				

Not assessed as site is not considered as available or suitable.

<b>Economic (sqm)</b>	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0



<b>HELAA Ref</b>	<b>10</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Former Victoria Court Flats				
<b>Site Address</b>	Moor Lane				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453003 , 360372	<b>Plotted Site Area (Ha)</b>	2.07
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Available

Land owner has identified the site as available.

**Suitability** Potentially suitable

Generally suitable location, however, access and loss of any open space to the site to be confirmed .

**Achievability** Unlikely to be achievable

Due to the generally low sales value expected for this site, compared with the potentially high site remediation costs, this site is unlikely to be achievable on the open market without some form of regeneration intervention.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

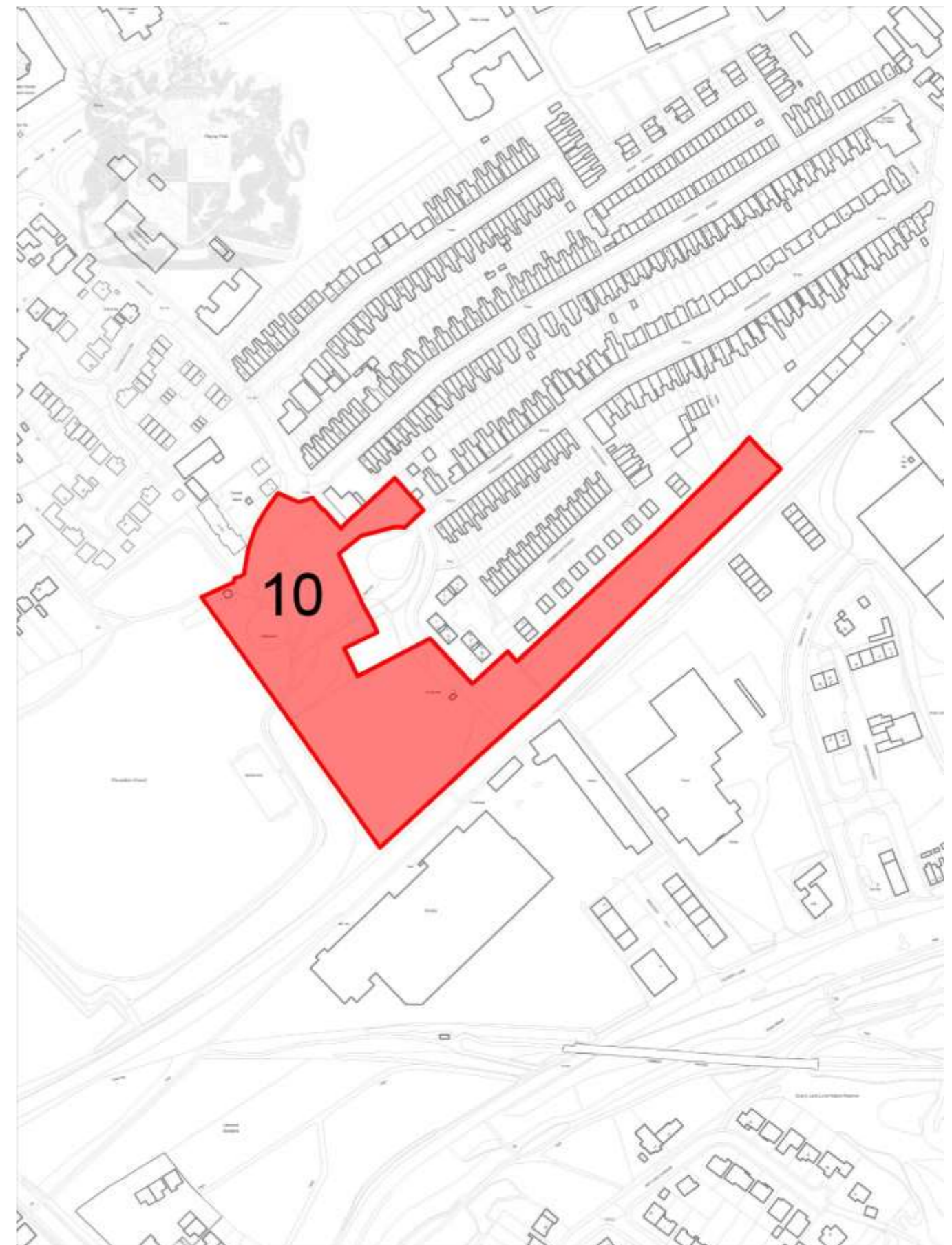
Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

The site is not considered achievable during the plan period. This will be kept under review and amended if new information becomes available.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0



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<b>HELAA Ref</b>	<b>11</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Bellamy Road Recreation Ground		
<b>Site Address</b>			
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456218 , 359201
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development as part of a wider estate regeneration scheme.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. The loss of recreation ground would need to be compensated by providing improvements to the existing football pitches at King George V Park and Epperstone Court play area. SUDs will be required to address surface water flooding.

**Achievability** Potentially achievable

The site is expected to generate medium sales values. Infrastructure enhancements to identified recreation facilities will be required as a result of the release of this site. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a reasonable prospect of achievability. Medium value area with some additional costs identified.

**Estimated Deliverability**

**Housing** Developable (years 11+) 40 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	40	Post Plan Period	0
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A council led scheme as part of an estate regeneration project. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>12</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2	
<b>Site Name</b>	Broomhill Lane Allotments (part)			
<b>Site Address</b>	Broomhill Lane			
<b>Ward</b>	Broomhill			
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452973 , 361927	<b>Plotted Site Area (Ha)</b> 1.03
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing	
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation			

**Assessment**

**Availability** Available

The landowner has identified this non-statutory allotment and is promoting it for development.

**Suitability** Unsuitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs may be required to address surface water flooding. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Potentially achievable

The site is in a low sales value area but is expected to generate low to medium values. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 35 dwellings

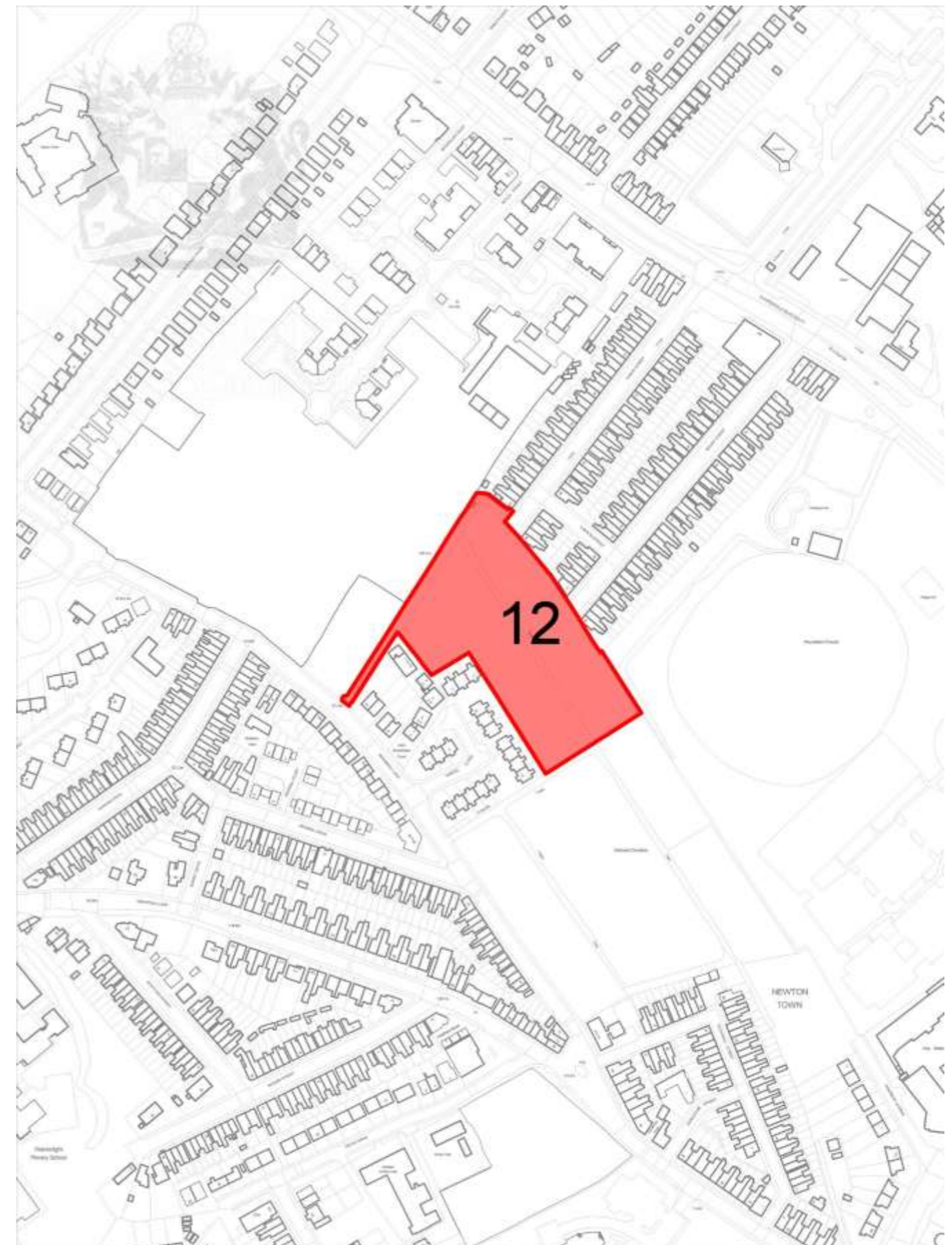
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>13</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)				
<b>Site Address</b>	Crown Farm Way				
<b>Ward</b>	Newlands				
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	457595 , 362591	<b>Plotted Site Area (Ha)</b>	6.53
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Undetermined planning applications, including those subject to S106				

**Assessment**

**Availability** Available

An application has been submitted (2017/0523/FUL) and is currently being determined. Previous applications approved subject to a S106.

**Suitability** Suitable

An application has been submitted (2017/0523/FUL) and is currently being determined. Previous applications approved subject to a S106.

**Achievability** Achievable

Greenfield site within a generally high sales value area. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 198 dwellings

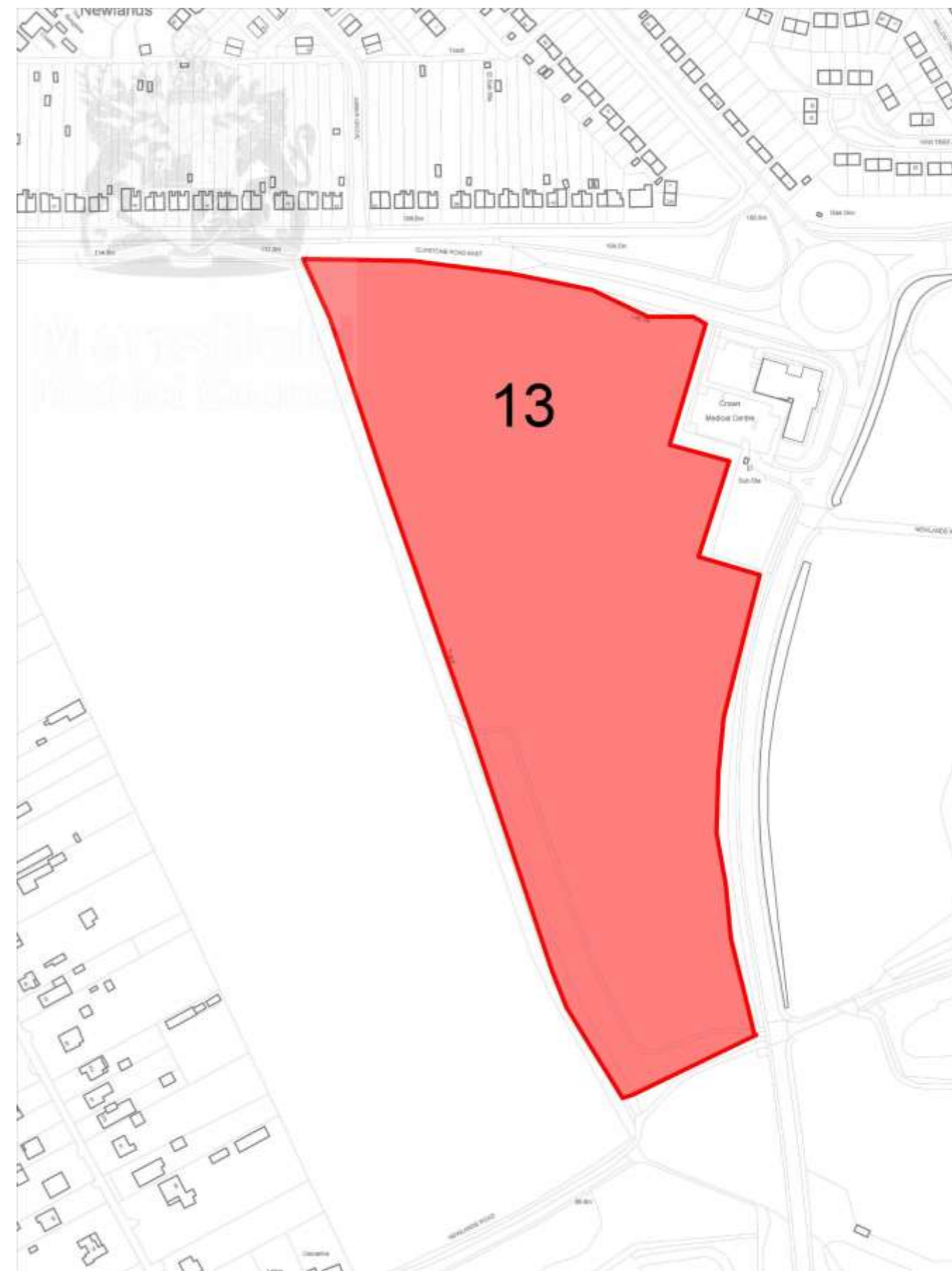
Years 1 - 5	10	Years 6 - 10	125	Years 11+	63	Post Plan Period	0
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A deliverable site where there has previously been a resolution to grant permission (subject to a s106). A new application was submitted in Aug 2017. Applying standard assumptions it is considered that homes will start to be delivered on site in 2020/21. Rate rising to 25dpa with a single developer on site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>14</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land at Cox's Lane		
<b>Site Address</b>			
<b>Ward</b>	Woodhouse		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453462 , 364335
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Expired planning permissions		
<b>Plotted Site Area (Ha)</b>	0.74		

**Assessment**

**Availability** Available

A planning application (2017/0646/FUL) is currently being determined.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs may be required to address surface water flooding. A planning application is currently being determined (2017/0646/FUL).

**Achievability** Achievable

This greenfield site is in a generally medium sales value area. It is potentially achievable depending on developer, land owner and policy expectations.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 14 dwellings

Years 1 - 5	4	Years 6 - 10	10	Years 11+	0	Post Plan Period	0
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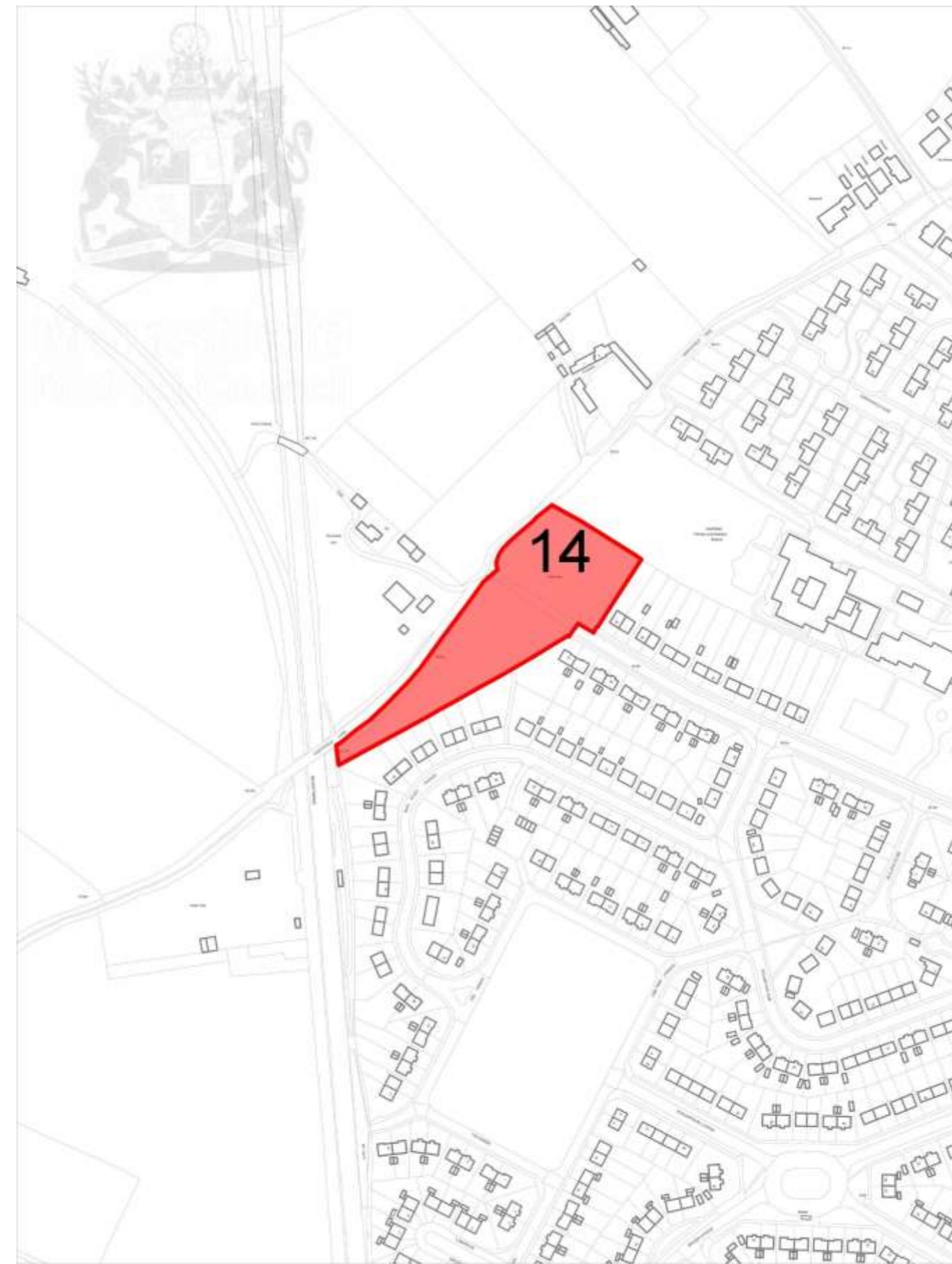
A planning application (2017/0646/FUL) was submitted in October 2017. Based on standard assumptions it is considered that the site could deliver homes by 2020/21. A build rate rising to 10dpa a year will be applied.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>15</b>	<b>Planning Status</b>	
<b>Site Name</b>	Abbott Road	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Abbott Road / Brick Kiln Lane		
<b>Ward</b>	Penniment		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451495 , 361413
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Sites already within the SHLAA (HELAA) process		
<b>Plotted Site Area (Ha)</b>	5.54		

**Assessment**

**Availability** Available

The proposal will involve a land-swap / re-location of the playing pitches onto the underutilised part of the site, which is currently constrained from development due to water mains. New football pitches will be provided as part of any development proposal.

**Suitability** Suitable

The site is accessible to facilities, has good access; replacement open space and playing fields should be secured on site.

**Achievability** Potentially achievable

Medium value area and some issues associated with playing pitches and water mains on site. Based on reasonable expectations on profit and land values there is considered to be a reasonable prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 102 dwellings

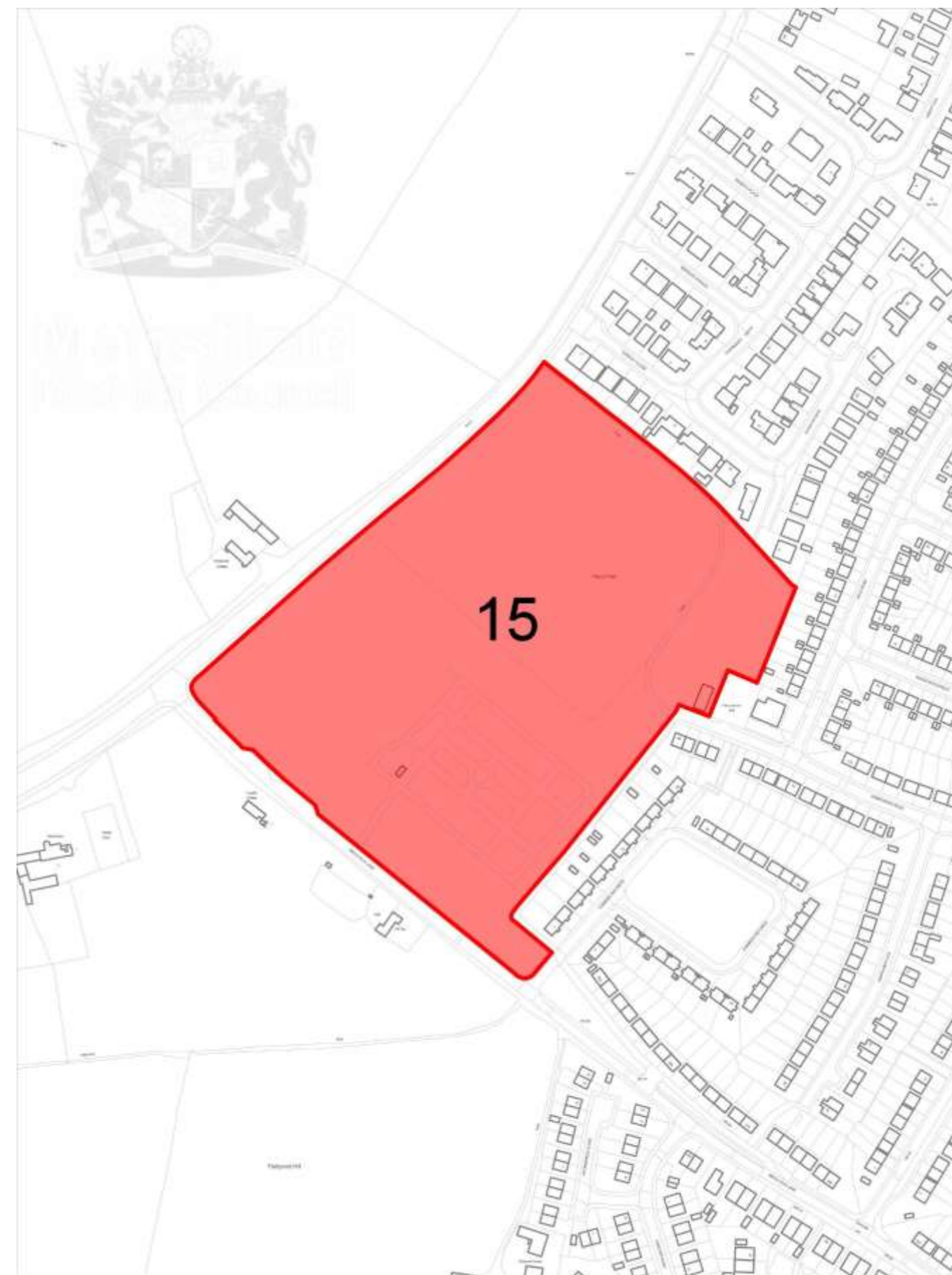
Years 1 - 5	0	Years 6 - 10	0	Years 11+	102	Post Plan Period	0
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A greenfield site with a moderate prospect of achievability; no application submitted. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>16</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Kirkland Avenue Land				
<b>Site Address</b>	Kirkland Avenue				
<b>Ward</b>	Ladybrook				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452476 , 360972	<b>Plotted Site Area (Ha)</b>	6.19
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Not available

The society has confirmed it currently has no intention to develop this site, although has recognised that it could be part of a much larger scheme including all the sites in the area and the adjoining shops.

**Suitability** Unsuitable

It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Not Assessed

Site is not available.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

<span style="background-color: #808080; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Post Plan Period</span> 0
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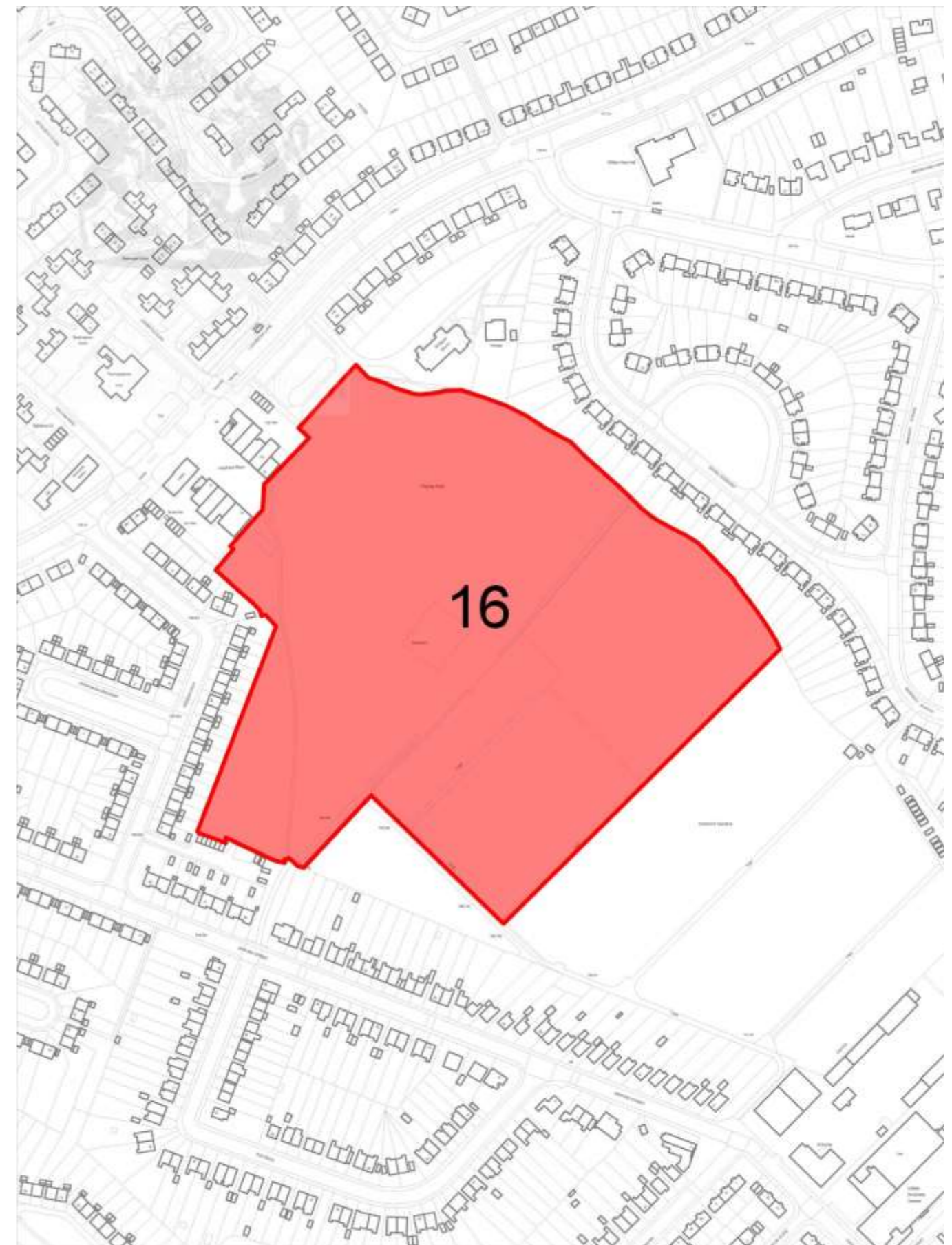
Site is not available.

**Economic (sqm)** Not Assessed 0 sqm

<span style="background-color: #808080; color: white; padding: 2px;">Office</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Industrial</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Leisure</span> 0
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<span style="background-color: #808080; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Convenience retail</span> 0
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N/A



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<b>HELAA Ref</b>	<b>17</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Land at King Edward School off Meadow Avenue				
<b>Site Address</b>	Meadow Avenue				
<b>Ward</b>	Sandhurst				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454206 , 360322	<b>Plotted Site Area (Ha)</b>	0.60
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Not available

NCC have no intention to release this site for development. It will be retained for educational purposes. E-mail confirmation from landowner to formally remove site, dated 09/09/2016.

**Suitability** Not Assessed

Site is not available for development.

**Achievability** Not Assessed

Site is not available for development.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

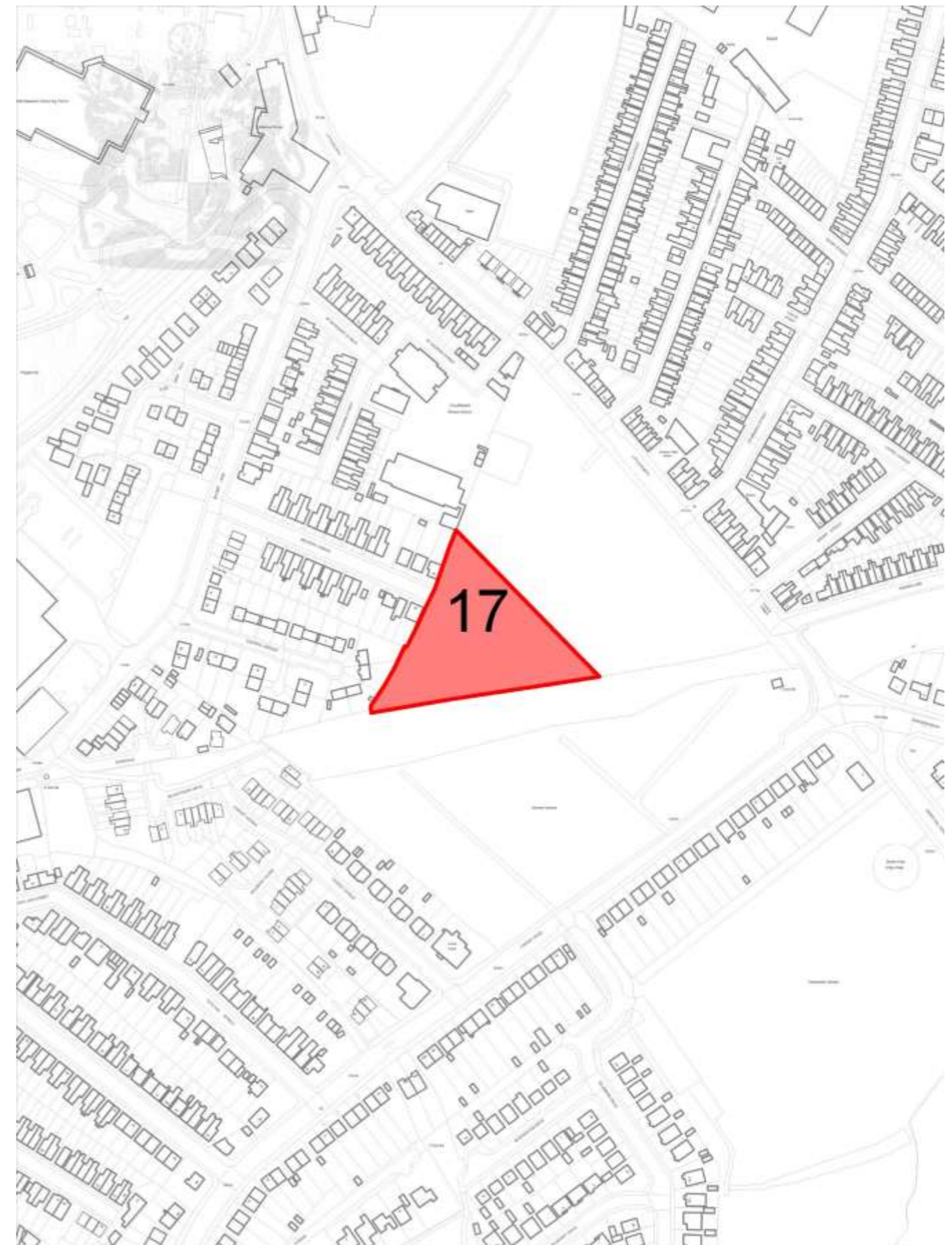
<span style="background-color: gray; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Post Plan Period</span> 0
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Site is not available for development.

**Economic (sqm)** Not Assessed 0 sqm

<span style="background-color: gray; color: white; padding: 2px;">Office</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Industrial</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Leisure</span> 0
<span style="background-color: gray; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Convenience retail</span> 0		

N/A



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<b>HELAA Ref</b>	<b>18</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Land at Newgate Lane School				
<b>Site Address</b>	Bilborough Road/Newgate Lane				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454534 , 361196	<b>Plotted Site Area (Ha)</b>	0.78
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Not available

NCC have no intention to release this site for development. It will be retained for educational purposes. E-mail confirmation from landowner to formally remove site, dated 09/09/2016.

**Suitability** Not Assessed

Site is not available for development.

**Achievability** Not Assessed

Site is not available for development.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

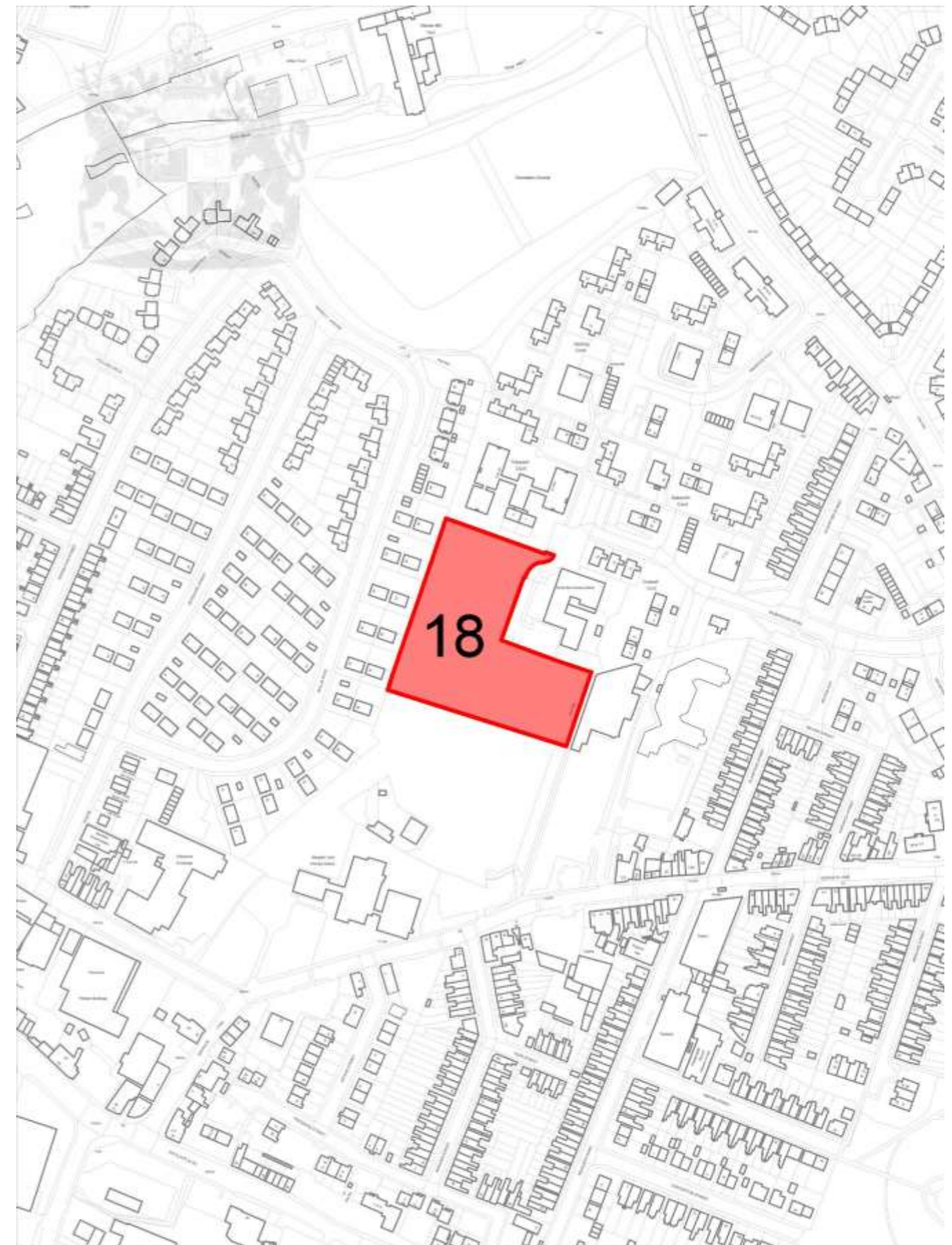
<span style="background-color: gray; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Post Plan Period</span> 0
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Site is not available for development.

**Economic (sqm)** Not Assessed 0 sqm

<span style="background-color: gray; color: white; padding: 2px;">Office</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Industrial</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Leisure</span> 0
<span style="background-color: gray; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: gray; color: white; padding: 2px;">Convenience retail</span> 0		

N/A



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<b>HELAA Ref</b>	<b>19</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Allotment site at Pump Hollow Road	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Pump Hollow Road / Newlands Road		
<b>Ward</b>	Kingsway		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456279 , 361737
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		
<b>Plotted Site Area (Ha)</b>	1.92		

**Assessment**

**Availability** Available

A planning application has been submitted (2016/0038/NT) - resolution to grant subject to s106 agreement.

**Suitability** Suitable

A planning application has been submitted (2016/0038/NT) - resolution to grant subject to s106 agreement. The site is considered suitable for development.

**Achievability** Potentially achievable

Greenfield site within a existing residential area, in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 64 dwellings

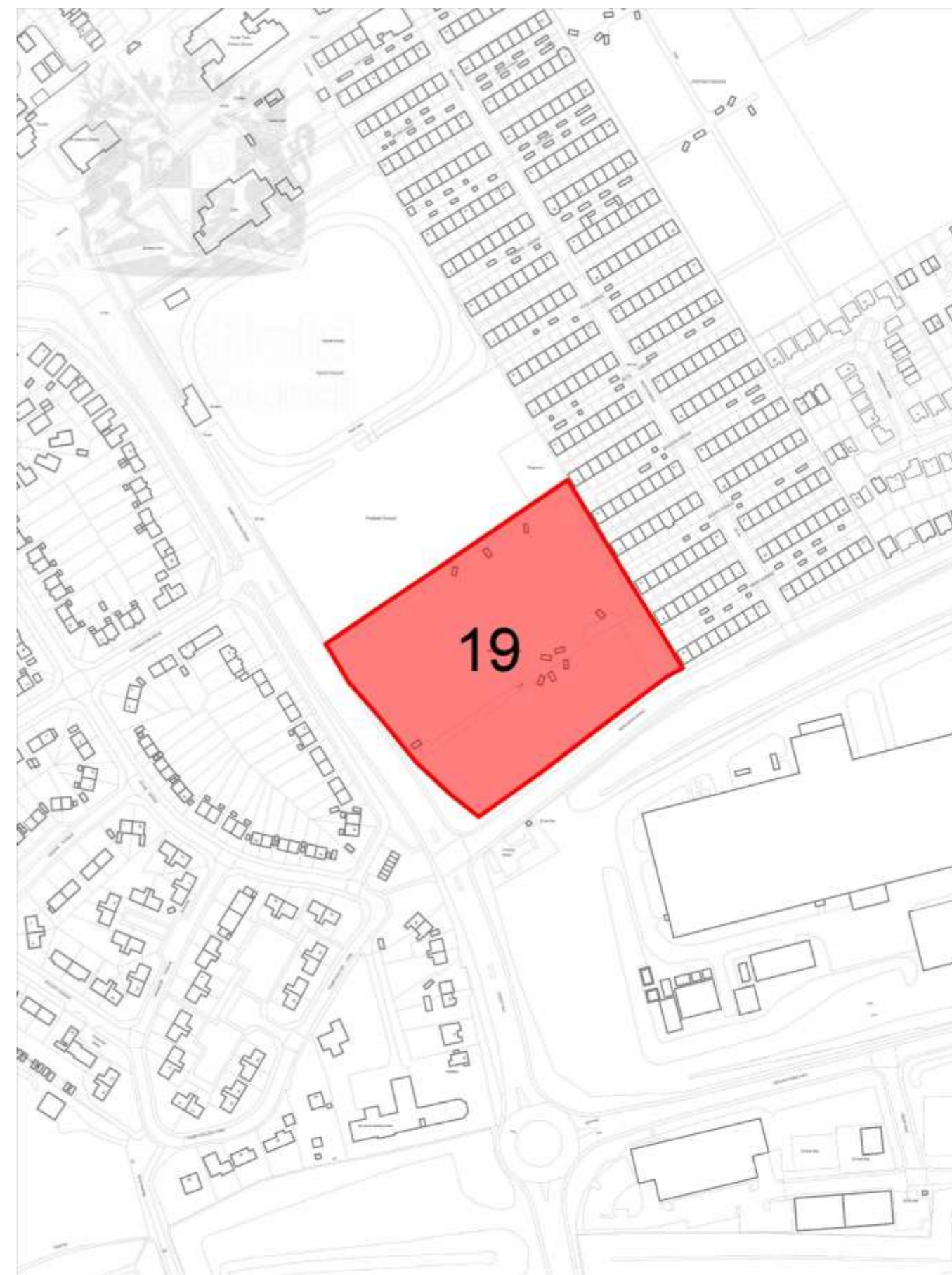
Years 1 - 5	24	Years 6 - 10	40	Years 11+	0	Post Plan Period	0
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Outline planning permission has been approved (2016/0038/NT) and s106 signed; site clearance is underway. Homes are expected to be delivered on site from 2019/20 onwards rising to a max of 20dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>20</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at Rosebrook Primary School	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Hall Barn Lane		
<b>Ward</b>	Penniment		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451893 , 361774
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Potentially available

Landowner has identified this site as available for development. The landowner has applied to the Secretary of State to dispose of school land.

**Suitability** Potentially suitable

The proposed use is compatible with adjoining uses and the site is close to services and public transport. Access and parking issues to be considered further.

**Achievability** Achievable

Former school playing field site is expected to have medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.

**Estimated Deliverability**

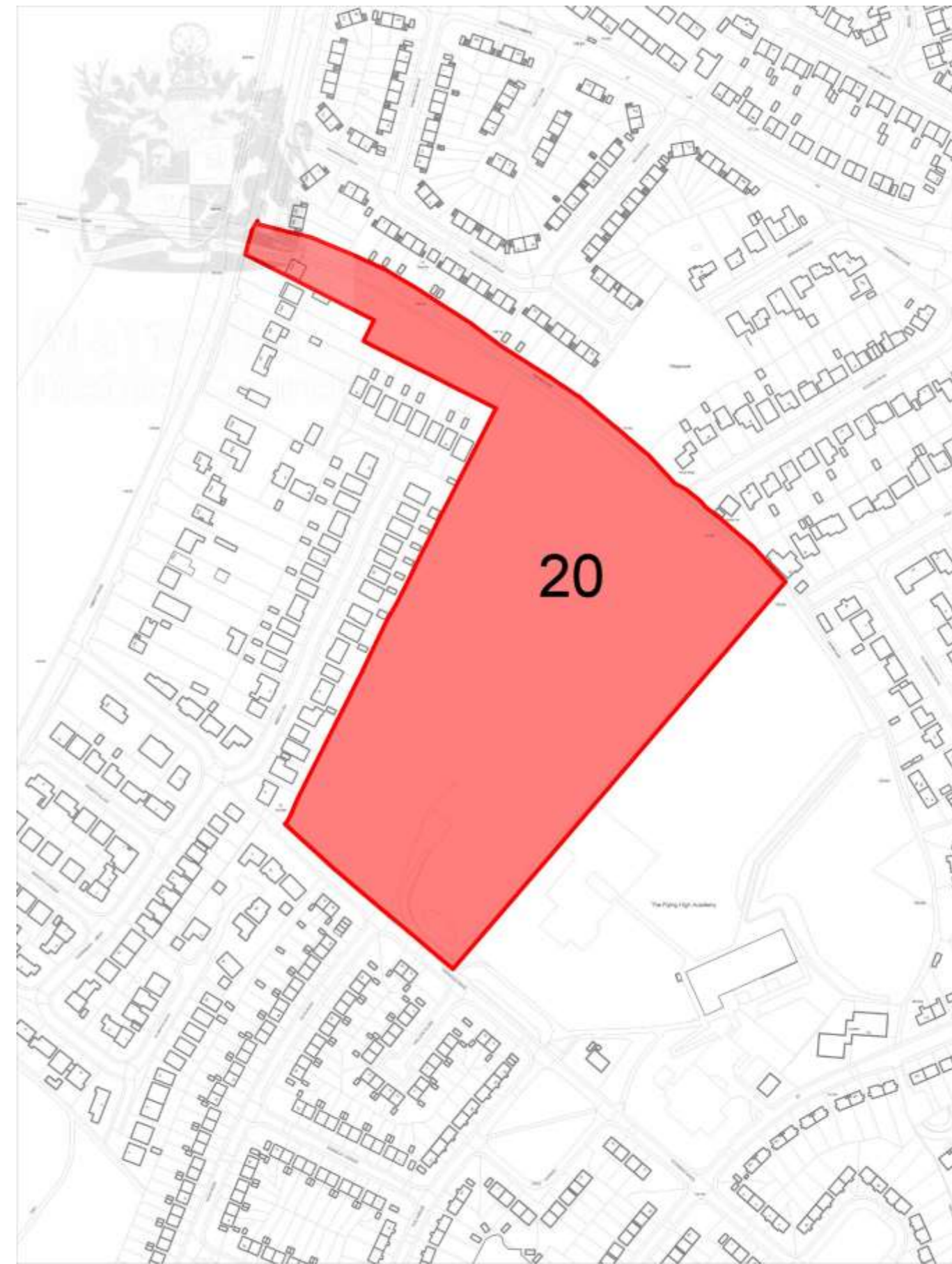
**Housing** Deliverable (years 1-5) 134 dwellings

Years 1 - 5 0    Years 6 - 10 84    Years 11+ 50    Post Plan Period 0

Greenfield site without planning permission in place. Based on information from the landowner (April 2018) an application to the SoS to dispose of the site has been made but not yet approved; this is assumed signed in 2018, and development commencing from 2022/23 onwards. A build rate of 25dpa assumed in line with standard assumptions.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0



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<b>HELAA Ref</b>	<b>21</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Sandy Lane west				
<b>Site Address</b>	Sandy Lane / Alcock Avenue				
<b>Ward</b>	Carr Bank				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454902 , 361346	<b>Plotted Site Area (Ha)</b>	1.57
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Potentially available

Whilst this site is a statutory allotment it is understood not to have been used as an allotment for a number of years. A scheme is being prepared for development.

**Suitability** Unsuited

The site is well located close to existing facilities and public transport routes. Close to listed buildings and any scheme may need to conserve and enhance these. As the site is a Statutory Allotment it has been decided to treat it as not-suitable until a planning application has been granted confirming it as surplus.

**Achievability** Potentially achievable

Greenfield site, within an existing residential area, in a low to medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having moderate prospect of delivery.

**Estimated Deliverability**

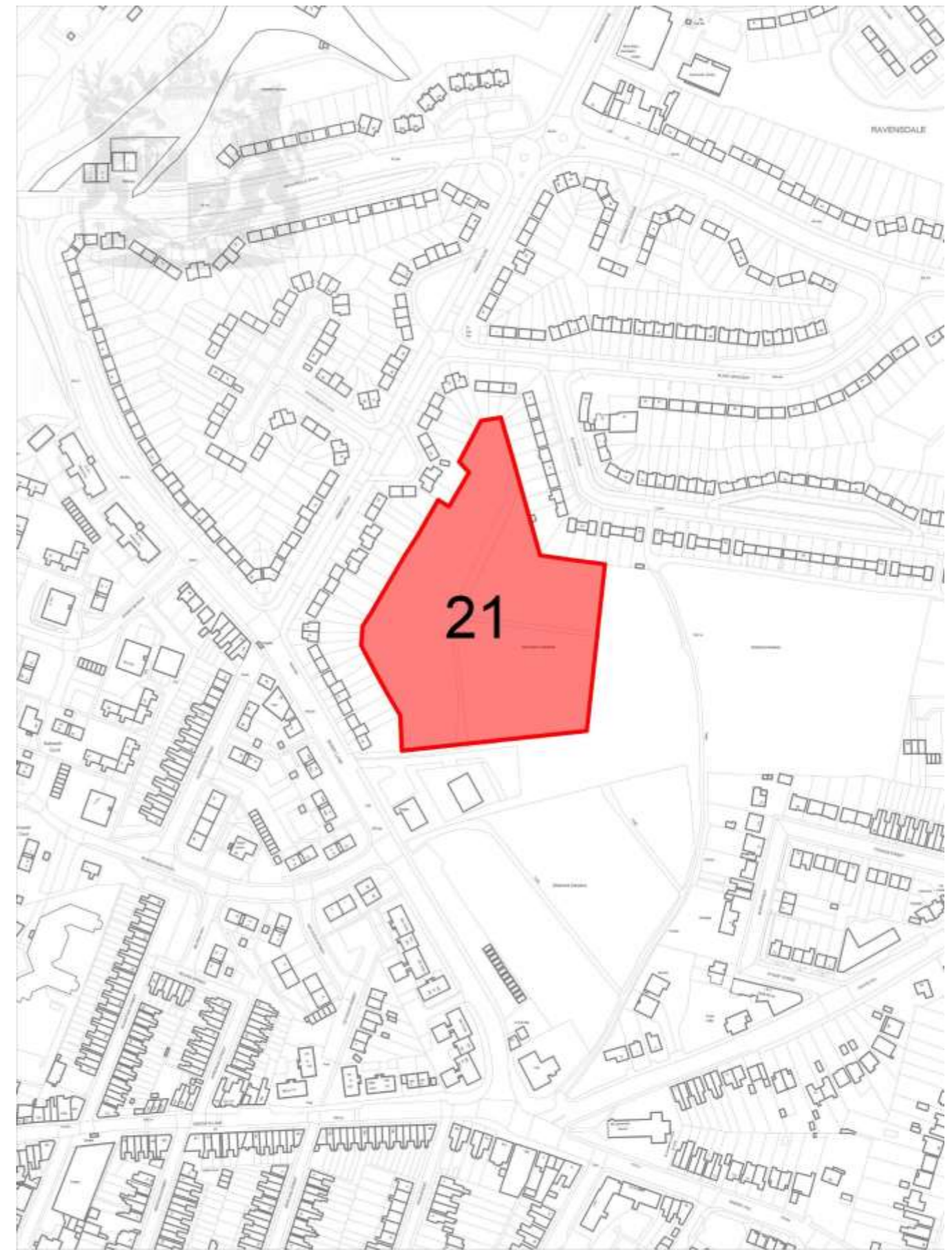
**Housing** Deliverable (years 1-5) 30 dwellings

Years 1 - 5	20	Years 6 - 10	10	Years 11+	0	Post Plan Period	0
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A small greenfield site with a moderate prospect of delivery. No application has yet been submitted but information from promoter indicates delivery from 2019/20 for 3 years.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>22</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 2
<b>Site Name</b>	Playing Field, Sandy Lane		
<b>Site Address</b>	Sandy Lane / Garratt Avenue		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454552 , 361447
		<b>Plotted Site Area (Ha)</b>	2.58
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		

**Assessment**

**Availability** Not available

Understood that site is no longer available for development.

**Suitability** Not Assessed

Understood that site is no longer available for development.

**Achievability** Not Assessed

Understood that site is no longer available for development - achievability not assessed.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

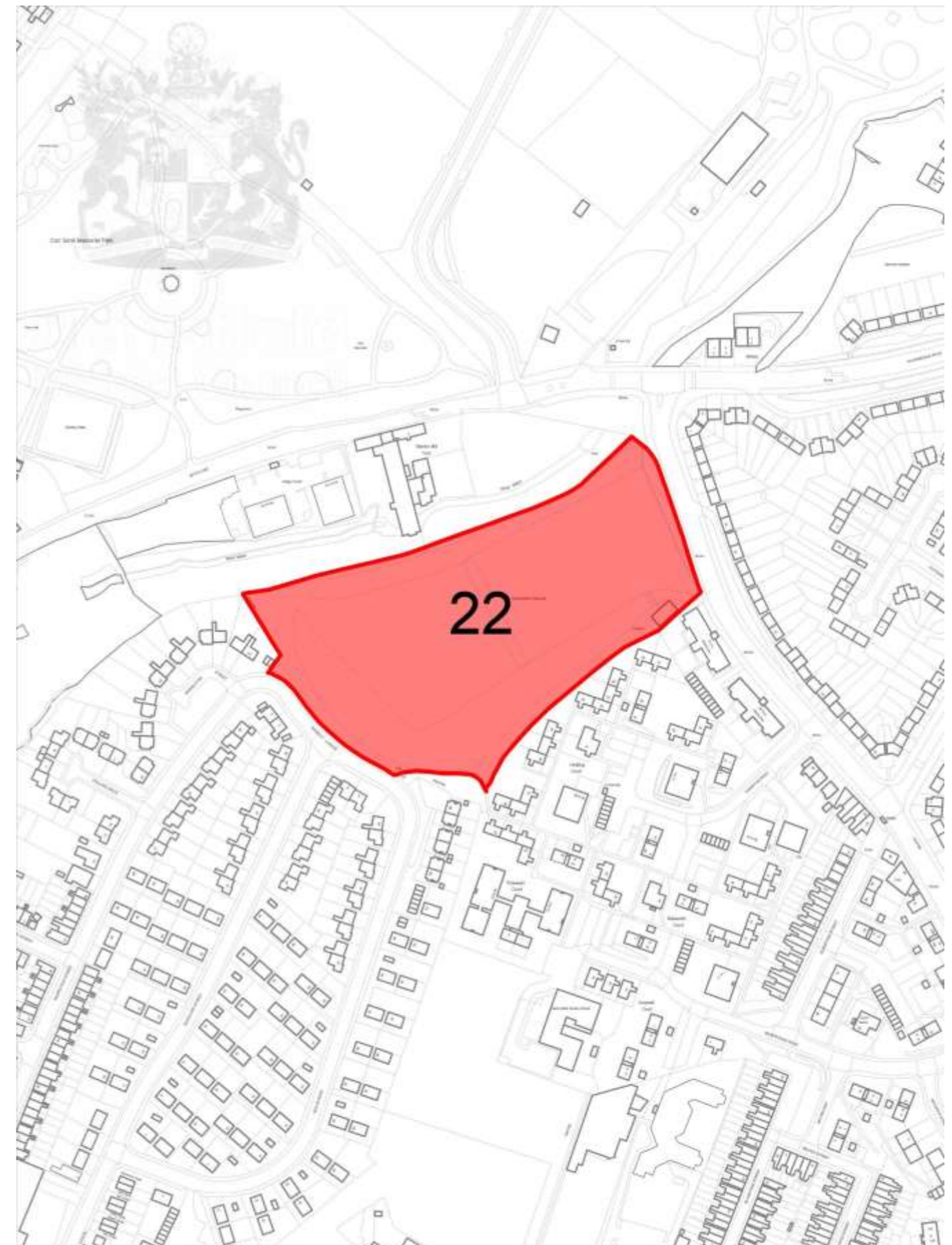
Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Site is no longer available for development.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0



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<b>HELAA Ref</b>	<b>23</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Sandy Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Land off Sandy Lane		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454955 , 361203
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	1.46		

**Assessment**

**Availability** Available

The site is currently available with a planning application (2016/0262/ST) submitted for 63 dwellings.

**Suitability** Suitable

The site has good access to facilities and would be compatible with surrounding uses. Resolution to grant subject to s106 (2016/0262/ST).

**Achievability** Potentially achievable

Greenfield site, within an existing residential area, medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of delivery.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 63 dwellings

Years 1 - 5	30	Years 6 - 10	33	Years 11+	0	Post Plan Period	0
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Planning permission has been granted (2016/0262/ST) 106 signed 16/3/18 and then 1 year for initial works before homes delivered in 2019/20. Build rate rising to 20dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>24</b>	<b>Planning Status</b>	
<b>Site Name</b>	Sherwood Close	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455120 , 361320
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Potentially available

A planning application (2017/0827/FUL) has been submitted.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Potentially achievable

Greenfield site within a existing residential area, in a low to medium sales value area. There maybe a requirement for ground assessments / remediations. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability. Potentially achievable, however, mitigation measures to manage potential contamination and site access need to be addressed.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 33 dwellings

Years 1 - 5	10	Years 6 - 10	23	Years 11+	0	Post Plan Period	0
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A small greenfield site; an application is currently being determined (2017/0827/FUL). Delivery assumed from 2020/21 at a max rate of 15dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>25</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Ladybrook Lane / Tuckers Lane		
<b>Site Address</b>			
<b>Ward</b>	Broomhill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453033 , 361493
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	1.11		

**Assessment**

**Availability** Potentially available

Land owner has stated that site is surplus to requirements and has put it forward for development via the HELAA . Confirmation is needed that any legal consents required from the Secretary of State to sell school playing fields have been secured.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs may be required to address surface water flood risk.

**Achievability** Potentially achievable

This is a former school site, within a generally low sales value area. The site will also require some on site open space and play provision. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 33 dwellings

Years 1 - 5	0	Years 6 - 10	33	Years 11+	0	Post Plan Period	0
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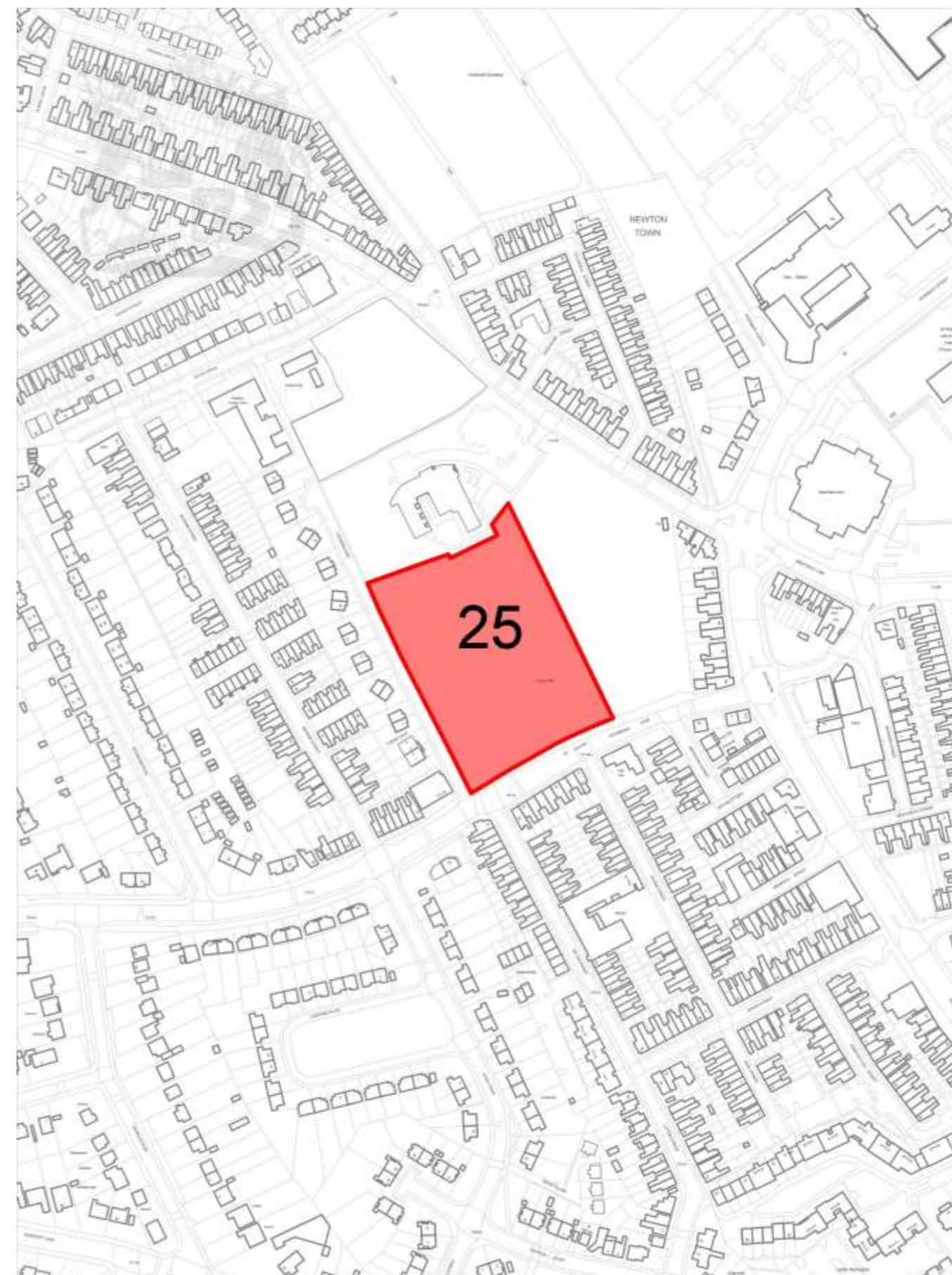
Greenfield site without planning permission in place. Delivery assumed from 21/22 due to need to ensure SoS sign off for sale of education land. Max build rate of 20dpa assumed in line with standard assumptions.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>26</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at Windmill Lane (former nursery)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Windmill Lane		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454370 , 361934
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		
<b>Plotted Site Area (Ha)</b>	1.27		

**Assessment**

**Availability** Available

This former garden nursery site has been cleared site and is being promoted by landowner. An application has been submitted (2017/0738/FUL)

**Suitability** Suitable

The site is compatible with adjoining uses and close to services and public transport. Access and highway junctions may require mitigations at planning application stage. An application is being determined (2017/0738/FUL).

**Achievability** Achievable

Former nursery site within a medium to high value area, within the Park conservation area and close to the strategic GI Maun Valley route. It is considered as having good prospects of achievability depending on developer, land owner and policy expectations.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 23 dwellings

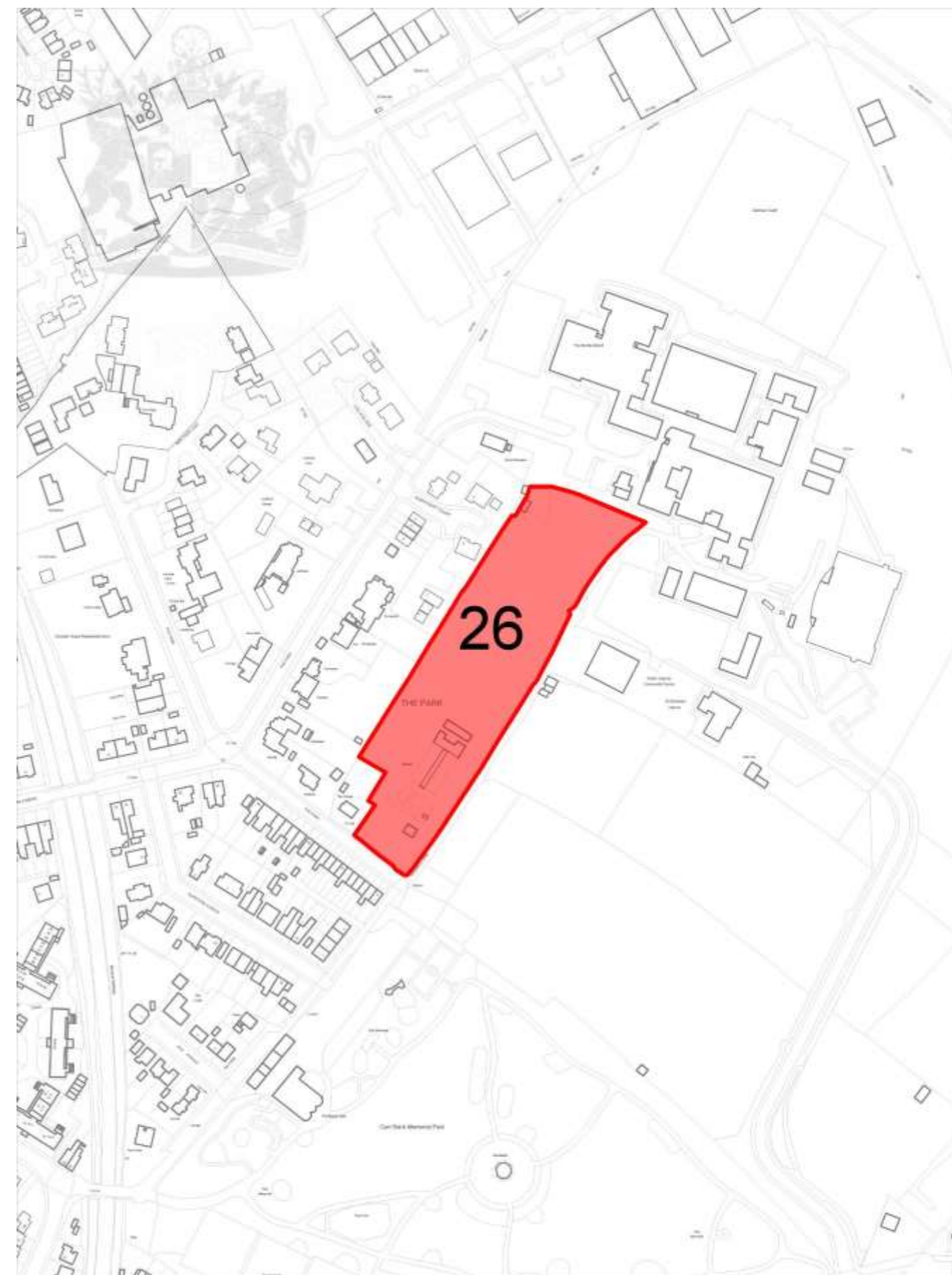
Years 1 - 5	10	Years 6 - 10	13	Years 11+	0	Post Plan Period	0
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Planning application submitted in Nov 2017. Based on standard assumptions homes to be delivered from 2020/21 onwards. Build rate based on standard assumptions.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>27a</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at Redruth Drive	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Sherwood Avenue		
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456685 , 358827
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Available

The site has been sold to a developer. The site is considered as available for development.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. SUDs will be required to address surface water flooding.

**Achievability** Achievable

A greenfield site within a medium to high sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 178 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	143	Post Plan Period	0
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A medium sized greenfield site. Understood that application to be submitted in 2018/19 . Assumed to be delivered from 2024/25 onwards at a rate rising to 25dpa with a single developer.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/a



<b>HELAA Ref</b>	<b>27b</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land off Sherwood Oaks Close	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Sherwood Oaks Close		
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456833 , 359054
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		
<b>Plotted Site Area (Ha)</b>	1.20		

**Assessment**

**Availability** Available

Planning permission was granted in June 2017 (2015/0181/ST).

**Suitability** Suitable

Planning permission was granted in June 2017 (2015/0181/ST).

**Achievability** Achievable

A greenfield site within a medium value sales area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 46 dwellings

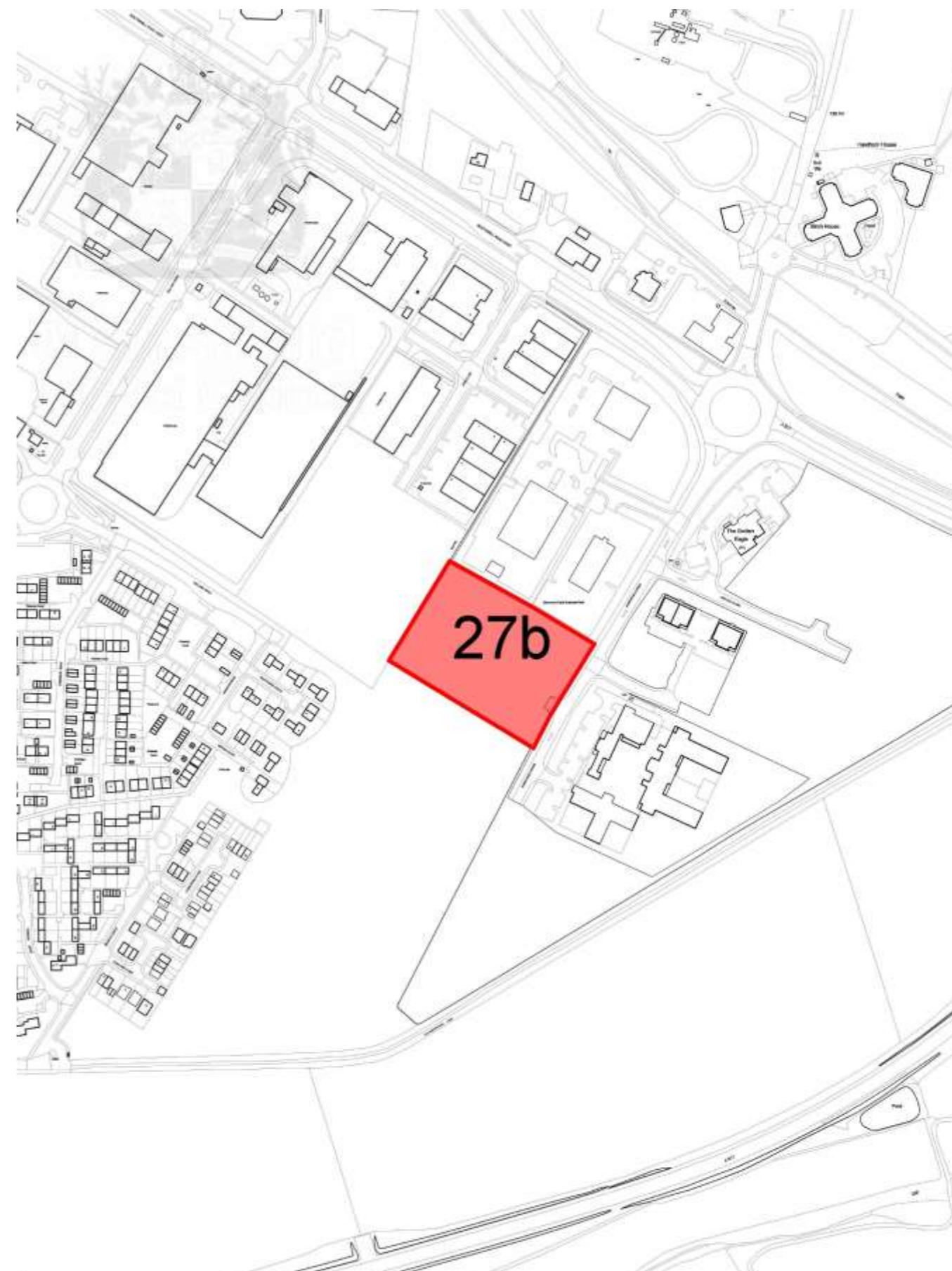
Years 1 - 5	6	Years 6 - 10	40	Years 11+	0	Post Plan Period	0
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A greenfield site close to existing employment uses. Outline planning permission was granted in June 2017 (2015/0181/ST). Based on standard assumptions it is expected that homes will start to be delivered on site from 2020/21 onwards. Build rate of up to 20dpa expected.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/a



<b>HELAA Ref</b>	<b>27c</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land South of Sherwood Avenue		
<b>Site Address</b>			
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456853 , 358877
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		
<b>Plotted Site Area (Ha)</b>	1.41		

**Assessment**

**Availability** Available

Intentions of landowner unknown - the site not currently being promoted by land owner through the HELAA though it could come forward for development.

**Suitability** Potentially suitable

Site has access via Sherwood Avenue and is adjacent to existing employment area within close proximity of public transport.

**Achievability** Achievable

Adjacent to existing successful employment area with good access to MARR; likley to prove attractive to the market.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A - employment only.

**Economic (sqm)** Not deliverable within the plan period 11280 sqm

Office	0	Industrial	5640	Warehousing	5640	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



<b>HELAA Ref</b>	<b>28</b>	<b>Planning Status</b>			
<b>HELAA Result</b>	Reasonable alternative				
<b>Site Name</b>	Debdale Lane / Emerald Close				
<b>Site Address</b>					
<b>Ward</b>	Sherwood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452796 , 362535	<b>Plotted Site Area (Ha)</b>	1.08
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Available

The landowner has confirmed that the site is available.

**Suitability** Potentially suitable

The site has access and is close to existing public transport and local facilities. SUDs will be required to address surface water flooding.

**Achievability** Achievable

This greenfield site is in a high value sales area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 32 dwellings

Years 1 - 5	0	Years 6 - 10	10	Years 11+	22	Post Plan Period	0
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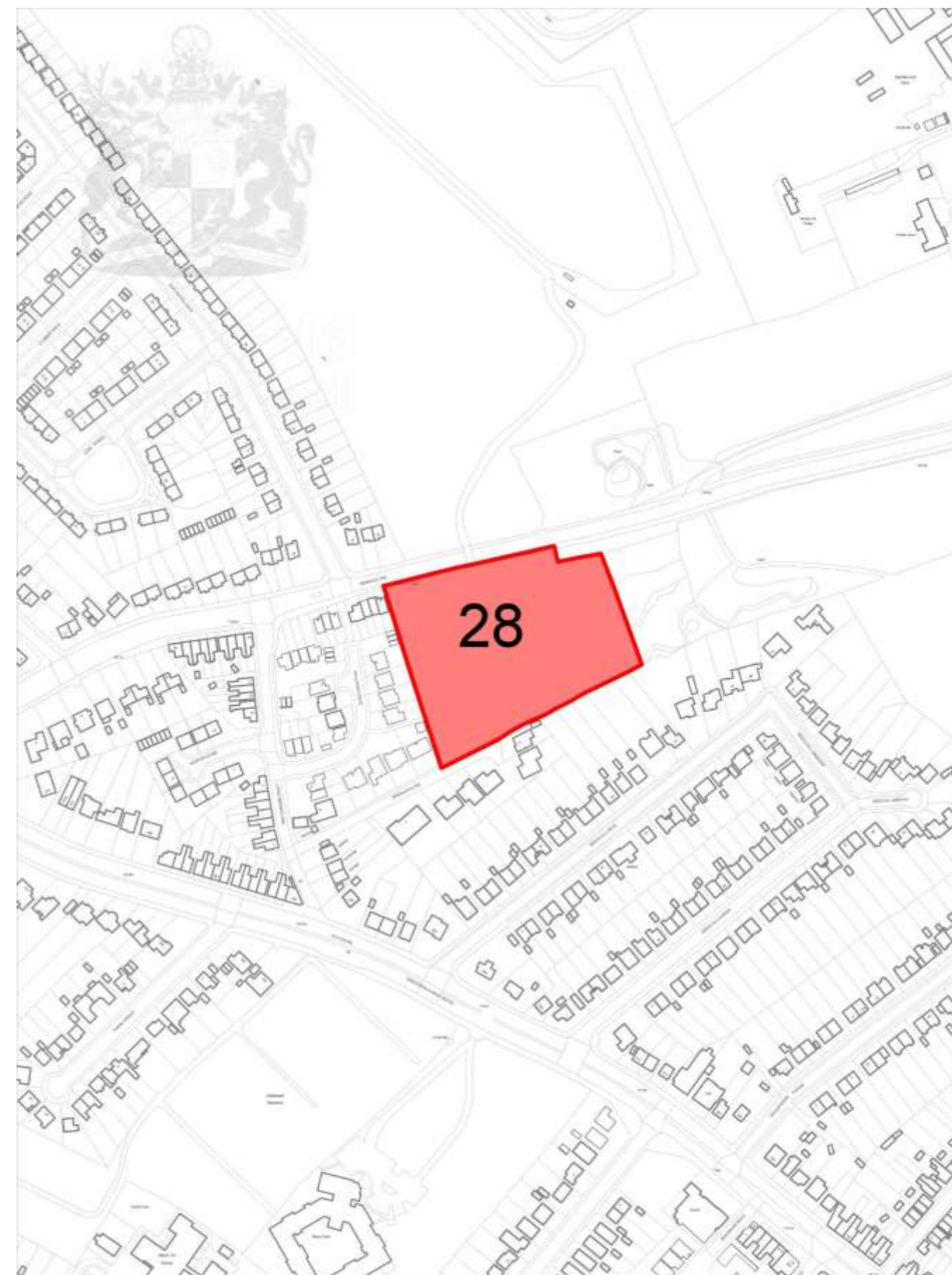
A small greenfield site. No application submitted. Assumed to be delivered from 2025/26 onwards at a rate of 15dpa with a single developer.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>29</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Sherwood Rise (adjacent Queen Elizabeth Academy)		
<b>Site Address</b>			
<b>Ward</b>	Sherwood		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453274 , 362604
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	5.82		

**Assessment**

**Availability** Potentially available

The site is being promoted by the landowner; potentially school grounds and may require approval from Secretary of State prior to disposal.

**Suitability** Potentially suitable

The site has access from Sherwood Rise, is in close proximity to local services, public transport and infrastructure. There are various electricity pylon lines running across the site which may affect the developable area and or site suitability - will need further investigation. For now we have assumed only 50% of the site is developable.

**Achievability** Potentially achievable

This greenfield site is within a higher value sales area. Any potential relocation of electricity pylons could be costly and would affect the land value. Subject to relocation of electricity pylons / or reducing the developable area, the site is considered to have a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 87 dwellings

Years 1 - 5 0      Years 6 - 10 13      Years 11+ 74      Post Plan Period 0

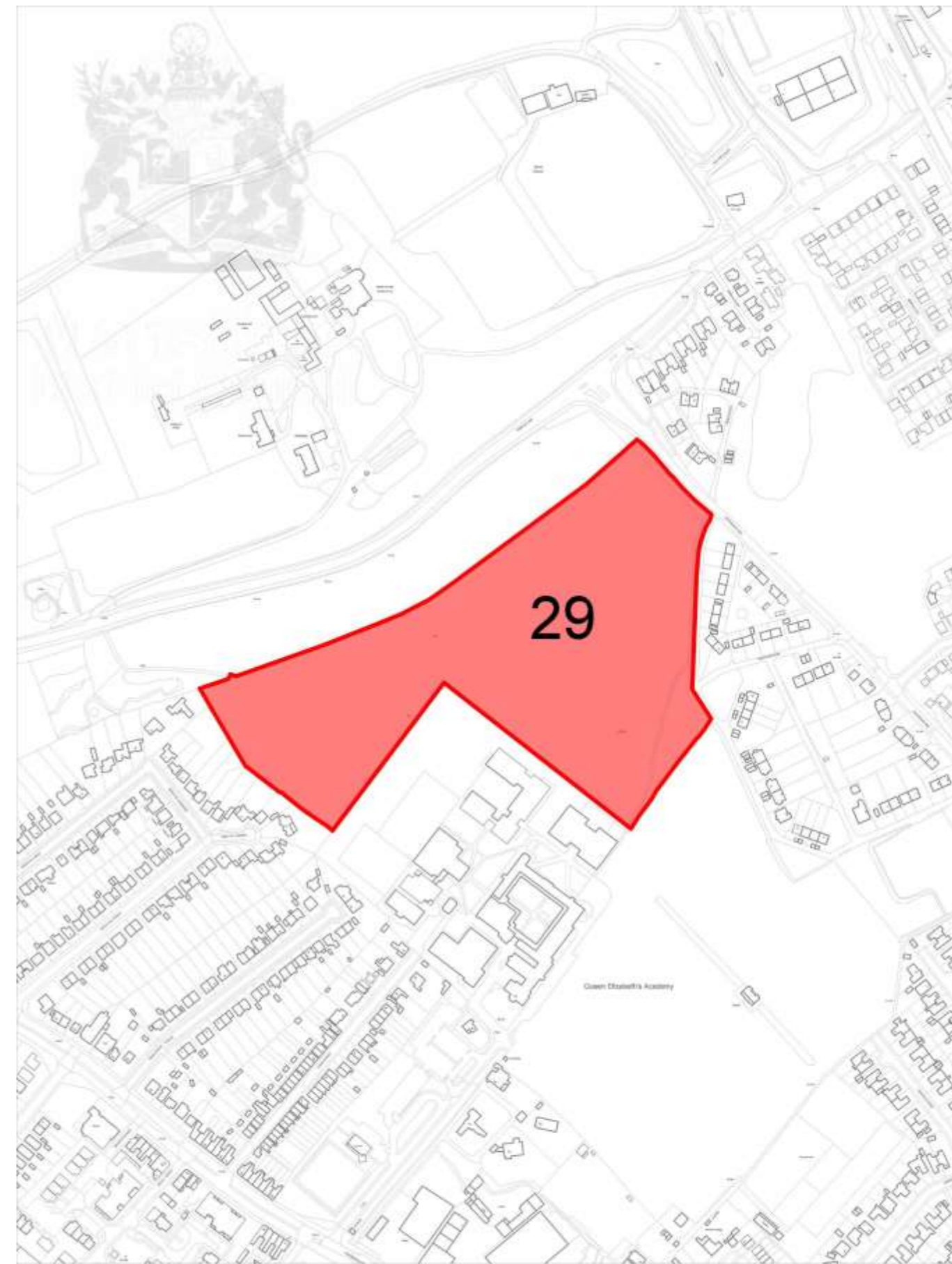
Greenfield site with no permission in place; potentially to be developed along side adjacent site (ref 64 - in same ownership). Information from landowner indicates delivery from 2020 however this is considered optimistic given nearby sites under construction; the site could come forward earlier if circumstances allow. It is unclear if this forms part of a school site; if so may require sign of Secretary of State for disposal. Given this delivery of homes is expected from 23/24. Build rate rising to 25dpa across the two sites.

**Economic (sqm)** Not Assessed 0 sqm

Office 0      Industrial 0      Warehousing 0      Leisure 0

Comparison retail 0      Convenience retail 0

N/A



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<b>HELAA Ref</b>	<b>30</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at Old Mill Lane / Stinting Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Old Mill Lane		
<b>Ward</b>	Maun Valley		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455205 , 362605
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Potentially available

The site is identified as available, however there are linkages with adjacent sites (31,53 and 55) which may affect availability.

**Suitability** Potentially suitable

The site is close to existing services but there are electricity pylons on site which may need removing or reducing the net developable area. For this assessment, the net developable area has been reduced by 50% to reflect the presence of the pylons. Residential use would otherwise be compatible with surrounding uses. Access to adjacent sites and a comprehensive masterplan may be required.

**Achievability** Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 86 dwellings

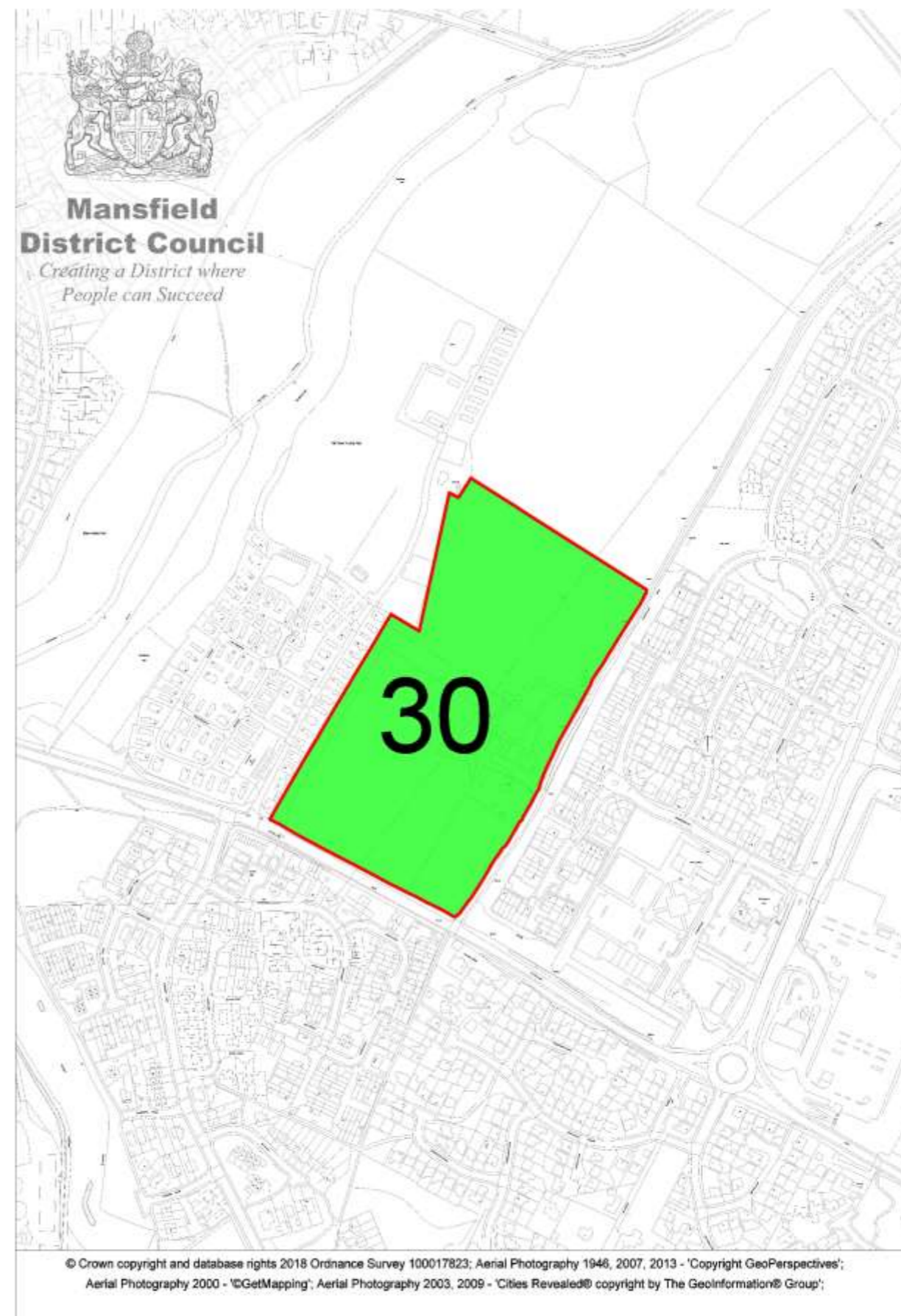
Years 1 - 5	0	Years 6 - 10	86	Years 11+	0	Post Plan Period	0
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A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 2021/22 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A





<b>HELAA Ref</b>	<b>31</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at New Mill Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	New Mill Lane		
<b>Ward</b>	Maun Valley		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455497 , 363128
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	5.32		

**Assessment**

**Availability** Potentially available

The site is identified as available, however there are linkages with adjacent sites (30,53 and 55) which may affect availability. An outline application is currently being determined.

**Suitability** Potentially suitable

The site is close to existing services, residential use would generally be compatible with surrounding uses, though there is an electricity pylon running along the perimeter of the site, and would need to fully understand how this affects delivery. For now it has been assumed that a third of the site cannot be developed due to the pylon. Access to adjacent sites and a comprehensive masterplan may be required.

**Achievability** Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 100 dwellings

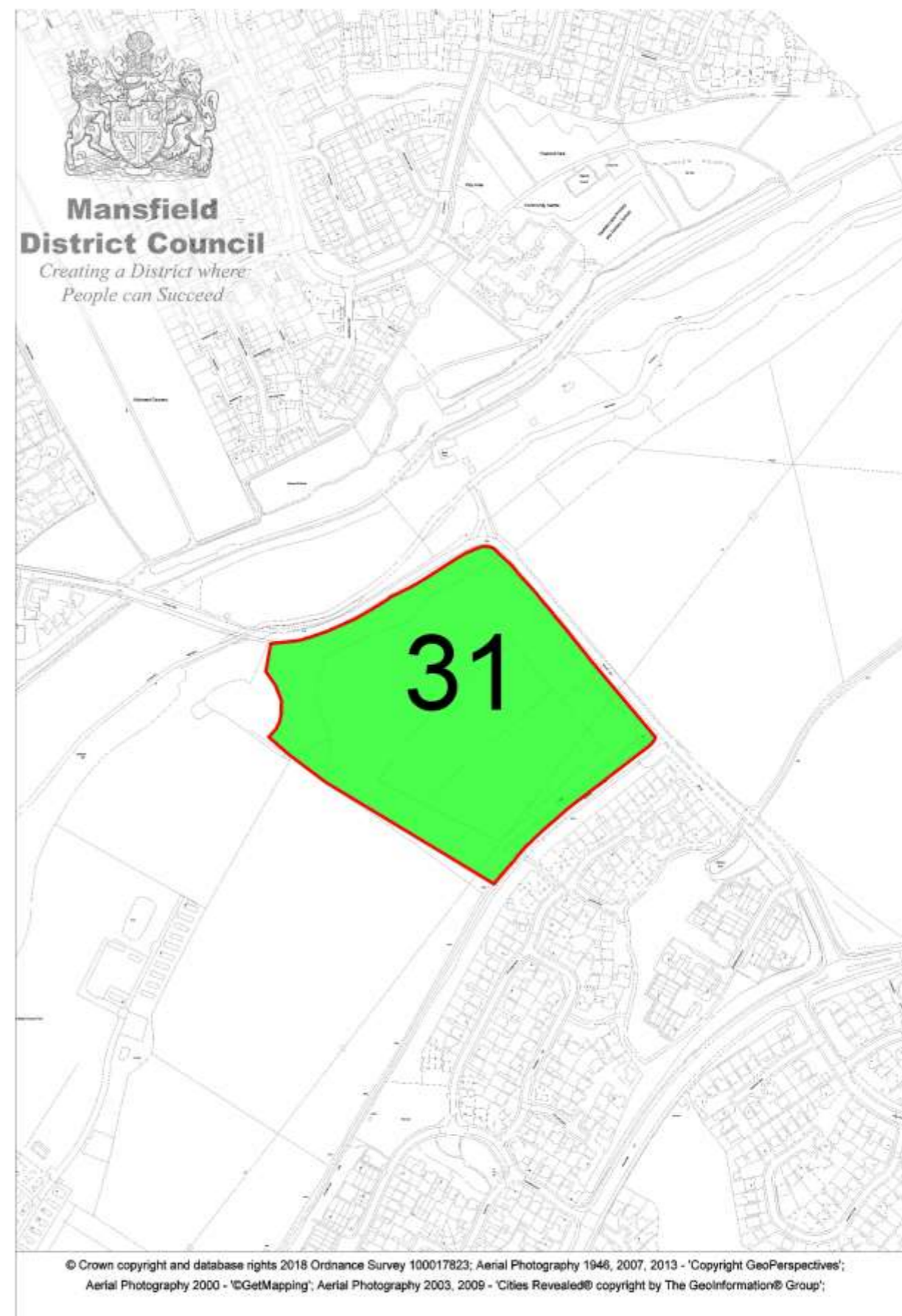
Years 1 - 5	0	Years 6 - 10	100	Years 11+	0	Post Plan Period	0
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A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55); an application has been submitted on this part of the site. Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 20/21 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>32</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Radmanthwaite Road / Oxclose Lane				
<b>Site Address</b>	Radmanthwaite Road				
<b>Ward</b>	Bull Farm and Pleasley Hill				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451867 , 363441	<b>Plotted Site Area (Ha)</b>	12.51
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Available

The landowners have confirmed that the site is available for development. There are no known legal constraints.

**Suitability** Unsuitable

The site is located close to services and public transport and is compatible with adjoining uses. However, based on the scale of site and having reviewed the options for vehicular access, it is not considered that access to the site can be achieved due to the need for two points of access.

**Achievability** Potentially achievable

Greenfield site close to an existing residential area, in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 285 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as this site is not considered as suitable for development.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>33</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Wood Lane (Miners Welfare)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Wood Lane		
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	455852 , 368790
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	1.05		

**Assessment**

**Availability** Available

The new landowner has confirmed that the site is available for development.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and reasonable close to services and public transport given location adjacent to small settlement.

**Achievability** Potentially achievable

This brownfield regeneration site is in a generally low sales value area. It is potentially achievable depending on developer, land owner and policy expectations.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 31 dwellings

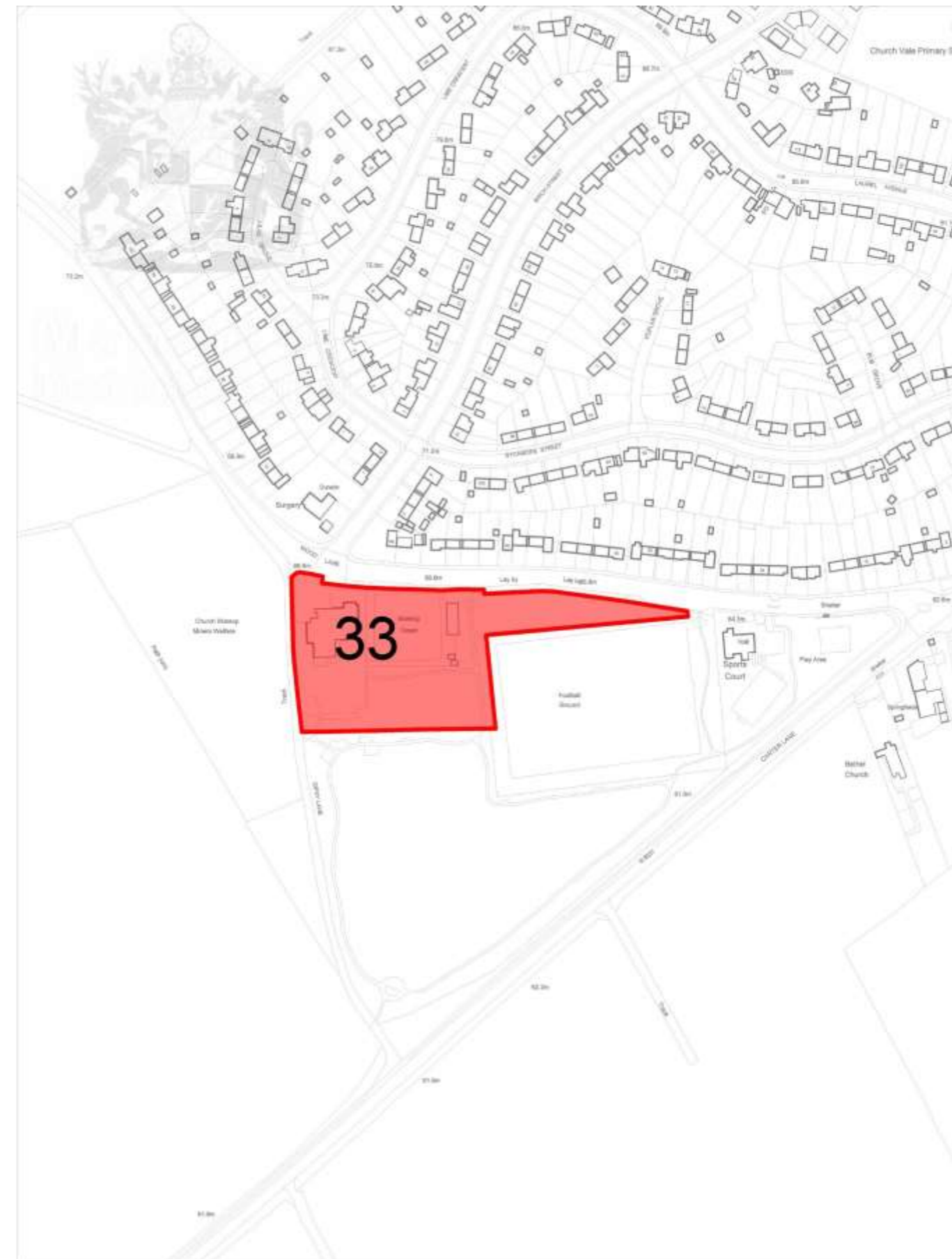
Years 1 - 5	5	Years 6 - 10	26	Years 11+	0	Post Plan Period	0
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A small mixed brown/greenfield site. Permission in principle has been granted. Based on standard assumptions it is assumed that homes will be from 2022/23 onwards at rate rising to 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>34</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land at Sherwood Street / Oakfield Lane		
<b>Site Address</b>	Sherwood Street		
<b>Ward</b>	Market Warsop		
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	457032 , 367107
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	1.21		

**Assessment**

**Availability** Available

Developer is progressing a scheme for submission of a planning application.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Potentially achievable

Greenfield site within a existing residential area, in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 36 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	36	Post Plan Period	0
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A greenfield site with no planning permission in place. Given the recent resolutions to grant (sites 35 and 36) this site is expected to deliver during the back end of the plan period (2027/28 onwards) at a max rate of 15dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>35</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Reasonable alternative	
<b>Site Name</b>	Stonebridge Lane / Sookholme Lane				
<b>Site Address</b>	Stonebridge Lane				
<b>Ward</b>	Warsop Carrs				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	455906 , 367746	<b>Plotted Site Area (Ha)</b>	9.01
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Available

A planning application has been submitted. The site is considered as available for development.

**Suitability** Potentially suitable

A planning application has been refused for a number of reasons; subject to further information being submitted the site could be considered suitable. A new application has been submitted.

**Achievability** Potentially achievable

Part of a large greenfield site within a medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability, though there will be a need for various mitigations to reflect the SSSI, GI, flood and transport infrastructure.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 200 dwellings

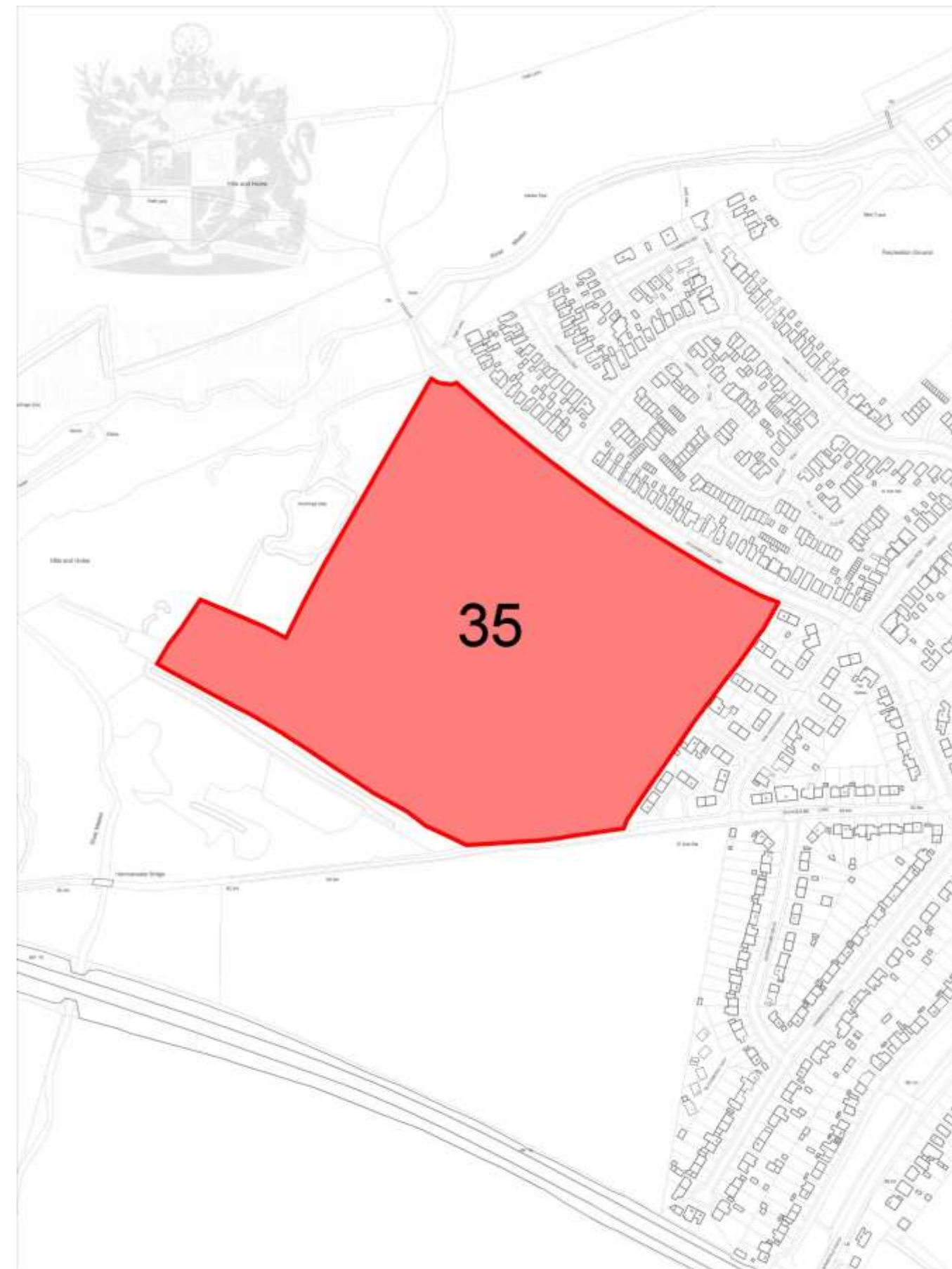
Years 1 - 5	38	Years 6 - 10	125	Years 11+	37	Post Plan Period	0
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A planning application was approved subject to a s106 in April 2018. Trajectory based on information provided by site promoter (April 2018) and split across the two sites (35 and 36).

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>36</b>	<b>Planning Status</b>	
<b>Site Name</b>	Sookholme Lane / Sookholme Drive	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Sookholme Lane		
<b>Ward</b>	Market Warsop		
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	455954 , 367476
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Existing or emerging allocations that have not received planning permission		
<b>Plotted Site Area (Ha)</b>	7.27		

**Assessment**

**Availability** Available

A planning application has been submitted. The site is considered as available for development.

**Suitability** Potentially suitable

A planning application has been refused for a number of reasons; subject to further information being submitted the site could be considered suitable.

**Achievability** Potentially achievable

Part of a large greenfield site within a medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability, though there will be a need for various mitigations to reflect the SSSI, GI, flood and transport infrastructure.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 200 dwellings

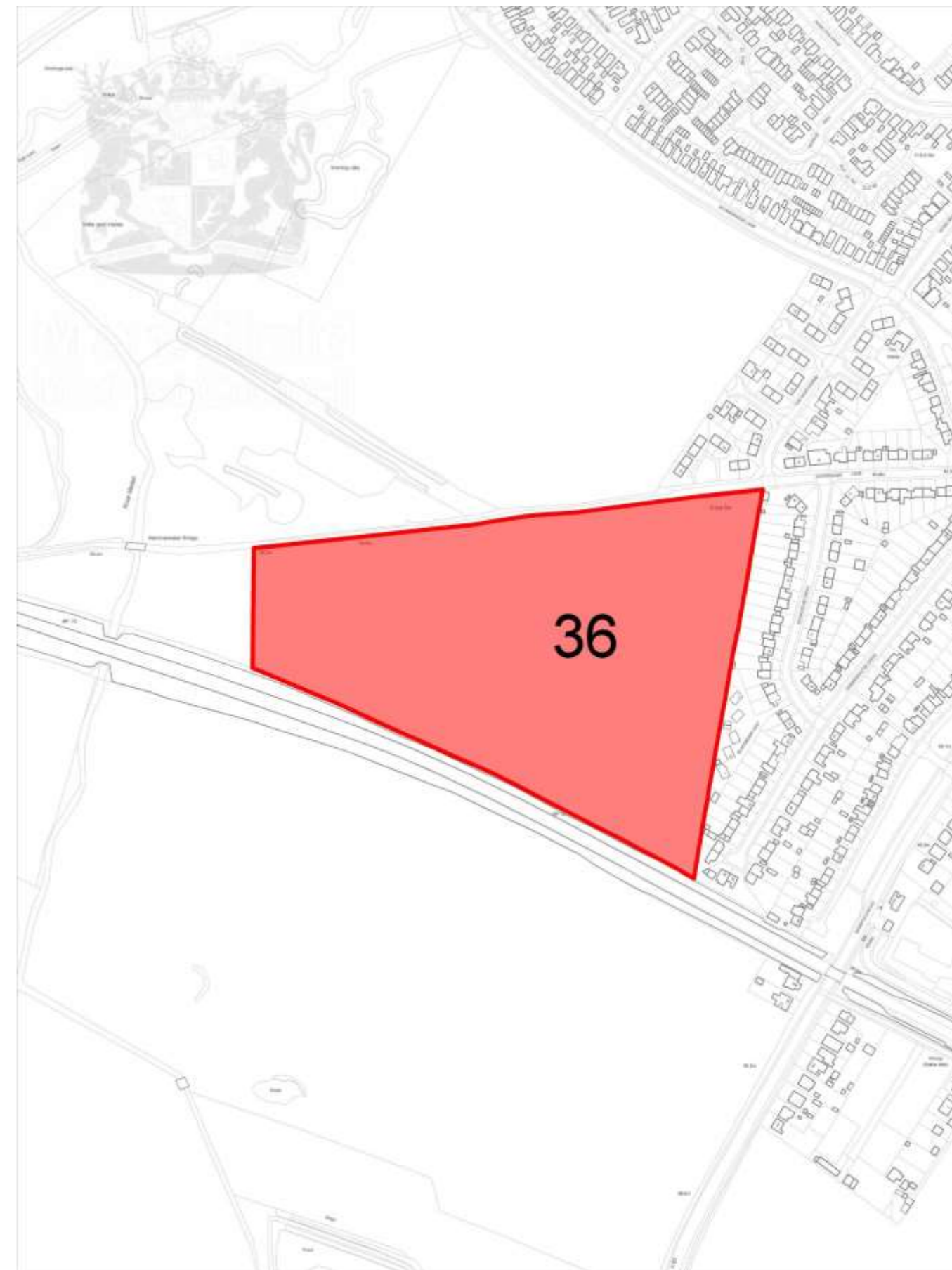
Years 1 - 5	37	Years 6 - 10	125	Years 11+	38	Post Plan Period	0
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A planning application was approved subject to a s106 in April 2018. Trajectory based on information provided by site promoter (April 2018) and split across the two sites (35 and 36).

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>37</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land at Bellamy Road Industrial Estate		
<b>Site Address</b>	Anglia Way		
<b>Ward</b>	Lindhurst		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456713 , 359120
		<b>Plotted Site Area (Ha)</b>	1.87
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic
<b>Source</b>	Existing or emerging allocations that have not received planning permission		

**Assessment**

**Availability** Available

Site not currently being promoted by land owner through the HELAA though it could come forward for development.

**Suitability** Suitable

Site is within an existing employment area and access is likely off Anglia Way / Southwell Road West.

**Achievability** Potentially achievable

Site is within an existing employment area and likely to prove reasonably attractive to the market.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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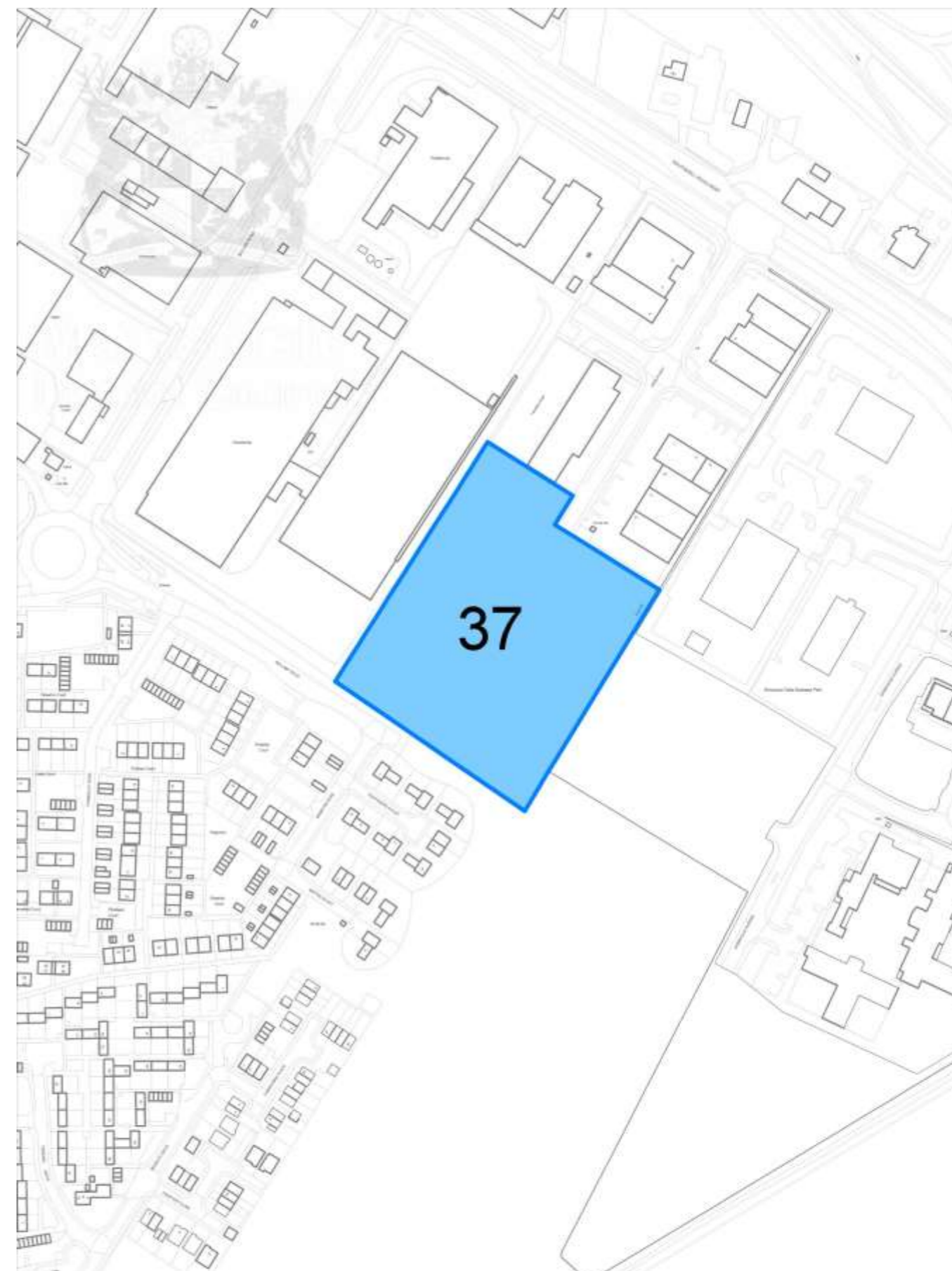
N/A

**Economic (sqm)** Not deliverable within the plan period 7480 sqm

Office	0	Industrial	3740	Warehousing	3740	Leisure	0
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Comparison retail	0	Convenience retail	0
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This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>38</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)				
<b>Site Address</b>	Southwell Road West				
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457169 , 359608	<b>Plotted Site Area (Ha)</b>	2.07
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Potentially available

Site is understood to be available for development.

Carpark proposals would be around 1.5 acres, however land stability issues restrict development of remaining site area.

**Suitability** Suitable

The site has good access and is within a commercial area.

**Achievability** Potentially achievable

Site is in an area where there is already good demand for commercial development at Ransom Woods Business Park and this would be a logical extension of this.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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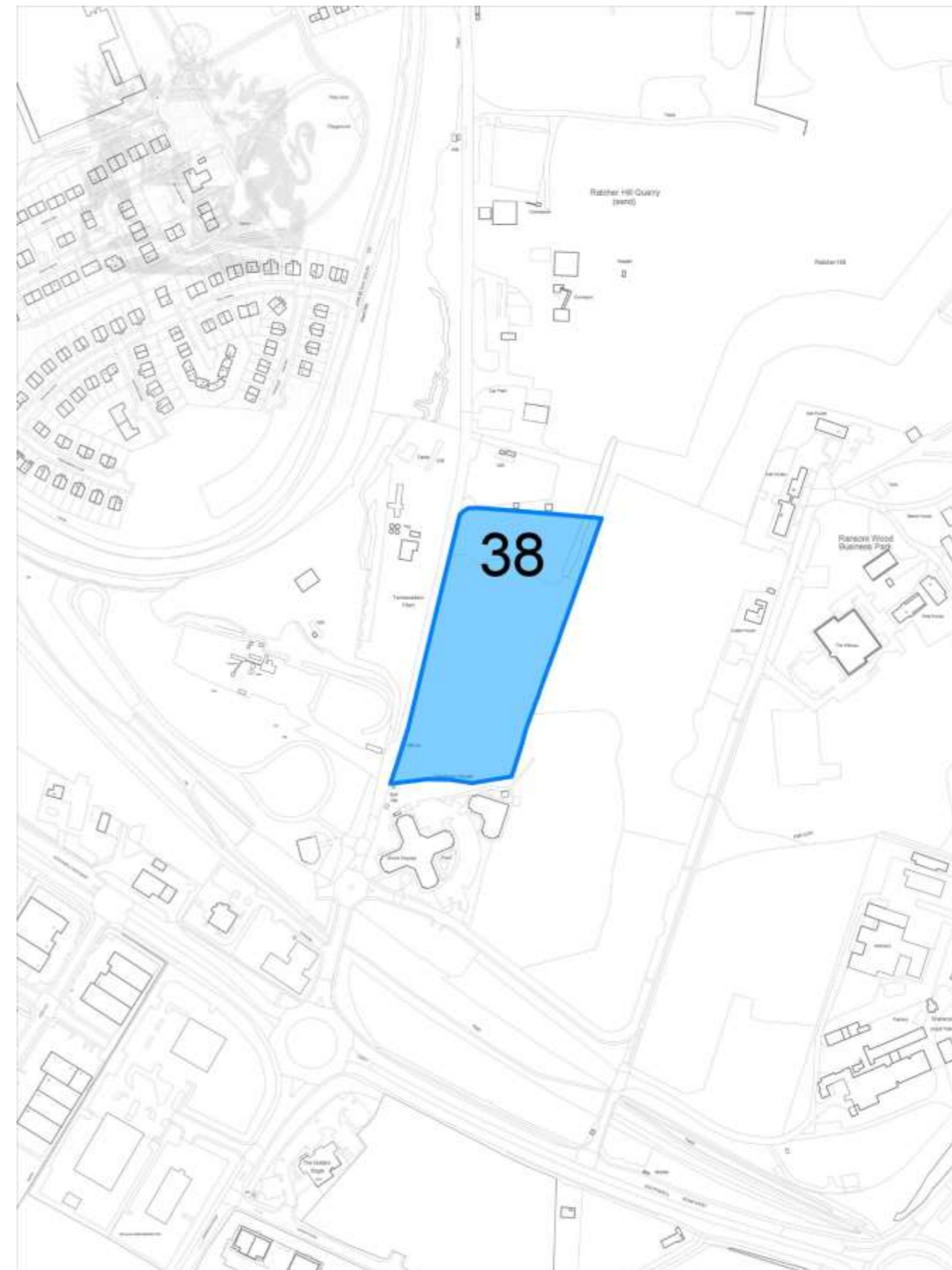
N/A

**Economic (sqm)** Developable (years 11+) 8280 sqm

Office	0	Industrial	4140	Warehousing	4140	Leisure	0
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Comparison retail	0	Convenience retail	0
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The site is understood to be available. As no permission in place assumed to be coming forward towards the end of the plan period but could come forward earlier.



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<b>HELAA Ref</b>	<b>39A</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Ransom Wood Business Park		
<b>Site Address</b>	Southwell Road West		
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457634 , 359572
		<b>Plotted Site Area (Ha)</b>	1.35
<b>Land Type</b>	Mixed	<b>Proposal</b>	Economic
<b>Source</b>	Existing or emerging allocations that have not received planning permission		

**Assessment**

**Availability** Available

The owner has stated that there are no current plans for the office development during plan period, as the focus is on developing other parts of the site for wider commercial uses.

**Suitability** Potentially suitable

Some sensitive small scale infill development could be suitable within this existing Business Park, which has good access and is in close proximity of public transport.

**Achievability** Achievable

Site is operating as a successful business park and some sensitive development is likely to be attractive to the market.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

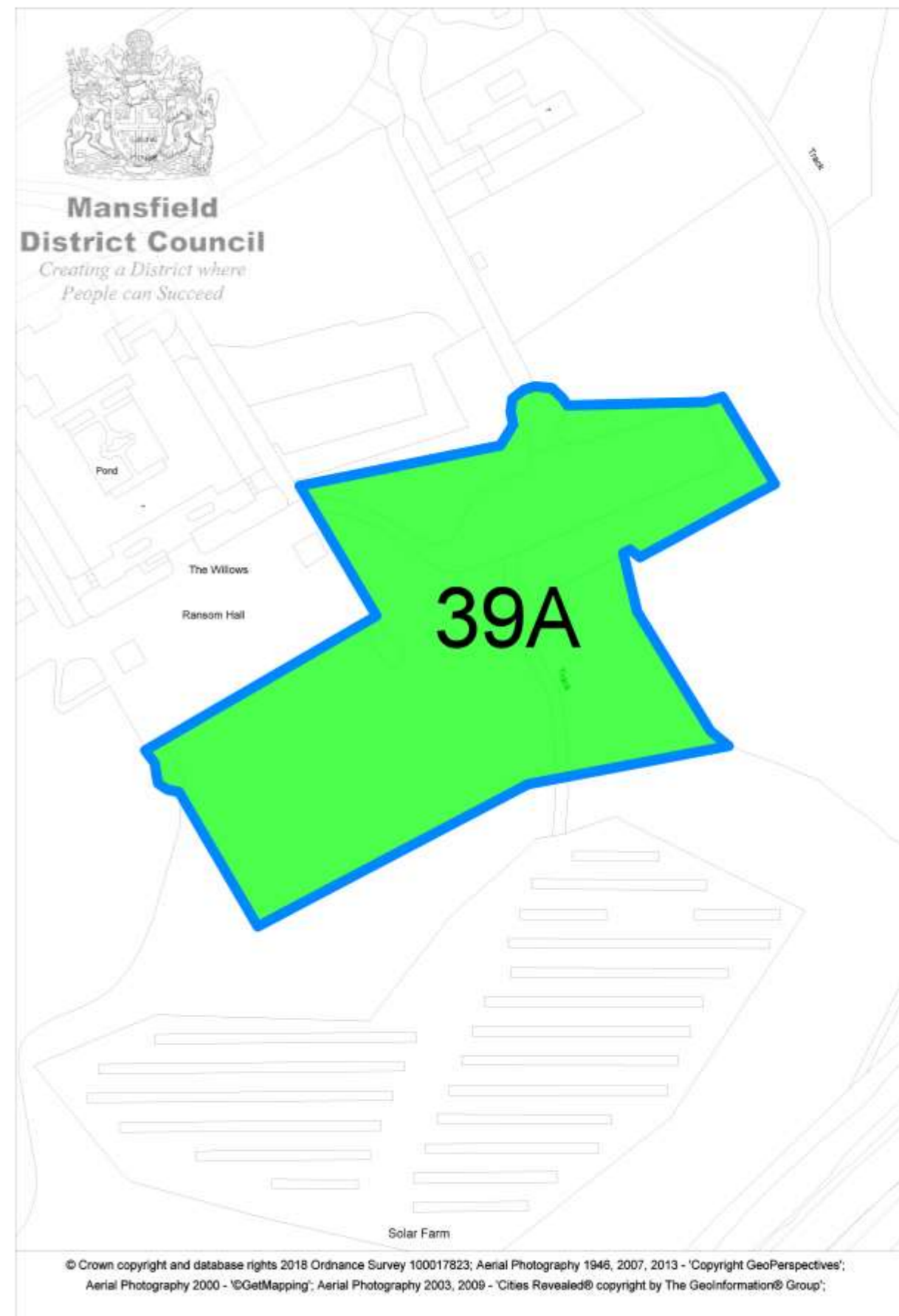
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

**Economic (sqm)** Not deliverable within the plan period 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Site is already performing as an attractive Business Park providing high quality jobs and could potentially accommodate some limited sensitive further growth if availability is confirmed by the site owner



<b>HELAA Ref</b>	<b>39B</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Ransom Wood Business Park		
<b>Site Address</b>	Southwell Road West		
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457392 , 359469
		<b>Plotted Site Area (Ha)</b>	0.26
<b>Land Type</b>	Mixed	<b>Proposal</b>	Economic
<b>Source</b>	Existing or emerging allocations that have not received planning permission		

**Assessment**

**Availability** Available

The owner has stated that there are no current plans for the office development during plan period, as the focus is on developing other parts of the site for wider commercial uses.

**Suitability** Potentially suitable

Some sensitive small scale infill development could be suitable within this existing Business Park, which has good access and is in close proximity of public transport.

**Achievability** Achievable

Site is operating as a successful business park and some sensitive development is likely to be attractive to the market.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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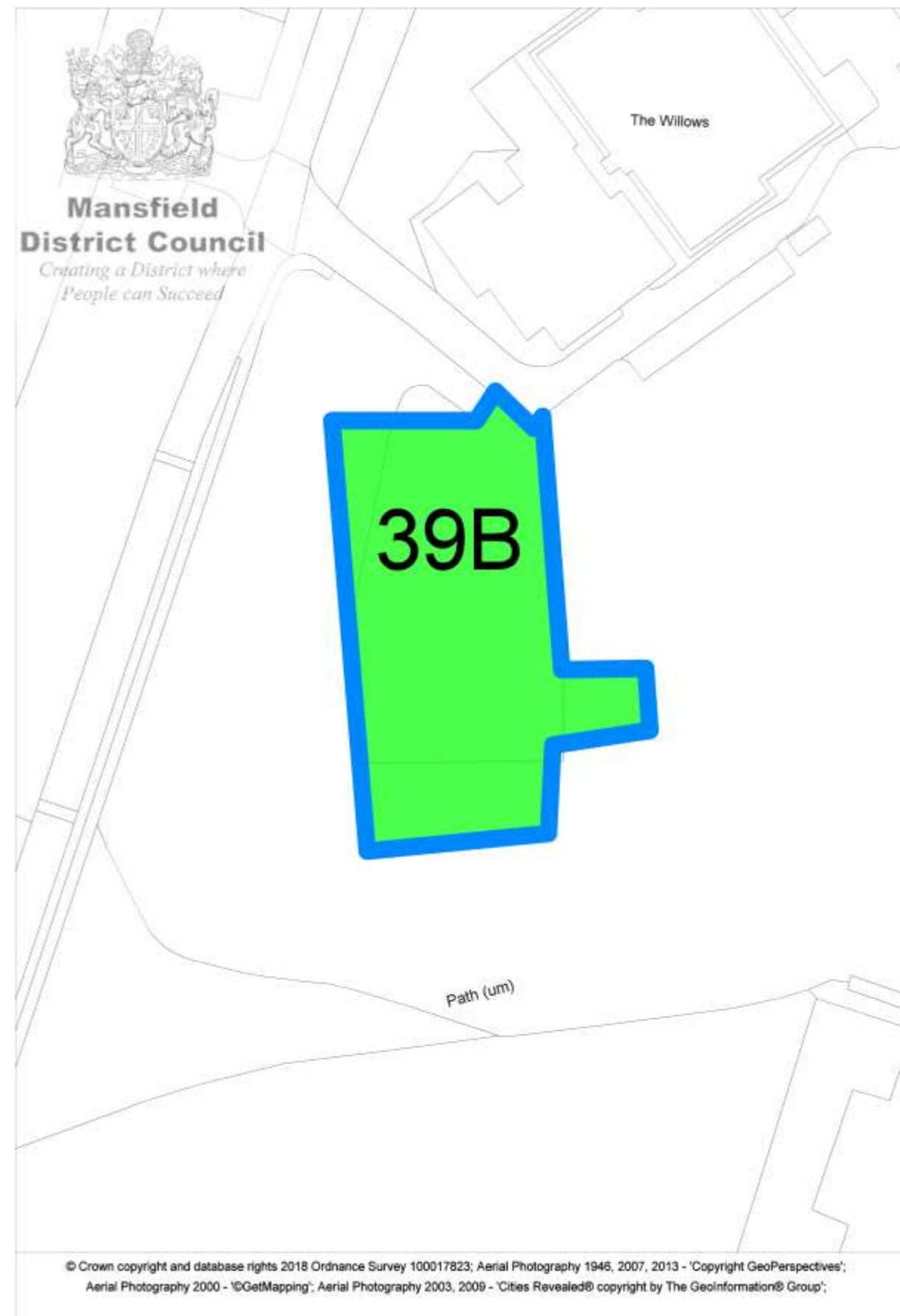
N/A

**Economic (sqm)** Not deliverable within the plan period 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site is already performing as an attractive Business Park providing high quality jobs and could potentially accommodate some limited sensitive further growth if availability is confirmed by the site owner



<b>HELAA Ref</b>	<b>40</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative	
<b>Site Name</b>	Land at Ratcher Hill Quarry (south west)			
<b>Site Address</b>	Southwell Road West			
<b>Ward</b>	Ransom Wood			
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456890 , 359573	<b>Plotted Site Area (Ha)</b> 0.75
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic	
<b>Source</b>	Existing or emerging allocations that have not received planning permission			

**Assessment**

**Availability** Available

Discussion with landowners (25/01/2017) indicated desire to develop part of the developable area for light industrial and/or storage use.

**Suitability** Suitable

The site has good access and close to services and public transport and part of the frontage could form an extension to Ransom Wood's Business Park, however care will be needed in the treatment of the strategic green infrastructure and biodiversity as part of the wider quarry reclamation plans.

**Achievability** Achievable

Located close to existing office developments with good access to the MARR. The is site is considered as having a good prospect of being achievable.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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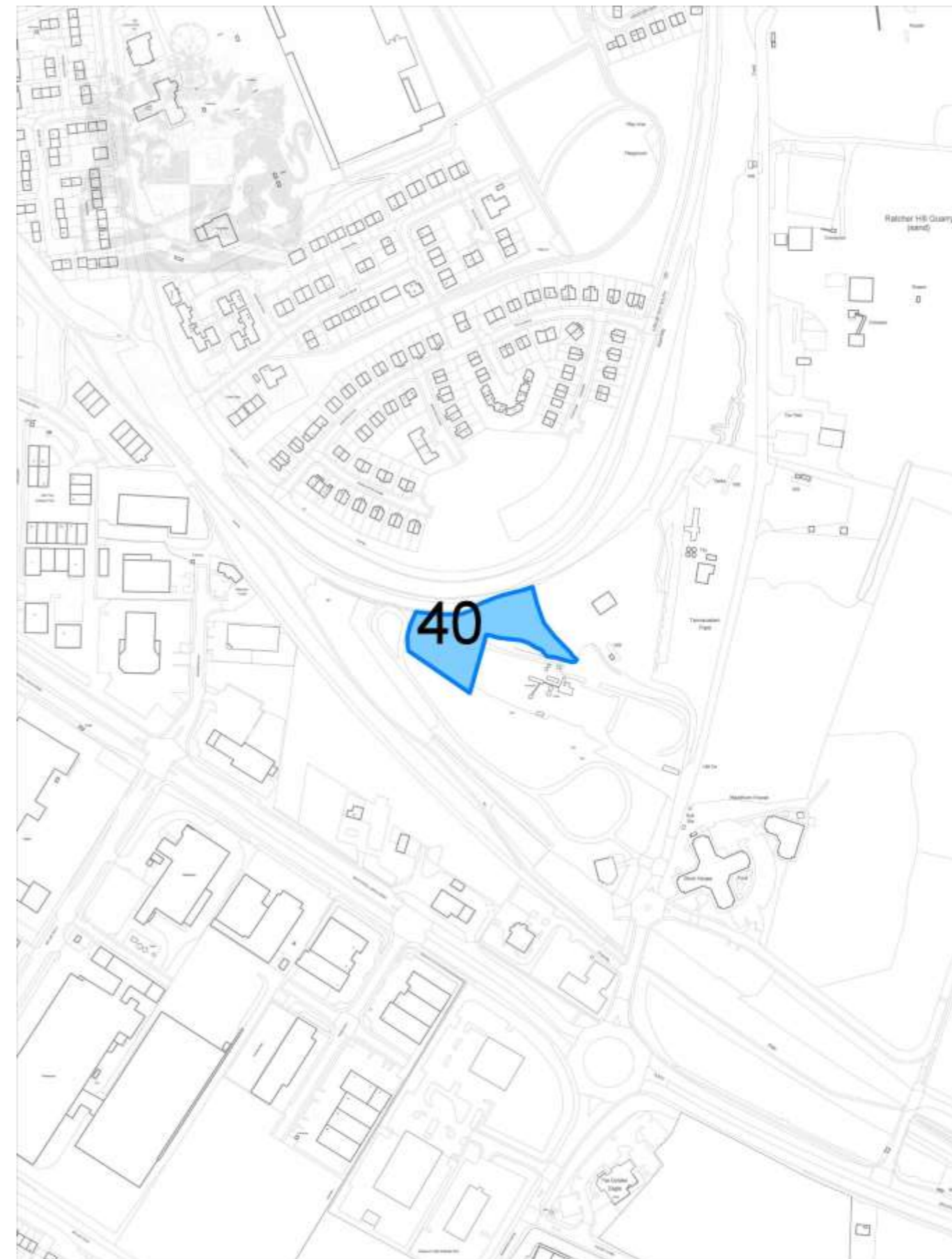
N/A - employment only.

**Economic (sqm)** Developable (years 6-10) 3000 sqm

Office	0	Industrial	1500	Warehousing	1500	Leisure	0
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Comparison retail	0	Convenience retail	0
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Discussion with landowners (25/01/2017) indicated desire to develop site though there is no current planning permission or application submitted. The scheme is being planned as part of a wider quarry restoration plan. Commencement has been assumed as being within the 6 - 10 year timeframe



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<b>HELAA Ref</b>	<b>41</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative	
<b>Site Name</b>	Sherwood Oaks Business Park			
<b>Site Address</b>	Southwell Road West			
<b>Ward</b>	Ransom Wood			
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457143 , 359062	<b>Plotted Site Area (Ha)</b> 2.67
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic	
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers			

**Assessment**

**Availability** Available

This site is not currently being promoted by land owner through the HELAA though it could come forward for development.

**Suitability** Suitable

Site is part of the Sherwood Oaks Business Park with access off Oakleaf Close and is close to the MARR and in close proximity to public transport.

**Achievability** Achievable

Site is likely to be attractive to the market given it's location close to the MARR and within an existing attractive business park.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Not deliverable within the plan period 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>42</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2		
<b>Site Name</b>	Land at former railway station.				
<b>Site Address</b>	Mansfield Road				
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456229 , 367238	<b>Plotted Site Area (Ha)</b>	1.22
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Unsuitable

Although located close to facilities, the site does not appear to have suitable access.

**Achievability** Not Assessed

Not assessed - as site is not currently considered as suitable.

**Estimated Deliverability**

**Housing** Not Assessed 37 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

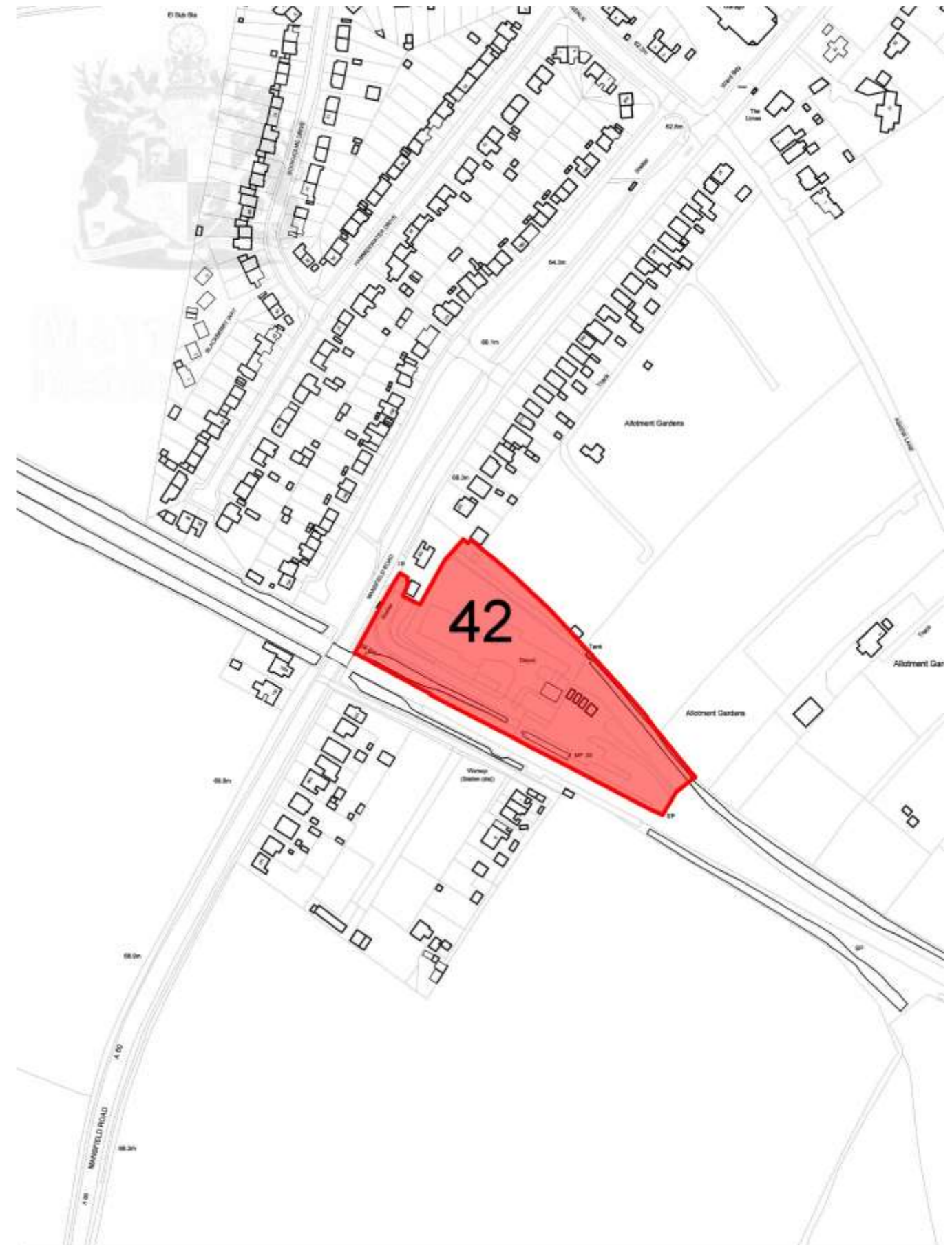
Site is not included in the HELAA supply as the scheme is not considered as having suitable access.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

N/A



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<b>HELAA Ref</b>	<b>43</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Oakfield Lane (land adjacent recycling depot)				
<b>Site Address</b>					
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456643 , 366903	<b>Plotted Site Area (Ha)</b>	1.20
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Potentially available

Landowners intentions to be confirmed.

**Suitability** Potentially suitable

The site is considered to be suitable for employment uses. The site access is appropriate given its size although the location near to the railway bridge and residential area will need to be considered.

**Achievability** Potentially achievable

The location may suit starter or lower value economic uses and there is the potential for remediation costs associated with the former use. Overall it is considered that development for employment uses has a moderate prospect.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as economic use

**Economic (sqm)** Developable (years 11+) 4800 sqm

Office	0	Industrial	2400	Warehousing	2400	Leisure	0
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Comparison retail	0	Convenience retail	0
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Lower value location without planning permission. Assume developed after Year 11.



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<b>HELAA Ref</b>	<b>44</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Land off Baums Lane				
<b>Site Address</b>	Baums Lane				
<b>Ward</b>	Sandhurst				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454018 , 360348	<b>Plotted Site Area (Ha)</b>	0.24
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Potentially available

The site owner has confirmed that they are considering a number of potential uses including residential but have not yet confirmed final approach.

**Suitability** Suitable

Site access could be secured off Baums Lane. Site is on the edge of a residential and employment area.

**Achievability** Potentially achievable

Brownfield site in a medium value area. Based on reasonable expectation it is considered that there is a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 6-10) 8 dwellings

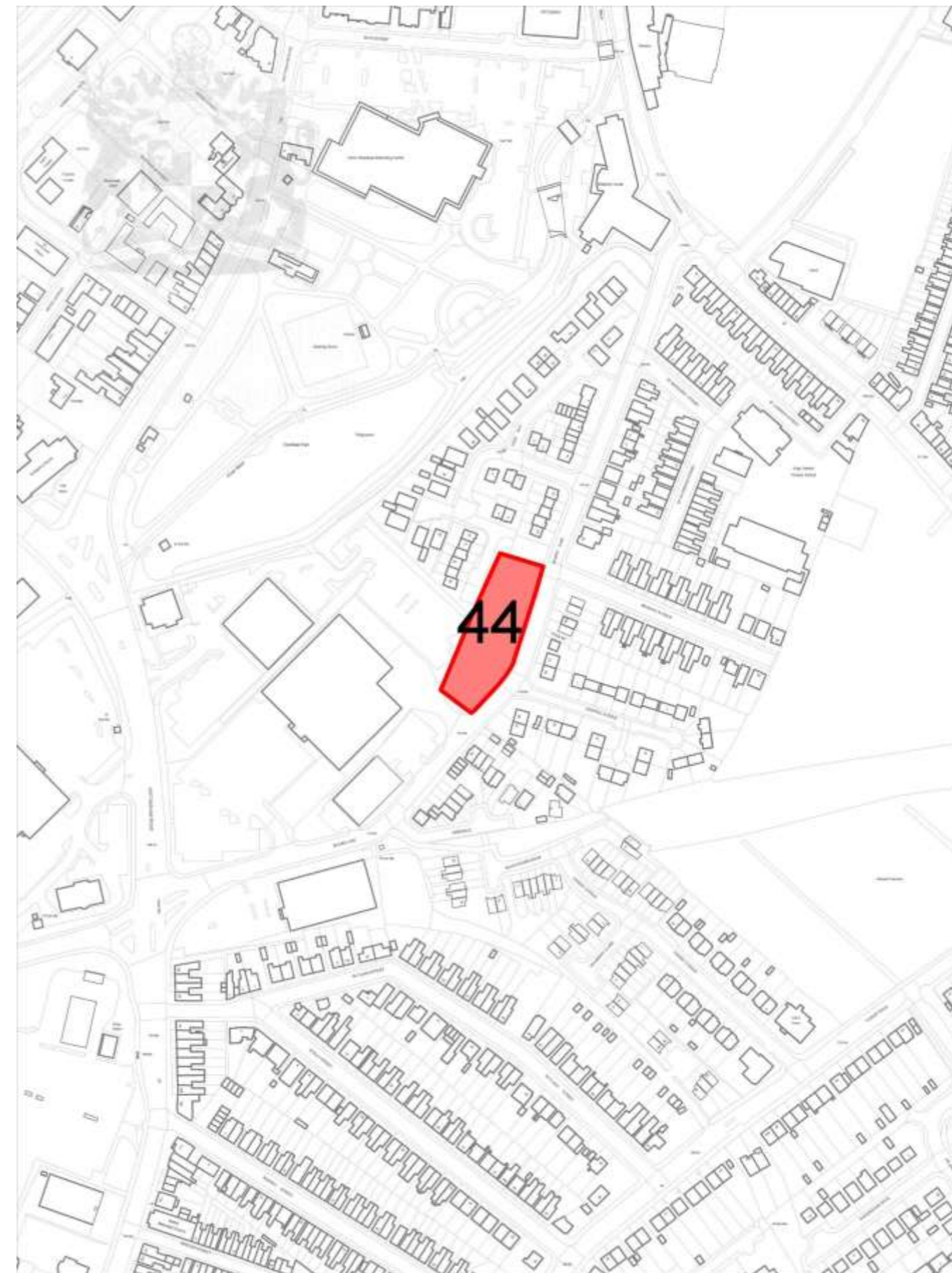
Years 1 - 5	0	Years 6 - 10	8	Years 11+	0	Post Plan Period	0
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Brownfield site without planning permission. Based on standard assumptions homes expected to be delivered from 2022/23 onwards at a rate of 3dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>45</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land at Spion Kop (Adj 49 Mansfield Road)		
<b>Site Address</b>	Off Mansfield Road		
<b>Ward</b>	Market Warsop		
<b>Locality</b>	Spion Kop	<b>Grid Ref</b>	455696 , 366351
		<b>Plotted Site Area (Ha)</b>	2.47
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Potentially suitable

The site has good access and is compatible with adjoining uses but is in a settlement with limited services. SUDs may be required to address flooding issues but areas at risk of flooding could reasonably be excluded from the developed area.

**Achievability** Potentially achievable

A medium sized greenfield site within a lower value area. It is potentially achievable depending on developer, land owner and policy expectations.

**Estimated Deliverability**

**Housing** Developable (years 11+) 85 dwellings

Years 1 - 5	0	Years 6 - 10	60	Years 11+	25	Post Plan Period	0
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Medium greenfield site with no permission in place or application submitted. Based on standard assumptions delivery expected from 2023/24 at rate of 25dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A





<b>HELAA Ref</b>	<b>46</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at Debdale Lane / Burlington Drive	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Debdale Lane		
<b>Ward</b>	Sherwood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452689 , 362845
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	5.97		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Potentially suitable

Access to the site is likely to be achievable on Debdale Lane subject to junction improvements and relationship with site opposite (ref 28). Development may be affected by the existence of electricity pylons and the shape of the site which may make this plot harder to develop (especially the northern part of the site). The site is also adjacent to a solar panel farm which may require access for operational use.

**Achievability** Potentially achievable

This greenfield site is within a medium sales value area. However the shape and site constraints are likely to pose challenges in securing reasonable developable plot, which combined with access and other infrastructure costs may affect viability. The site is considered to be potentially achievable.

**Estimated Deliverability**

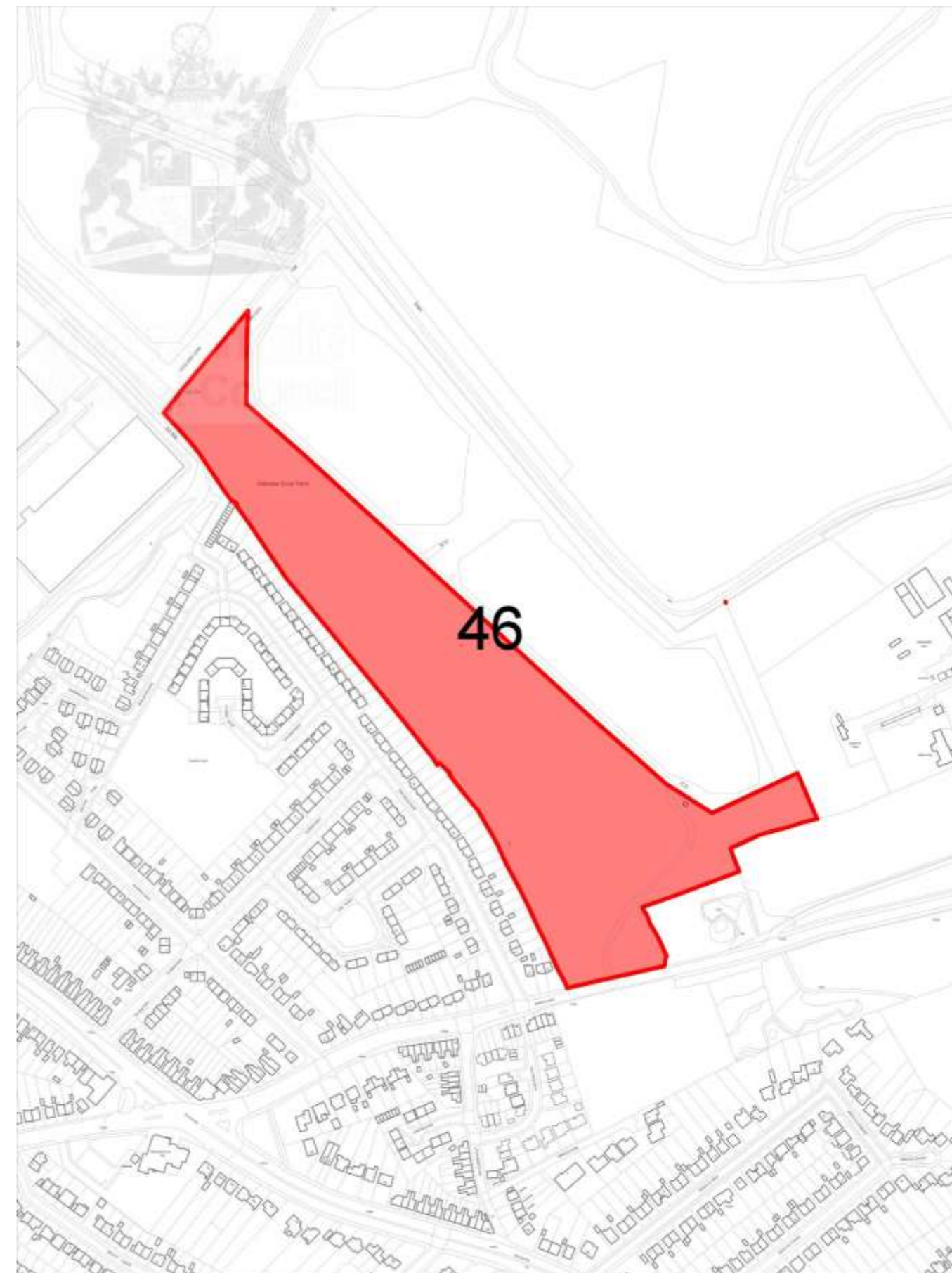
**Housing** Developable (years 11+) 157 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	157	Post Plan Period	0
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Medium greenfield site without planning permission. Information from developer indicates plans to be worked up once site is allocated. Based on this the site is expected to deliver homes 2026/27 onwards but could come forward earlier if circumstances allow. A build rate rising to 25dpa has been assumed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>47</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 1
<b>Site Name</b>	Land off Northfield Lane		
<b>Site Address</b>	Northfield Avenue		
<b>Ward</b>	Woodhouse		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	452951 , 363901
		<b>Plotted Site Area (Ha)</b>	5.27
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Not Assessed

Not assessed - excluded at stage 1.

**Suitability** Not Assessed

Not assessed - excluded at stage 1.

**Achievability** Not Assessed

Not assessed - excluded at stage 1.

**Estimated Deliverability**

**Housing** Not Assessed 138 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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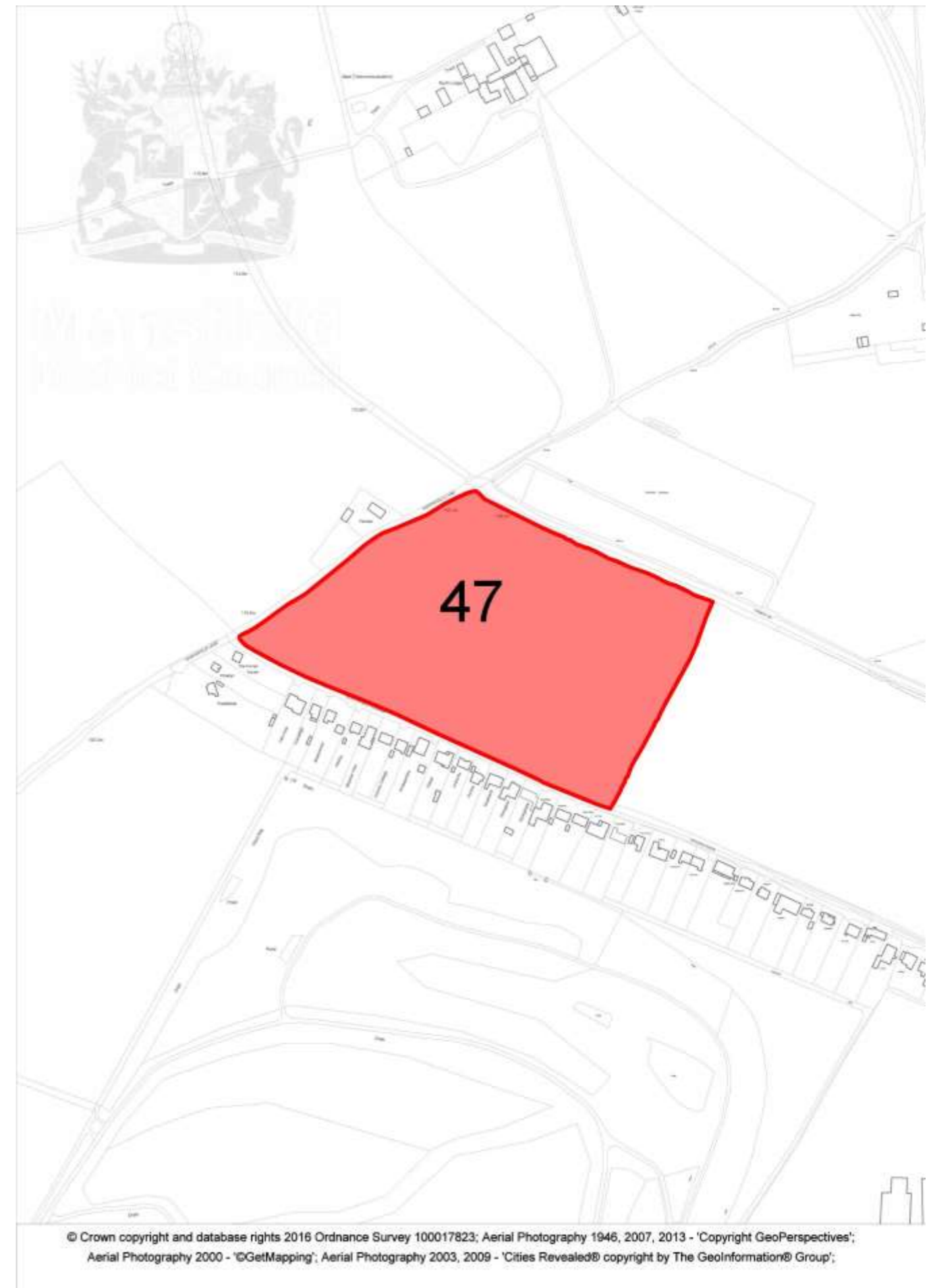
Not assessed - excluded at stage 1.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>48</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Small holding off Peafield Lane		
<b>Site Address</b>	Peafield Lane		
<b>Ward</b>	Hornby		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	455715 , 364122
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	1.95		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development. The site will be required to be developed holistically with the adjacent site (ref 50) as does not directly adjoin settlement.

**Suitability** Potentially suitable

The site has access to the road network, the proposed use is compatible with adjoining uses and is reasonably close to services and public transport. Site is suitable subject to being developed together with adjacent site (ref 50).

**Achievability** Achievable

A greenfield site within a higher value area. Some off-site junction improvements likely required. Based on reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 58 dwellings

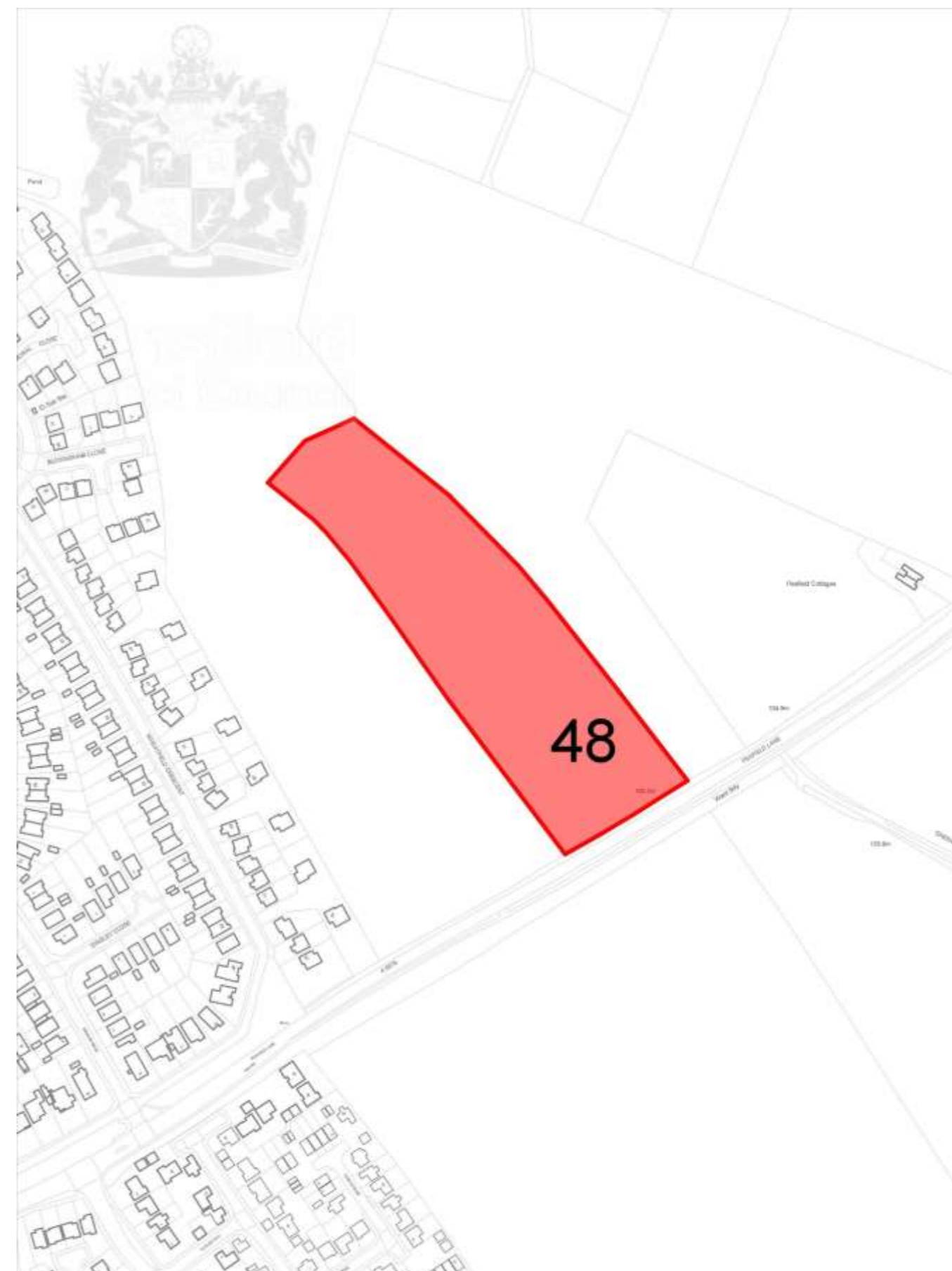
Years 1 - 5	0	Years 6 - 10	10	Years 11+	48	Post Plan Period	0
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Medium greenfield site with no permission in place. Likely to be in earlier phase of comprehensive development with adjacent site (ref 50). Based on standard assumptions delivery expected from 2025/26 at rate of 25dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>49</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 1		
<b>Site Name</b>	Land off Mansfield Road (A60)				
<b>Site Address</b>					
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	455740 , 367260	<b>Plotted Site Area (Ha)</b>	15.67
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not Assessed

Not assessed - excluded at stage 1.

**Suitability** Not Assessed

Not assessed - excluded at stage 1.

**Achievability** Not Assessed

Not assessed - excluded at stage 1.

**Estimated Deliverability**

**Housing** Not Assessed 356 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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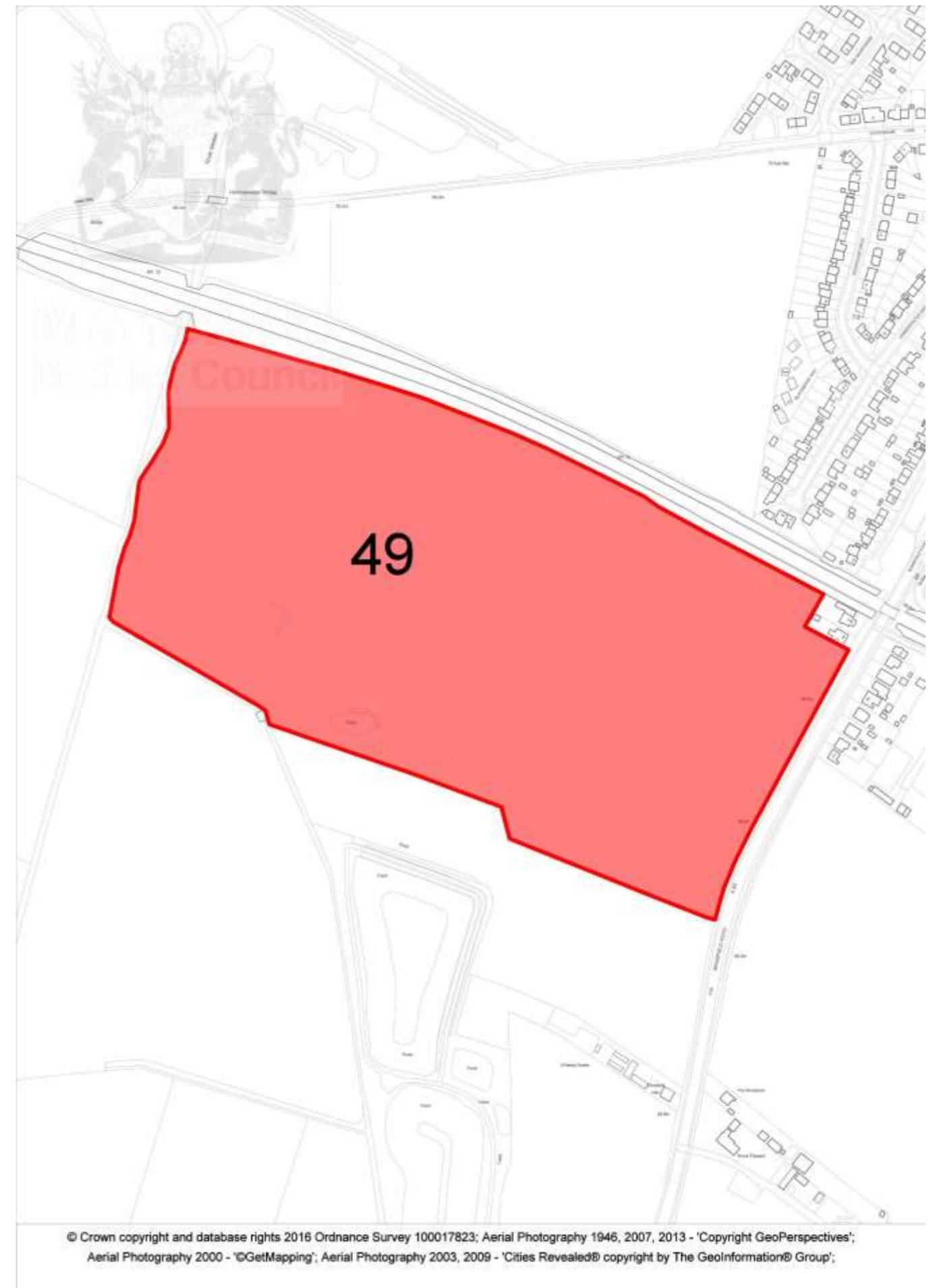
Not assessed - excluded at stage 1.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>50</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Peafield Lane.		
<b>Site Address</b>	Land off Peafield Lane		
<b>Ward</b>	Hornby		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	455470 , 364556
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	13.37		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development and a developer is in place although limited engagement through Developer Surgeries and Preferred Option consultation.

**Suitability** Suitable

The site has access to the road network, the proposed use is compatible with adjoining uses and is reasonably close to services and public transport.

**Achievability** Potentially achievable

A large greenfield site within a higher value area. Likely to require a number of upgrades and improvements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 400 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	350	Post Plan Period	15
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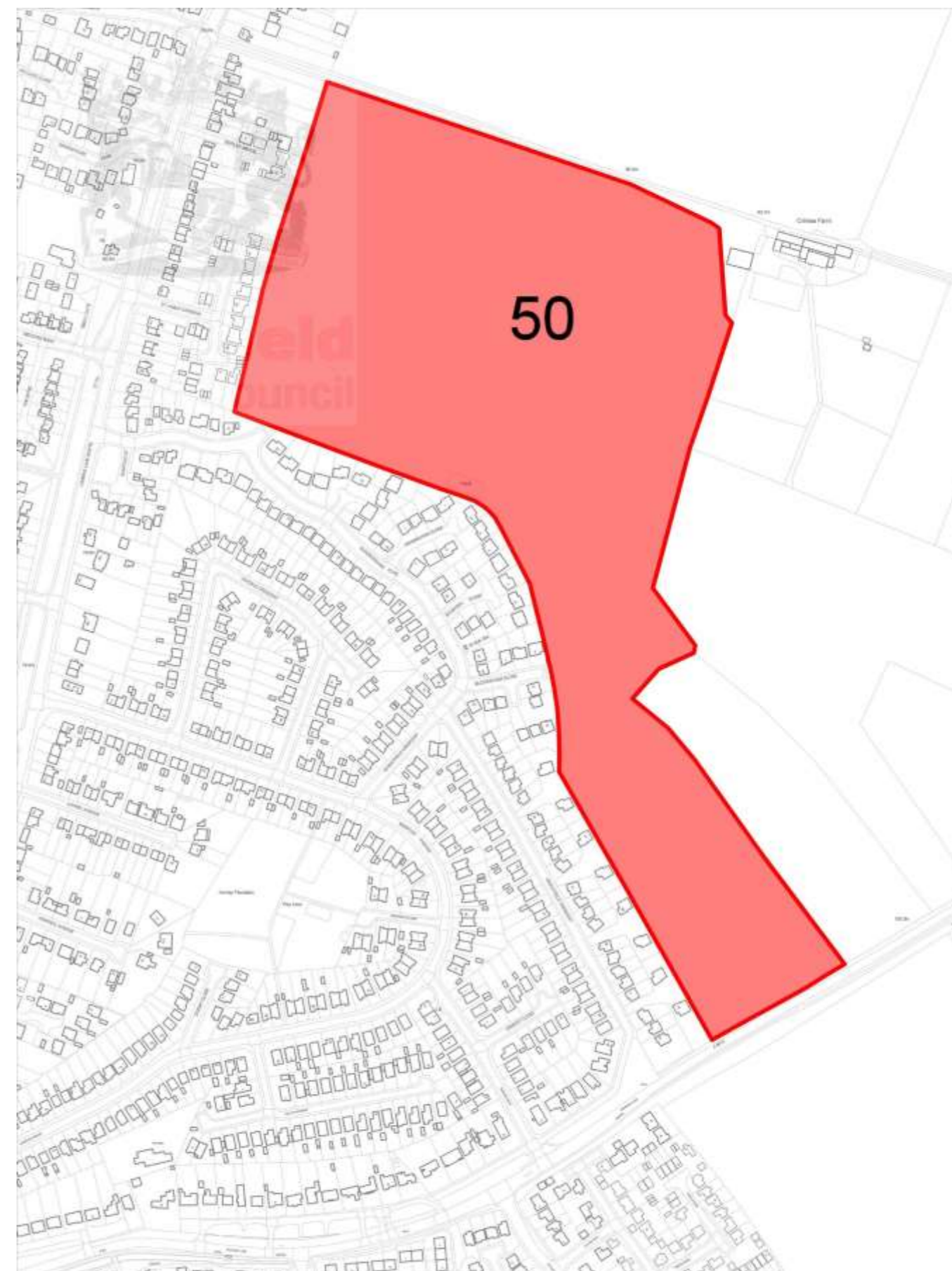
Large greenfield site with no permission in place; likely to require substantial lead in period and upfront infrastructure. Likely to be developed with adjacent site (ref 48); no engagement from promoter. Based on standard assumptions delivery expected from 2024/25 at rate of 25dpa (two developers on site).

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>51</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Netherfield Lane		
<b>Site Address</b>	Netherfield Lane		
<b>Ward</b>	Netherfield		
<b>Locality</b>	Meden Vale	<b>Grid Ref</b>	457451 , 369427
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development and a developer is in place.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and reasonably close to services and public transport given size of settlement. SUDs may be required to address surface water flooding.

**Achievability** Achievable

Greenfield site within a existing residential area, in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 120 dwellings

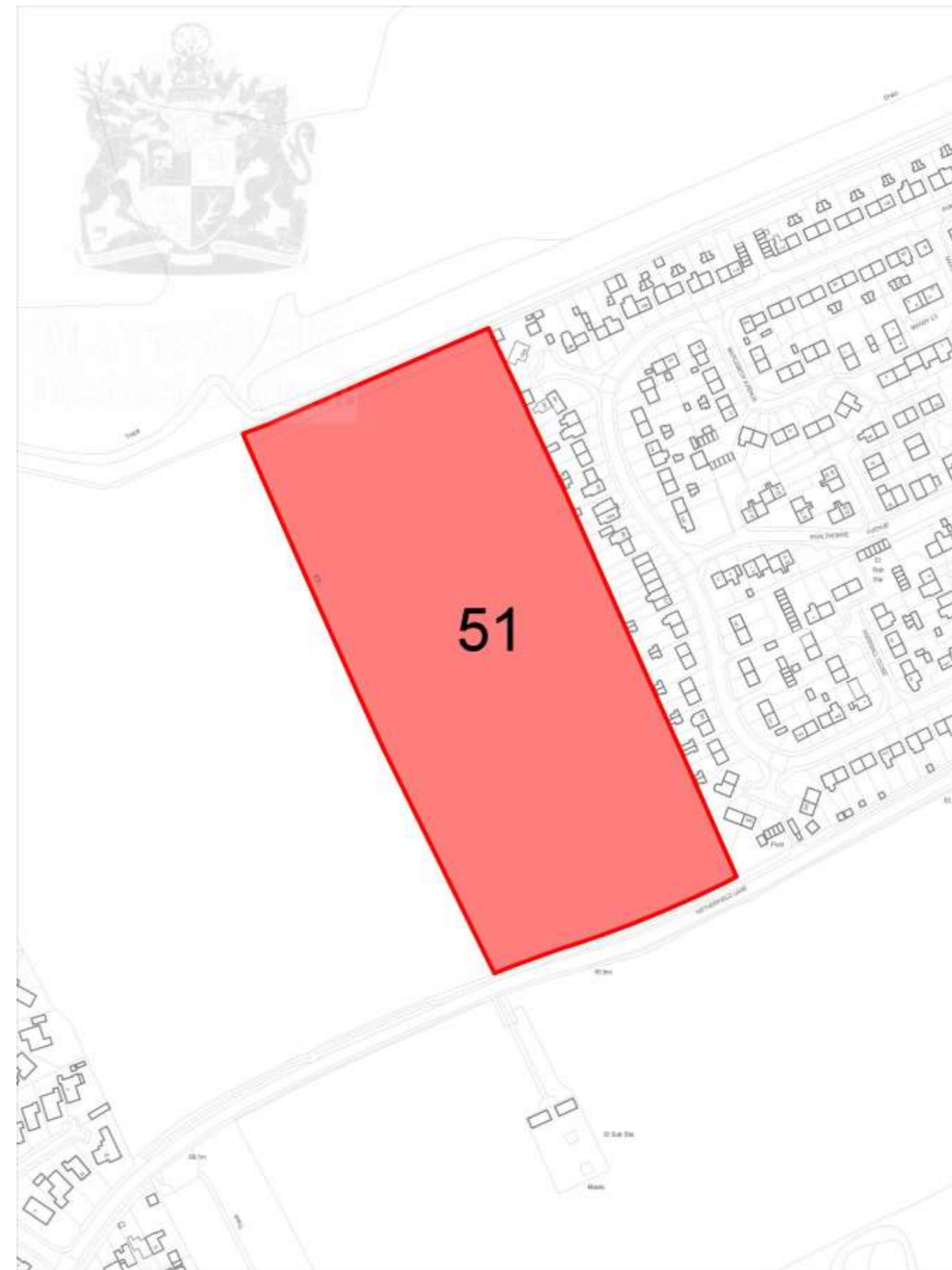
Years 1 - 5 0      Years 6 - 10 0      Years 11+ 120      Post Plan Period 0

Medium sized greenfield site. No application submitted but understood to be developer interest. Developer indicates delivery from 2020 onwards (April 2018). Given the recent resolutions to grant nearby (sites 35 and 36) this site is expected to deliver during the back end of the plan period (2026/27 onwards) at a max rate of 25dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office 0      Industrial 0      Warehousing 0      Leisure 0  
 Comparison retail 0      Convenience retail 0

N/A



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<b>HELAA Ref</b>	<b>52</b>	<b>Planning Status</b>	
<b>Site Name</b>	Pleasley Hill Farm	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Pleasley Hill		
<b>Ward</b>	Bull Farm and Pleasley Hill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	450952 , 363400
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	32.16		

**Assessment**

**Availability** Available

There is a master developer promoting the site, we are informed that a Developer Option Agreement is in place with the land owner and various residential and commercial developers have expressed an interest in the site.

**Suitability** Potentially suitable

This strategic greenfield site is considered potentially suitable however if this site progresses to the next stage then further assessments will be required to inform loss of high grade agricultural land, scale of development, access and transport, education, utilities and other infrastructure requirements, ground and air quality investigations and accompanying mitigations.

**Achievability** Potentially achievable

This strategic site is expected to have medium sales values and will require infrastructure and various mitigations to reflect this scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site progresses to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 660 dwellings

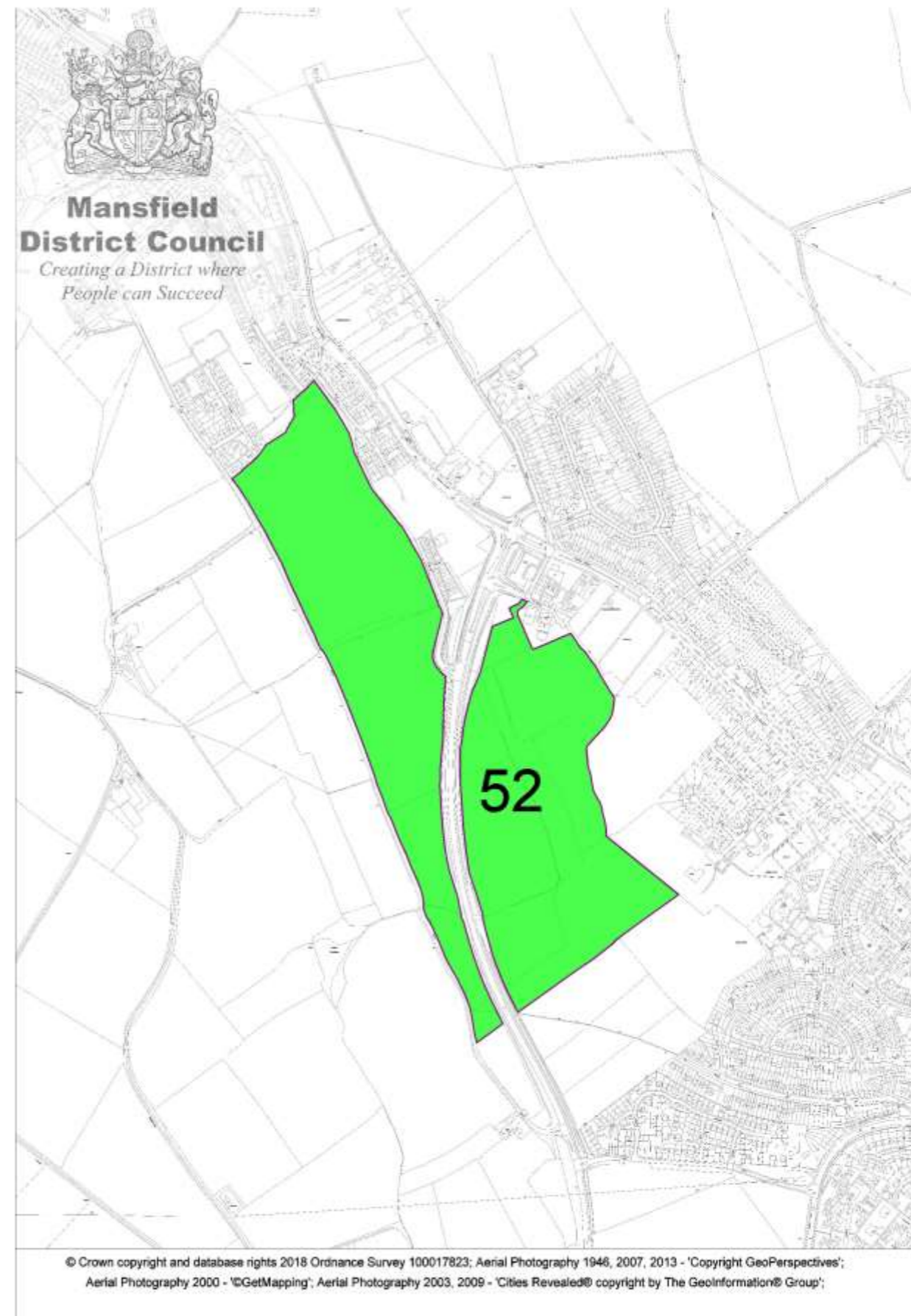
Years 1 - 5	0	Years 6 - 10	60	Years 11+	175	Post Plan Period	425
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This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2012/22; this is based on an application being submitted in 2018/19 and reflects the nature of initial work, nature of landowner, strategic connections and potential market issues. Assuming up to 3 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.

**Economic (sqm)** Developable (years 6-10) 40800 sqm

Office	18360	Industrial	16320	Warehousing	0	Leisure	2040
Comparison retail	1224	Convenience retail	2856				

Market consultation identifies this area as a strong location for employment development based on it's proximity to the M1 and the MARR. Demand is most likely to be for a range of industrial use, there is limited market for office use in Mansfield DC. The employment use has been adjusted to reflect market consultation and MDC requirements, but will need further consideration if this site is progressed to the next stage. The proposal also includes the scope for a budget hotel, petrol station, convenience retail and community uses.



<b>HELAA Ref</b>	<b>53</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land between Old Mill Lane & New Mill Lane		
<b>Site Address</b>	Old Mill Lane & New Mill Lane		
<b>Ward</b>	Maun Valley		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	455384 , 362945
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development and are in discussions with a potential developer. Access to the site is required through adjacent sites (both 30 and 31) which may affect availability.

**Suitability** Potentially suitable

Access to the site is required through both of the adjacent sites (Ref: 30 and Ref:31); the site could therefore only come forward if both of these sites are developed. A comprehensive approach will be required to ensure the incombination effects are appropriately addressed. There are electricity pylons running across the site, an allowance has been made to the developable area to allow for this. Residential use would be compatible with surrounding uses.

**Achievability** Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

**Estimated Deliverability**

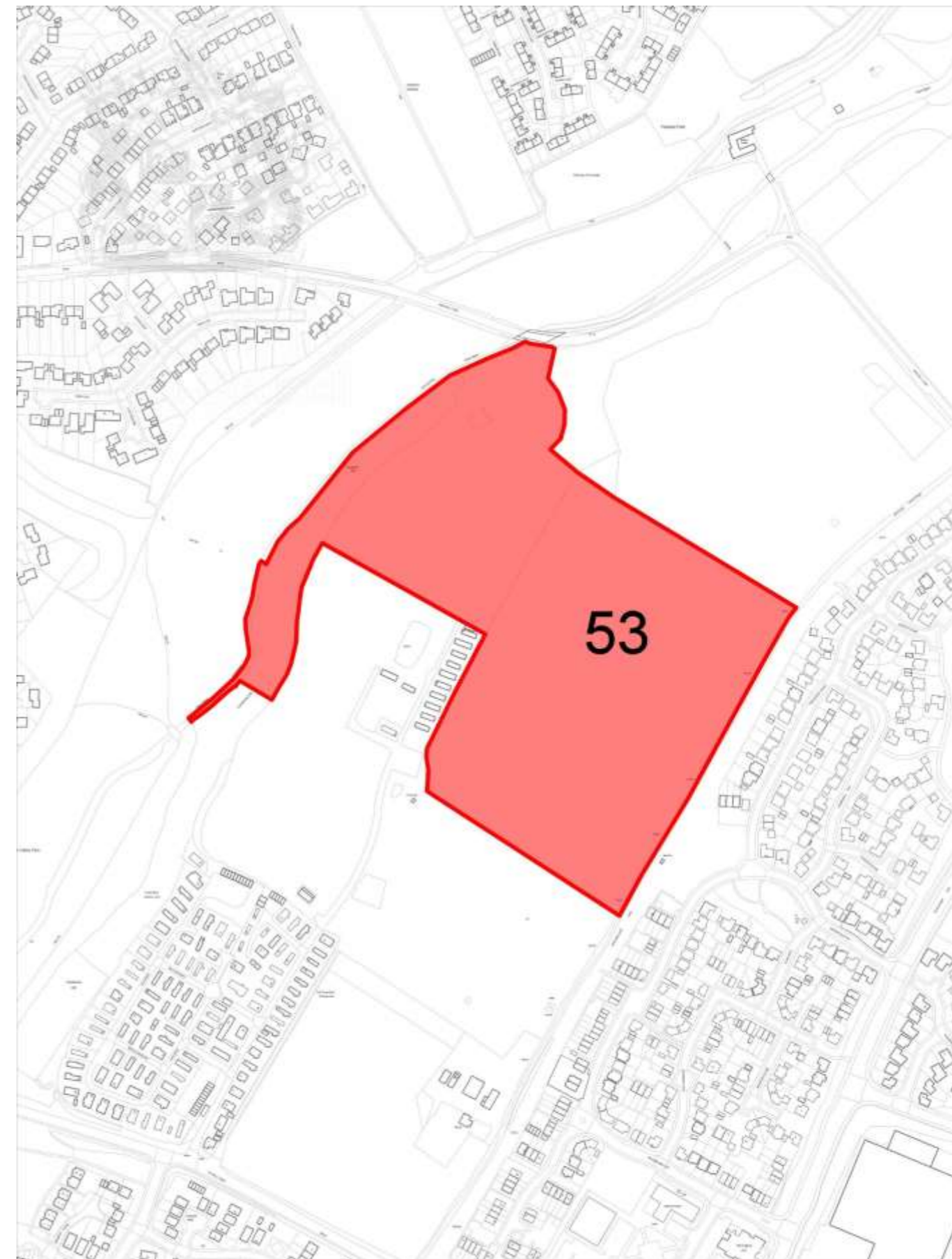
**Housing** Developable (years 11+) 153 dwellings

Years 1 - 5	0	Years 6 - 10	25	Years 11+	128	Post Plan Period	0
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A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 2021/22 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>54</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Evans Halshaw site	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Nottingham Road		
<b>Ward</b>	Berry Hill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454333 , 358941
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
		<b>Plotted Site Area (Ha)</b>	1.92

**Assessment**

**Availability** Available

The site is under construction

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Planning permission granted 30/06/2017

**Achievability** Achievable

Brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 66 dwellings

Years 1 - 5	66	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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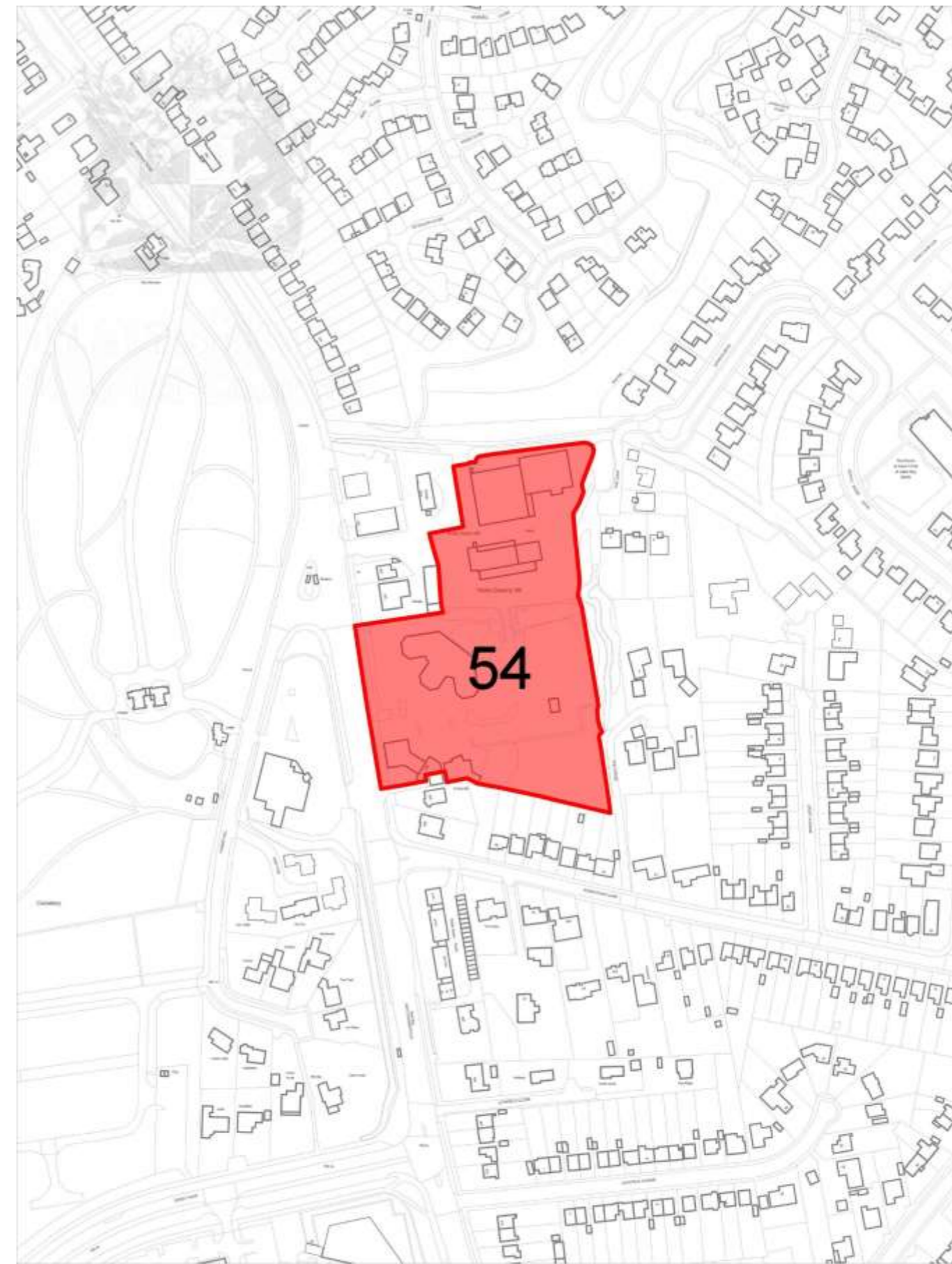
Planning permission granted 30/06/2017 and construction is well advanced. Assumed that homes will be delivered from 2018/19 onwards with build rate rising to 25dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>55</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Tall Trees mobile homes Old Mill Lane		
<b>Site Address</b>	Old Mill Lane		
<b>Ward</b>	Maun Valley		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455151 , 362847
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	3.80		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however any potential third party interests / leases relating to the existing mobile home need to be understood. Access to the site is required through adjacent sites (30, 31 and 53) which may affect availability.

**Suitability** Potentially suitable

The identified access is not considered suitable and there is potential conflict with existing junctions; access can only be achieved through adjacent sites (30,31 and 53). A comprehensive approach will be required to ensure the incombination effects are appropriately addressed. The proposed use is generally compatible with surrounding uses and close to services though a footpath may be required on Old Mill Lane to support this.

**Achievability** Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

**Estimated Deliverability**

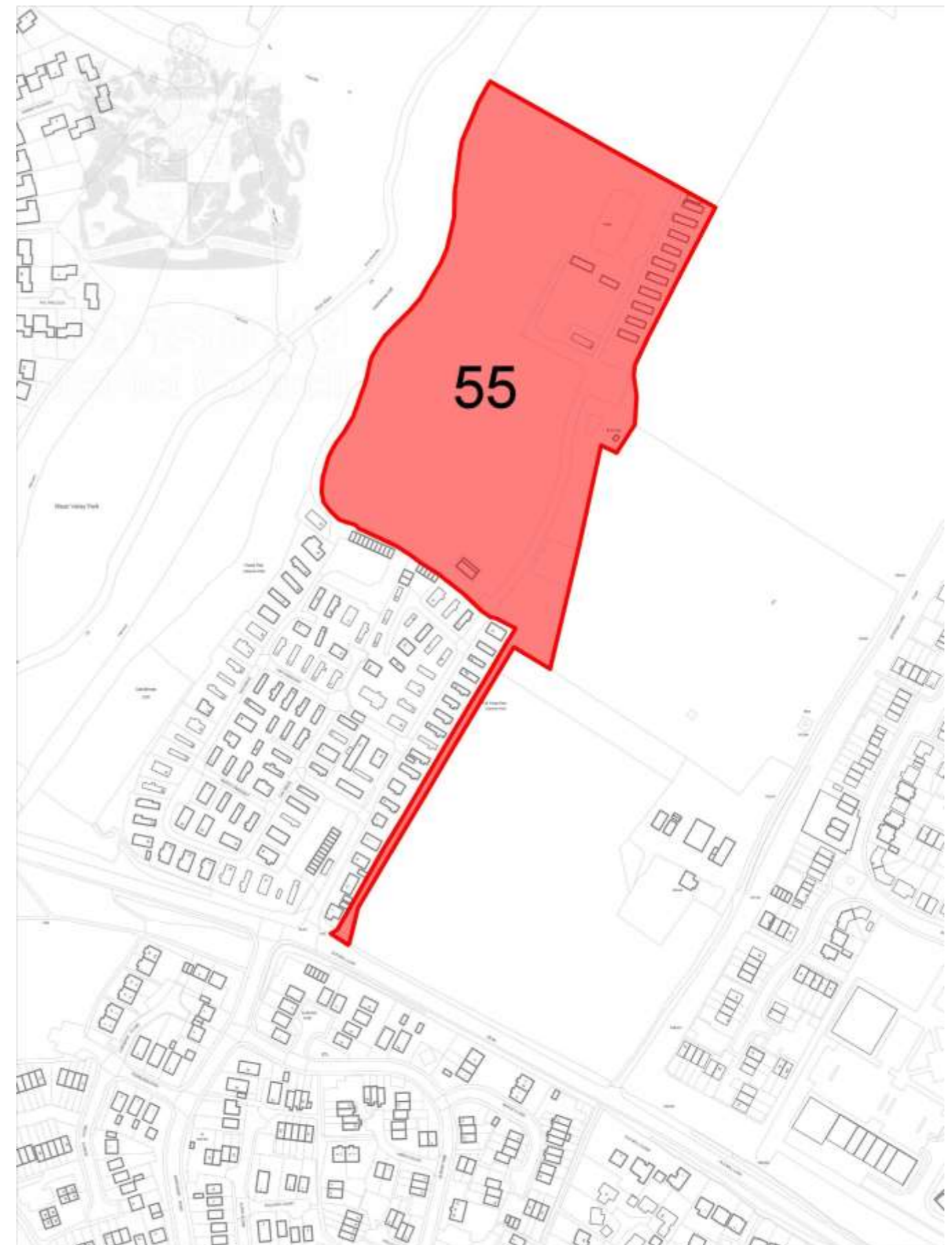
**Housing** Developable (years 11+) 100 dwellings

Years 1 - 5	0	Years 6 - 10	25	Years 11+	75	Post Plan Period	0
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A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 2021/22 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>56</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Warren Farm, Land North of New Mill Road		
<b>Site Address</b>	Warren Farm, New Mill Road		
<b>Ward</b>	Holly		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456406 , 363253
		<b>Plotted Site Area (Ha)</b>	92.33
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

The site is considered available and is being promoted by the owner and master developer.

**Suitability** Potentially suitable

This strategic site is considered potentially suitable, however if this site is progressed to the next stage then further assessment is required to inform scale, developable area, access, transport, education, River Maun linear green infrastructure, other infrastructure requirements, utilities capacity, impact of pylons, ground investigations for possible mining risk area and flood risk. Appropriate protection of the listed building would be required.

**Achievability** Potentially achievable

This strategic greenfield site is expected to have medium to high sales values and will require infrastructure and various mitigations to reflect this scale of development. At this stage, based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site is progressed to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable.

**Estimated Deliverability**

**Housing** Developable (years 11+) 1000 dwellings

Years 1 - 5	0	Years 6 - 10	60	Years 11+	500	Post Plan Period	440
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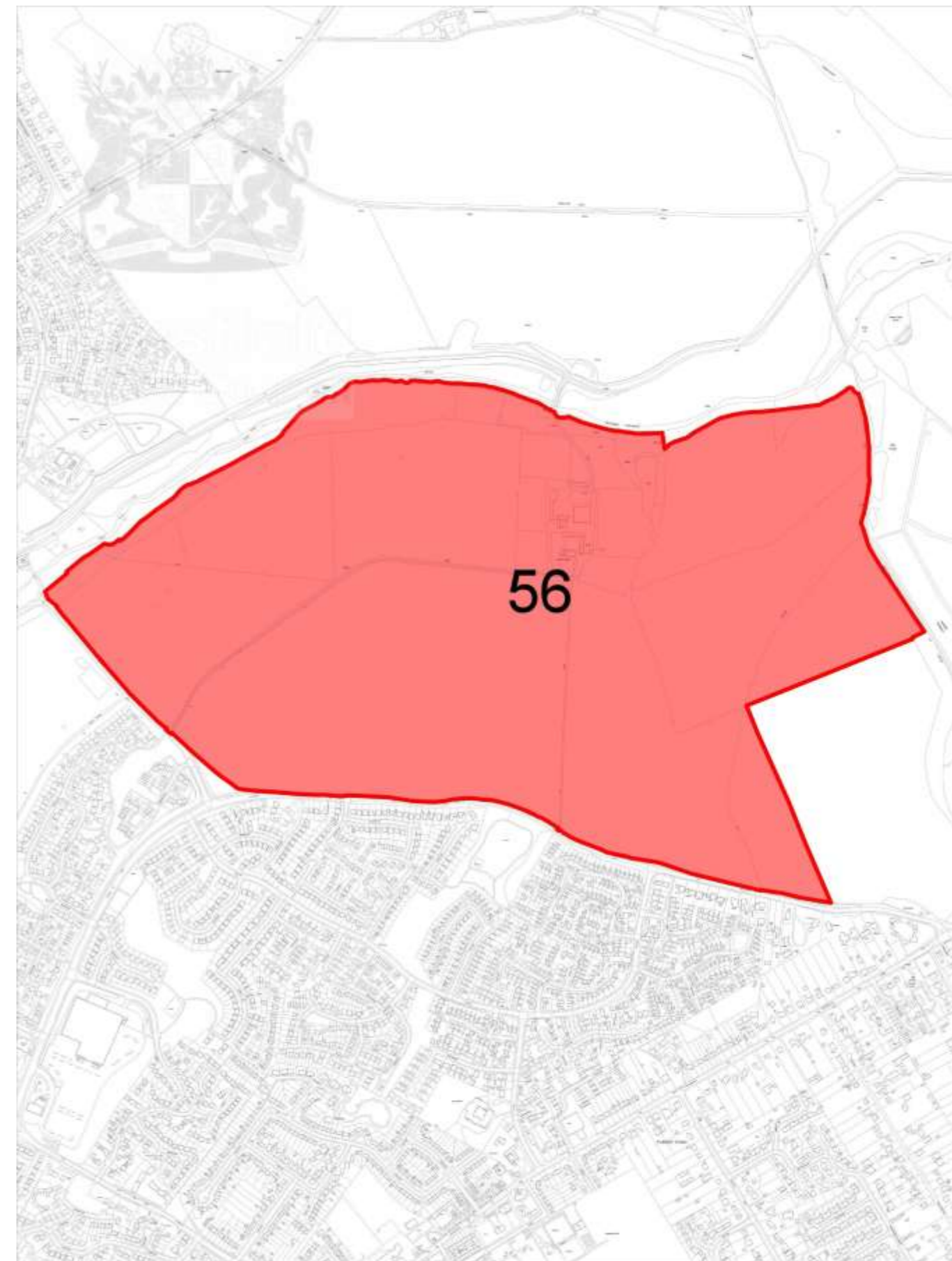
This strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Based on standard assumptions and potential link with adjacent sites it is considered likely that development could not begin until 2023/24. Max of 25dpa per developer with 3 developers per site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Confirmed by promoter that this is an entirely housing scheme.



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<b>HELAA Ref</b>	<b>57</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Land off Mansfield Road, Spion Kop (adj The Gables)				
<b>Site Address</b>	Mansfield Road				
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Spion Kop	<b>Grid Ref</b>	455851 , 366537	<b>Plotted Site Area (Ha)</b>	0.41
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Potentially suitable

Site has access to public transport but few other facilities in settlement. Understood there are highway concerns with application 2016/0224/NT which was refused; however it is considered that these matters can be overcome. SUDs may be required to address surface water flooding.

**Achievability** Potentially achievable

This is a small greenfield site in a lower value location. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 8 dwellings

Years 1 - 5	0	Years 6 - 10	8	Years 11+	0	Post Plan Period	0
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An application has been refused and an appeal has been lodged. Given this it is not considered possible to include the site as deliverable during the plan period.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>58</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Fields Farm, Abbott Road		
<b>Site Address</b>	Abbott Road		
<b>Ward</b>	Brick Kiln		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451407 , 361121
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>			7.59

**Assessment**

**Availability** Available

Multiple landowners but understood that all have signed up to promote site. There is also understood to be developer interest.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. SUDs will be required to address surface water flooding.

**Achievability** Potentially achievable

A greenfield site with expected medium sales values. Based on reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 200 dwellings

Years 1 - 5 0    Years 6 - 10 137    Years 11+ 63    Post Plan Period 0

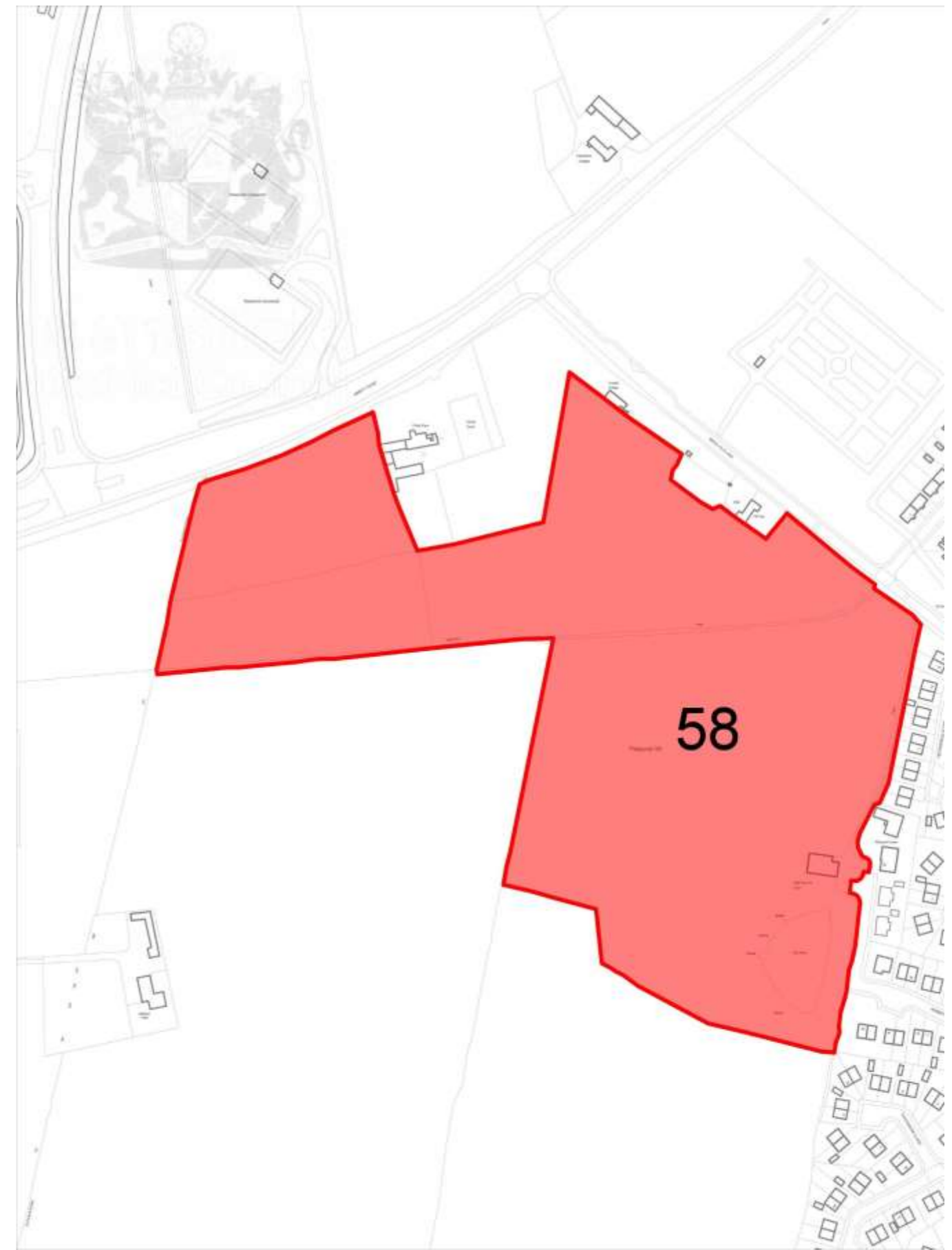
Large greenfield site with no application submitted. Site promoter indicates developer interest and delivery from 2019/20 at a rate of up to 30dpa (April 2018). As the site does not have planning permission the expected start date has been pushed back to 2021/22 but build rate has been kept as indicated.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

N/A



<b>HELAA Ref</b>	<b>59</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land to the rear of 28 High Oakham Hill	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	High Oakham Hill		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453330 , 359486
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	2.37		

**Assessment**

**Availability** Available

The landowner has identified this site as available for development and recently submitted a planning application (2017/0214/OUT); resolution to grant subject to a s106.

**Suitability** Suitable

Planning application (2017/0214/OUT); resolution to grant subject to a s106.

**Achievability** Achievable

A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 39 dwellings

Years 1 - 5	9	Years 6 - 10	30	Years 11+	0	Post Plan Period	0
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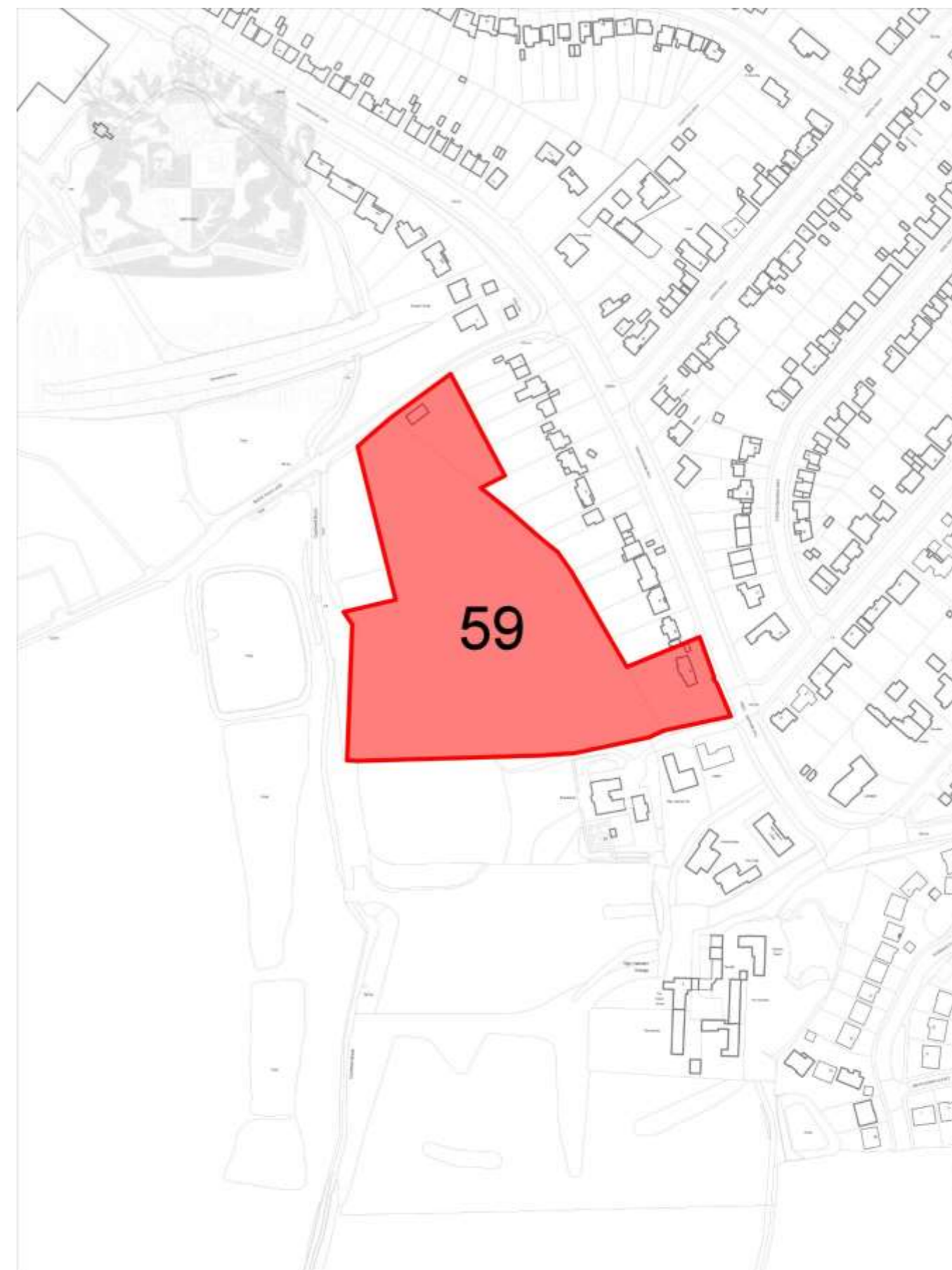
Planning application (2017/0214/OUT) approved. Delivery assumed from 2019/20 onwards at a max rate of 15dpa. Site is located in a higher value area.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>60</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Ley Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Ley Lane		
<b>Ward</b>	Manor		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454441 , 363587
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	0.42		

**Assessment**

**Availability** Available

Application submitted (2017/0047/FUL).

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. There has been a resolution to grant planning permission subject to conditions (Planning Committee 24/7/17).

**Achievability** Potentially achievable

Greenfield site within an existing residential area, in a lower value area. Based on reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 14 dwellings

Years 1 - 5	4	Years 6 - 10	10	Years 11+	0	Post Plan Period	0
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Application submitted Feb 2017 and resolution to grant July 2017. Assume s106 agreed in early 2018/19 and homes delivered from 2020/21 onwards. Build rate rising to 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>61</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Land East of Oakham Park				
<b>Site Address</b>	Land East of Oakham Business Park				
<b>Ward</b>	Oakham				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453070 , 359181	<b>Plotted Site Area (Ha)</b>	15.21
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Unsuitable

This site does not appear to have an appropriate means of access and it is not possible to see how employment use will be accessed. There are also concerns about utility connections and access to public transport. This site is situated in a very sensitive area in terms of biodiversity. Part of the site is liable upstream flooding. For these reasons the site is not considered suitable for development unless a clear plan for mitigation can be identified.

**Achievability** Unlikely to be achievable

The site's proximity to the successful Oakham Business Park and the MARR could make this site attractive to the market, however, without any clear direct access and given the range of environmental constraints this site is not considered as achievable.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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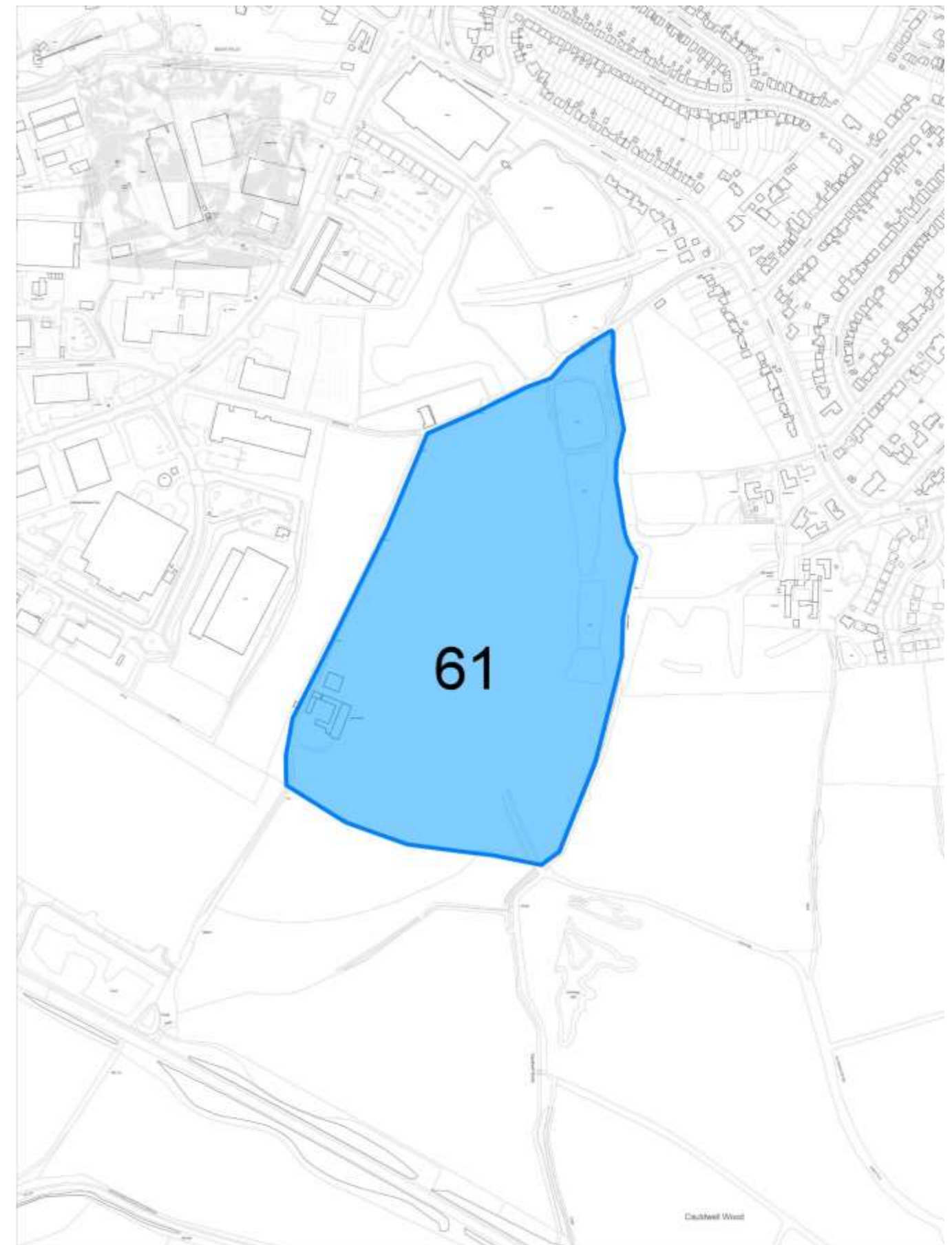
n/a

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Not assessed as the site is not considered as suitable in terms of access and potential impact on a highly sensitive biodiversity area.



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<b>HELAA Ref</b>	<b>62</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 1		
<b>Site Name</b>	Land at Southwell Road East				
<b>Site Address</b>	125 - 145 Southwell Road East				
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Rainworth	<b>Grid Ref</b>	458302 , 358812	<b>Plotted Site Area (Ha)</b>	0.94
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not Assessed

Site excluded as residential garden land

**Suitability** Not Assessed

Site excluded as residential garden land

**Achievability** Not Assessed

Site excluded as residential garden land

**Estimated Deliverability**

**Housing** Not Assessed 28 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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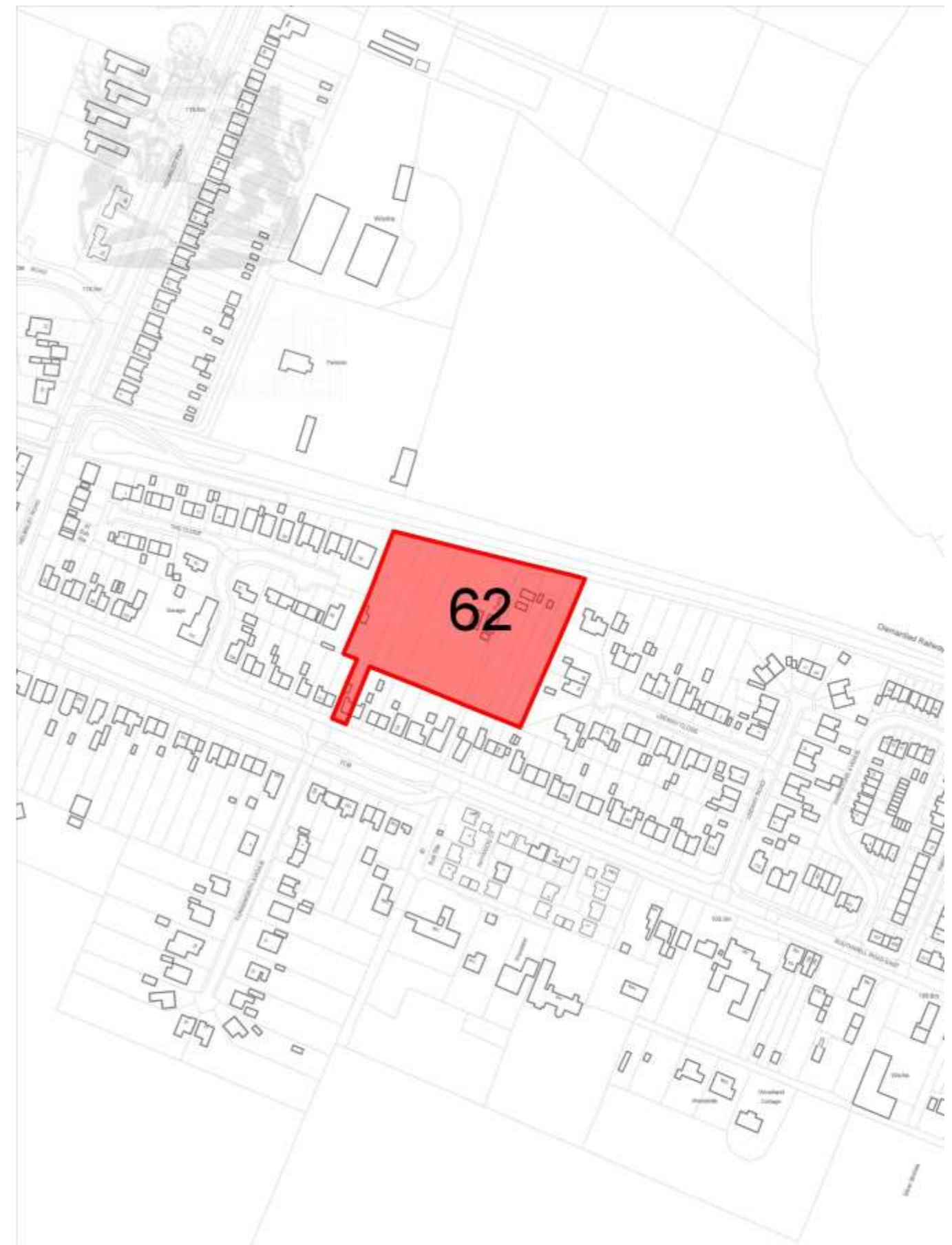
Site excluded as residential garden land

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>63</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Land at Oakfield Lane				
<b>Site Address</b>					
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456591 , 366835	<b>Plotted Site Area (Ha)</b>	1.09
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

The site has been promoted through the Consultation Draft (2016) and Preferred Option (2017).

**Suitability** Potentially suitable

The site is considered to be suitable for employment uses. The site access is appropriate given its size although the location near to the railway bridge and residential area will need to be considered.

**Achievability** Potentially achievable

The location may suit starter or lower value economic uses. Overall it is considered that development for employment uses has a moderate prospect.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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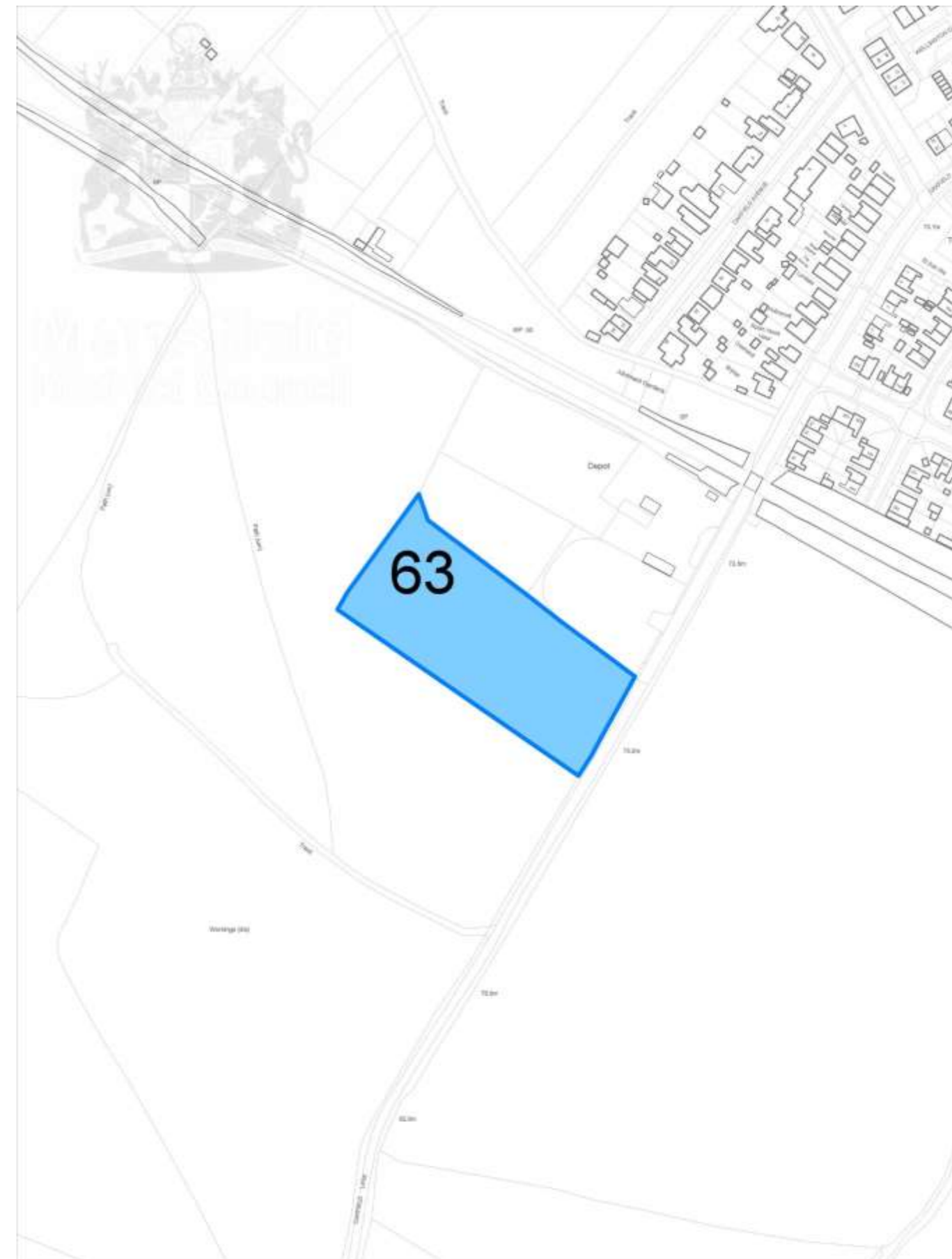
Not assessed as not residential.

**Economic (sqm)** Developable (years 11+) 4360 sqm

Office	0	Industrial	2180	Warehousing	2180	Leisure	0
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Comparison retail	0	Convenience retail	0
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Lower value location without planning permission. Assume developed after Year 11.



<b>HELAA Ref</b>	<b>64</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Pheasant Hill and Highfield Close		
<b>Site Address</b>	Highfield Close		
<b>Ward</b>	Sherwood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453472 , 362360
		<b>Plotted Site Area (Ha)</b>	3.31
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Potentially suitable

The proposed use is compatible with adjoining uses and close to services and public transport. Providing access is expected from Highfield Close and through adjacent site (ref 29).

**Achievability** Potentially achievable

A greenfield site in a medium value area. Access costs may impact viability. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 98 dwellings

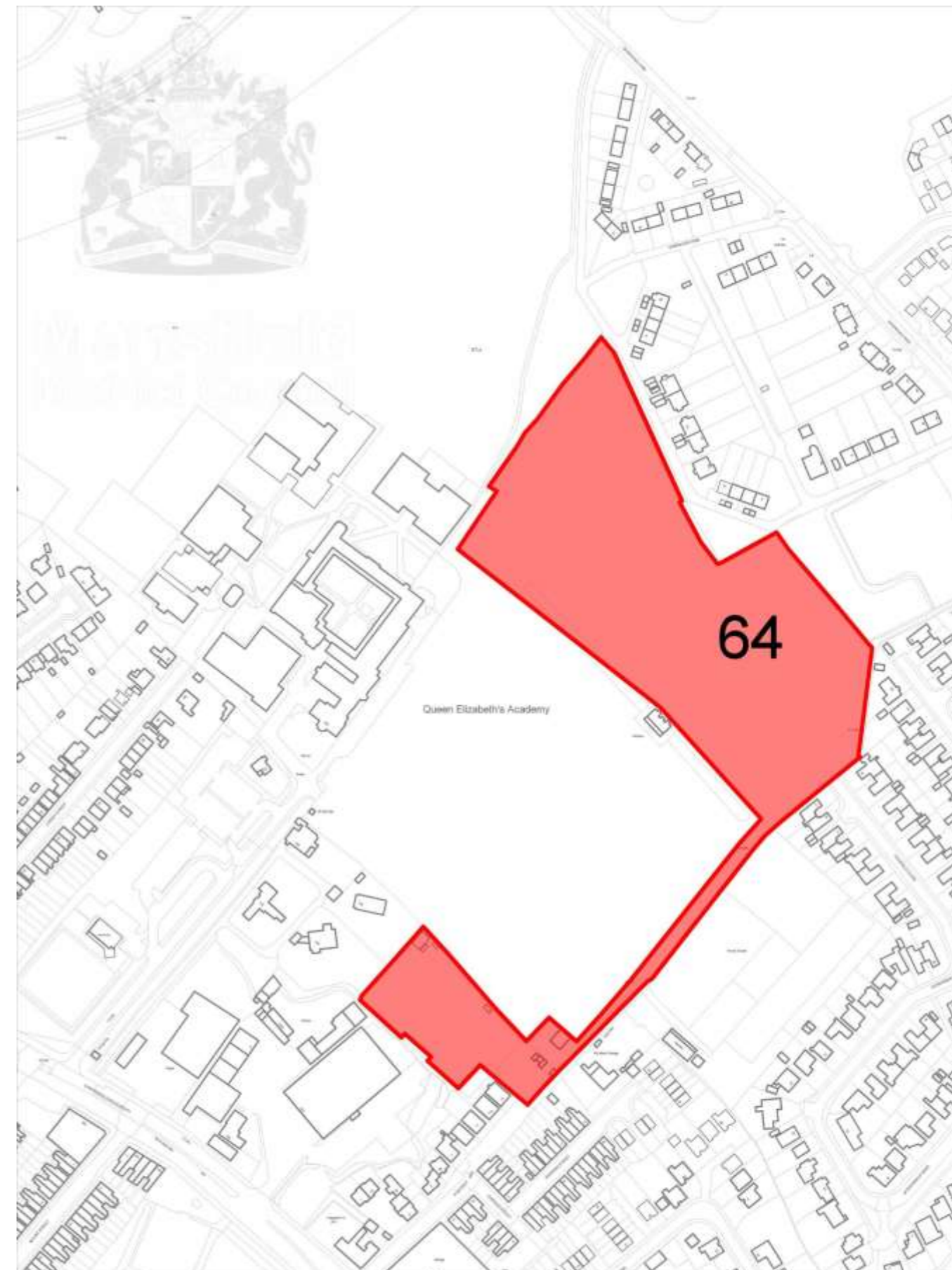
Years 1 - 5	0	Years 6 - 10	12	Years 11+	86	Post Plan Period	0
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Greenfield site with no permission in place; potentially to be developed along side adjacent site (ref 64 - in same ownership). Information from landowner indicates delivery from 2020 however this is considered optimistic given nearby sites under construction; the site could come forward earlier if circumstances allow. It is unclear if this forms part of a school site; if so may require sign of Secretary of State for disposal. Given this delivery of homes is expected from 23/24. Build rate rising to 25dpa across the two sites.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>65</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Former Blake Crescent Allotments				
<b>Site Address</b>	Alock Avenue				
<b>Ward</b>	Carr Bank				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455170 , 361467	<b>Plotted Site Area (Ha)</b>	0.42
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Unsuitable

The proposed use is compatible with adjoining uses and close to services and public transport. Further assessment of access is required and without confirmation from NCC is not considered suitable. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Unlikely to be achievable

A greenfield site to the rear of existing properties in a lower value area. Costs of creating a suitable access is likely to make this site unavailable. Overall the site is not currently considered achievable.

**Estimated Deliverability**

**Housing** Not Assessed 15 dwellings

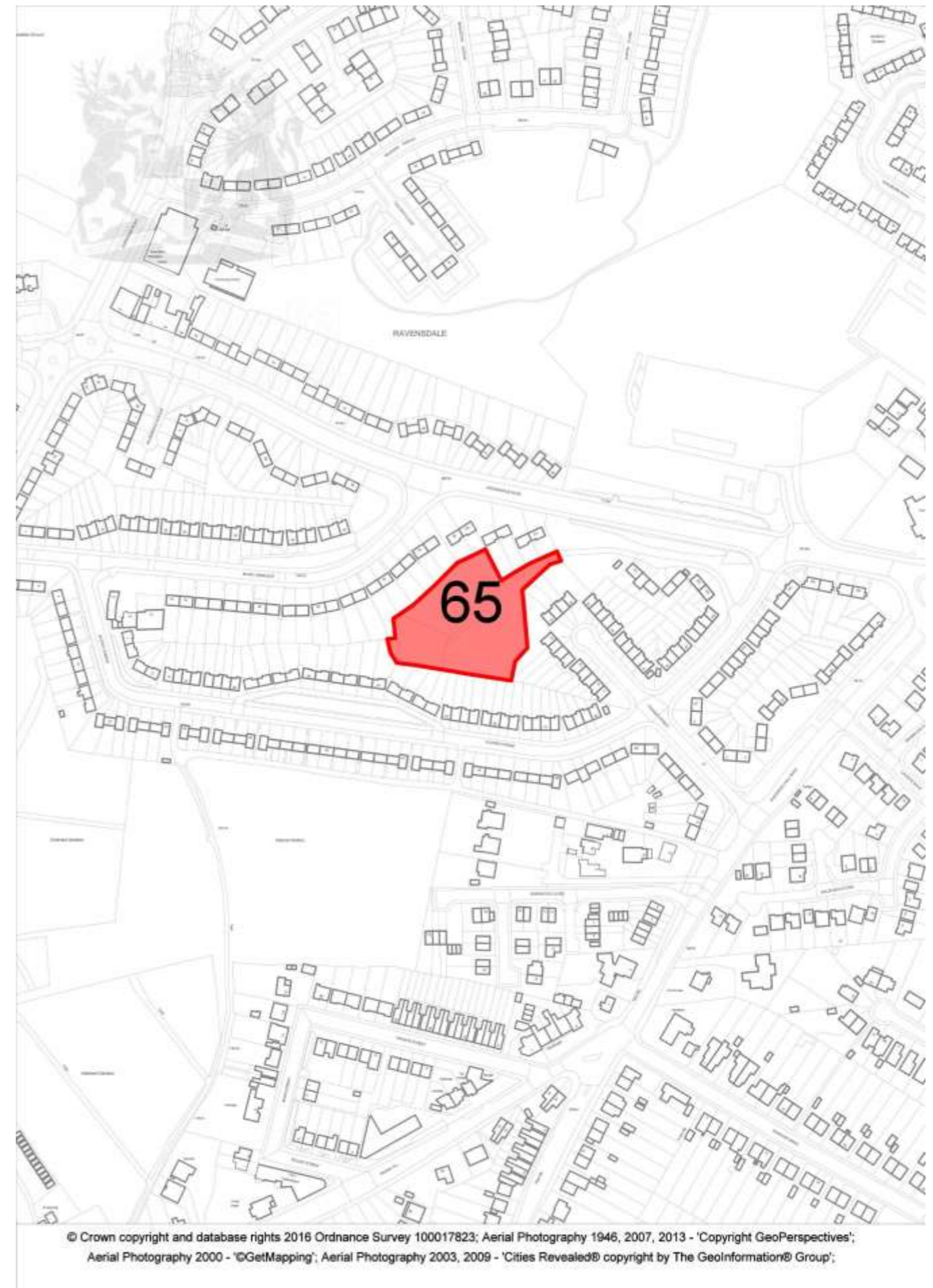
Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Site is not considered suitable or achievable during the plan period.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0

N/A



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<b>HELAA Ref</b>	<b>66</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Harrop White Road Allotments				
<b>Site Address</b>	Harrop White Road				
<b>Ward</b>	Broomhill				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452283 , 361550	<b>Plotted Site Area (Ha)</b>	0.28
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however there is a potential third party interest that could affect availability.

**Suitability** Unsuitable

The proposed use is compatible with adjoining uses and close to services and public transport. Access would require to be secured. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Potentially achievable

A former allotment, greenfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 10 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

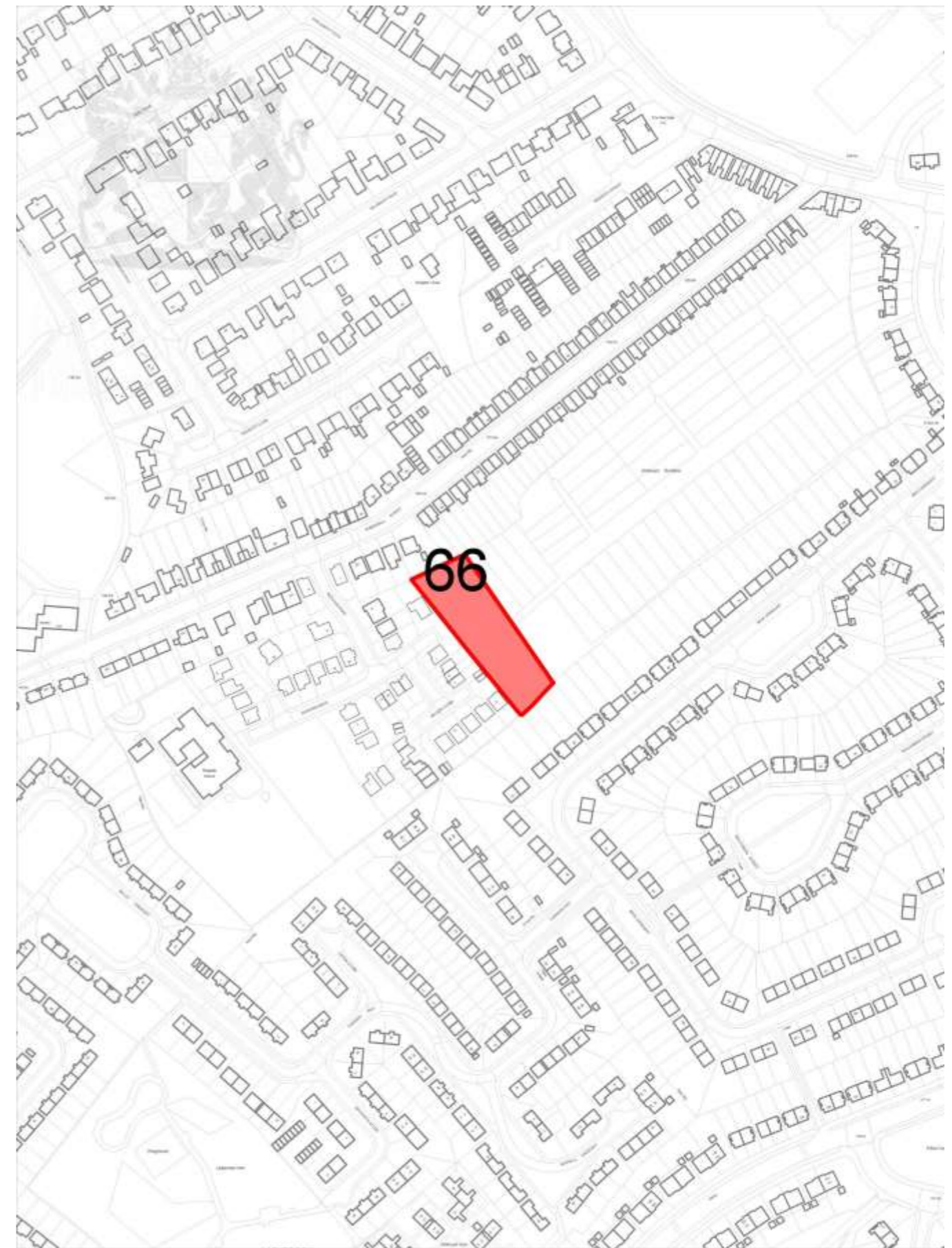
Greenfield site without planning permission; as an allotment site it is not considered suitable at this stage.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

N/A



<b>HELAA Ref</b>	<b>67</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land at Peafield Lane		
<b>Site Address</b>	Peafield Lane		
<b>Ward</b>	Peafields		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	455749 , 363923
		<b>Plotted Site Area (Ha)</b>	11.15
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development and has developer interest.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and is reasonably close to services and public transport.

**Achievability** Achievable

A greenfield site on the edge of the urban area within a higher value sales area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 330 dwellings

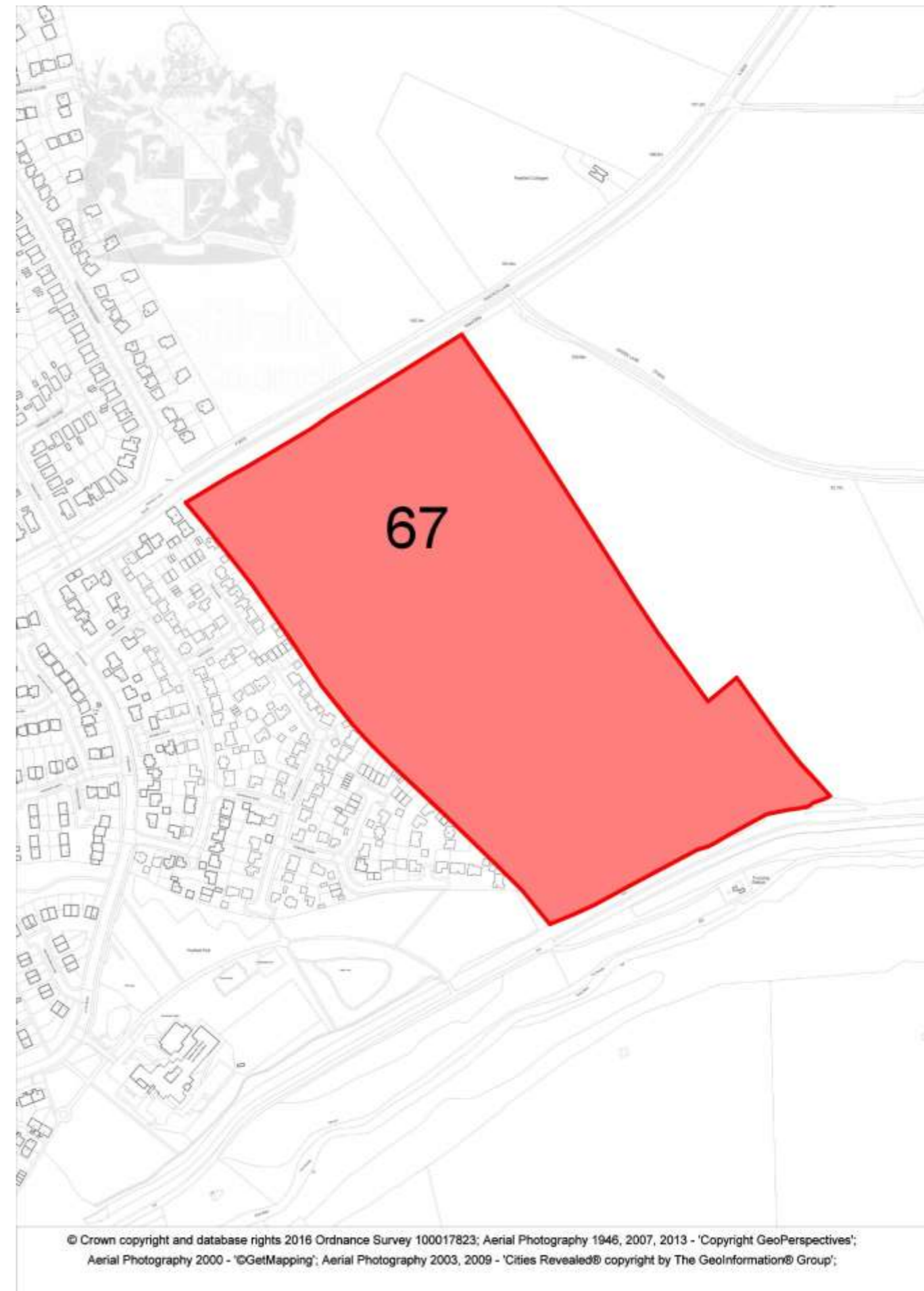
Years 1 - 5	0	Years 6 - 10	225	Years 11+	105	Post Plan Period	0
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Large greenfield site without planning permission; it is expected that there would be substantial upfront works required. Delivery based on information provided by promoter (April 2018) but pushed back 1 year as information provided considered over optimistic.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>68</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Kirkland Avenue Industrial Park	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Kirkland Avenue		
<b>Ward</b>	Grange Farm		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452669 , 360690
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	0.70		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however there is a potential third party interest that could affect availability. Assume only available after 2020

**Suitability** Potentially suitable

The site has good access and is close to services and public transport. Site is close to employment uses and there may be issues of compatability of uses.

**Achievability** Potentially achievable

A brownfield redevelopment site within a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 20 dwellings

Years 1 - 5	0	Years 6 - 10	20	Years 11+	0	Post Plan Period	0
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Small brownfield site. Permission in principle in place but unable to be developed until after 2020. Development potentially linked to adjacent site (ref 75) - reflected in delivery from 2021/22 onwards. A delivery rate of 10 dwellings per annum has been assumed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	69	<b>Planning Status</b>	HELAA Result		Excluded at Stage 2
<b>Site Name</b>	Gregory Quarry				
<b>Site Address</b>	Gregory Quarry, Nottingham Road				
<b>Ward</b>	Oakham				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453422 , 360021	<b>Plotted Site Area (Ha)</b>	4.68
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not available

There are complications in land ownerships. Legal agreements and possible relinquishment orders are required to secure land necessary to provide a suitable access to the site. A planning application is currently being determined (2017/0575/OUT).

**Suitability** Unsuitable

This site could contribute to the regeneration of this area and could also contribute significantly to creating a sympathetic natural space along the river Maun. However there are topography constraints and significant difficulties to achieving suitable or appropriate access to the site. Access arrangements are proposed through the planning application. These result in the loss of LWS/LNR and are not considered suitable unless appropriate mitigation is put in place; it is unclear if this is currently the case.

**Achievability** Unlikely to be achievable

Due to the significant cost of the bridges and access infrastructure, site abnormalities and site specific mitigations needed for this unique site, it is not considered that the site is viable, without some form of regeneration intervention.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 200 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not currently considered as available or suitable until an appropriate access can be provided and legal agreements are in place. Therefore the site is not included in the HELAA supply assessment.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>70</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at High Oakham House	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	High Oakham Drive		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453771 , 358989
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	9.23		

**Assessment**

**Availability** Available

Site has extant planning permission - assume available for development.

**Suitability** Suitable

The site has extant planning permission (2016/0329/ST) for residential use.

**Achievability** Achievable

A low density greenfield scheme in a high value area. The site is considered to have a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 28 dwellings

Years 1 - 5	10	Years 6 - 10	18	Years 11+	0	Post Plan Period	0
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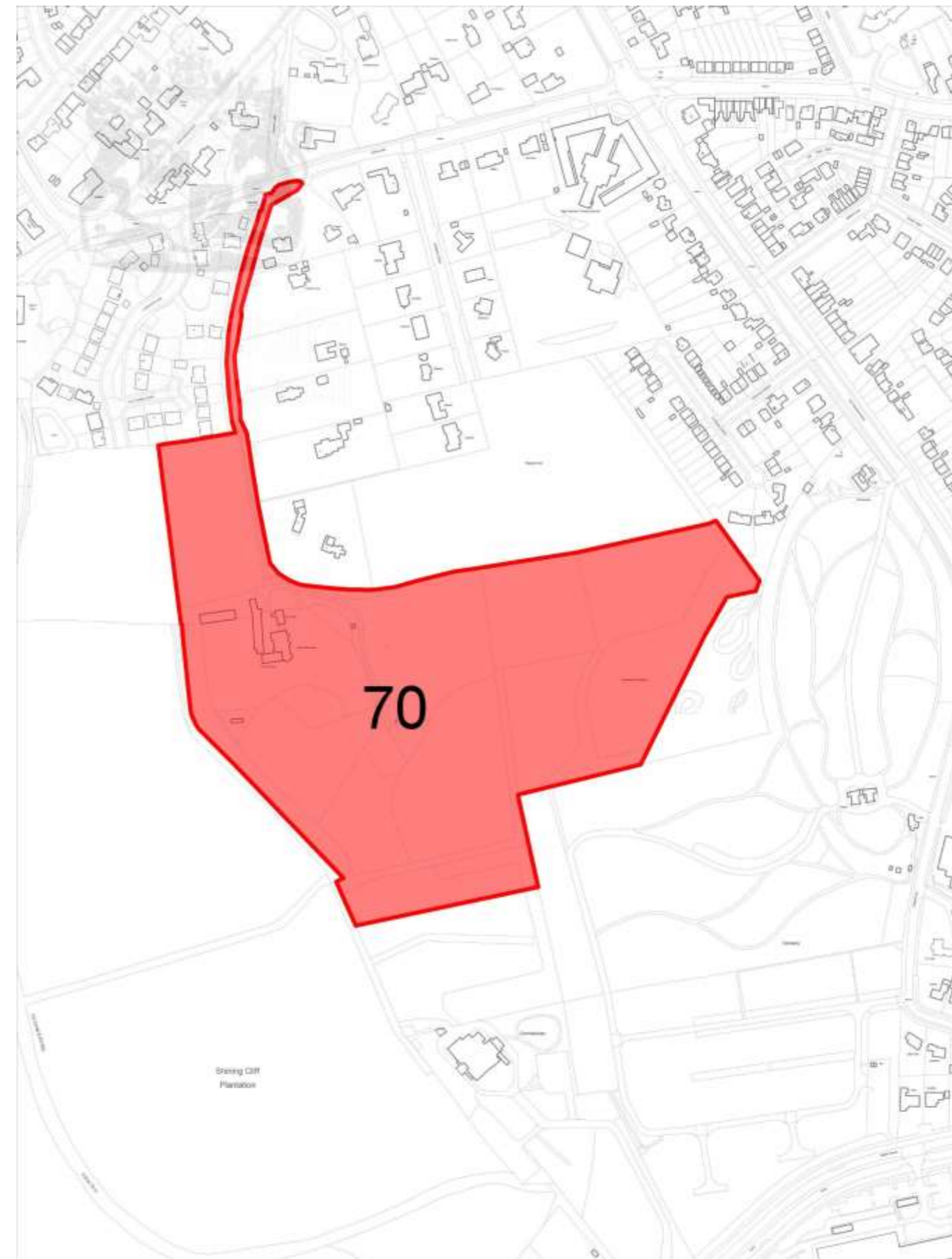
A greenfield site with extant outline planning permission in a high value area. Based on standard assumptions it is expected that the site will deliver homes from 2019/20 onwards at a rate of 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>71a</b>	<b>Planning Status</b>	
<b>Site Name</b>	Site A, Long Stoop Way	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Land at Long Stoop Way, South of Crown Farm Way		
<b>Ward</b>	Ling Forest		
<b>Locality</b>	Forest town	<b>Grid Ref</b>	456713 , 361519
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	2.28		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however there are potential third party interest (tentants) that could affect the phasing of when this site can come forward.

**Suitability** Suitable

Proposal is for modernisation/intensification of employment use. The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Potentially achievable

Proposal is for modernisation/intensification of an existing employment use. The site forms part of a well used existing employment park and is likely to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

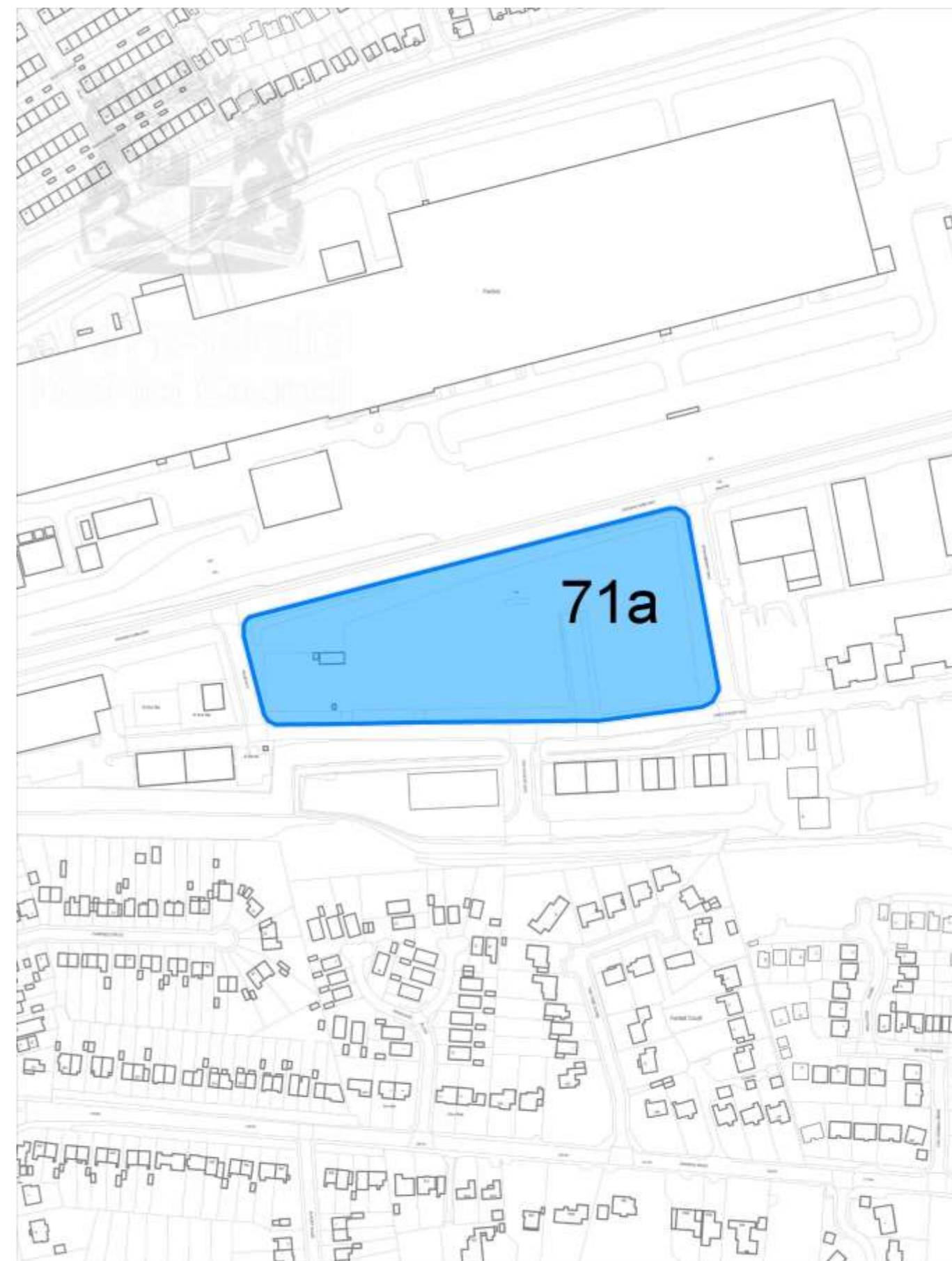
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as employment use.

**Economic (sqm)** Developable (years 6-10) 9120 sqm

Office	4560	Industrial	4560	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Assumed delivery during years 6-10 as no planning consent in place and to allow for some time delay to reflect phasing for existing leasees.



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<b>HELAA Ref</b>	71c			<b>Planning Status</b>	
<b>HELAA Result</b>				Reasonable alternative	
<b>Site Name</b>	Site C, Long Stoop Way				
<b>Site Address</b>	Land at Long Stoop Way, South of Crown Farm Way				
<b>Ward</b>	Ling Forest				
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456869 , 361513	<b>Plotted Site Area (Ha)</b>	0.60
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however there are potential third party interest (tentants) that could affect the phasing of when this site can come forward.

**Suitability** Suitable

Proposal is for modernisation/intensification of employment use. The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Achievable

Proposal is for modernisation/intensification of an existing employment use. The site forms part of a well used existing employment park and is likely to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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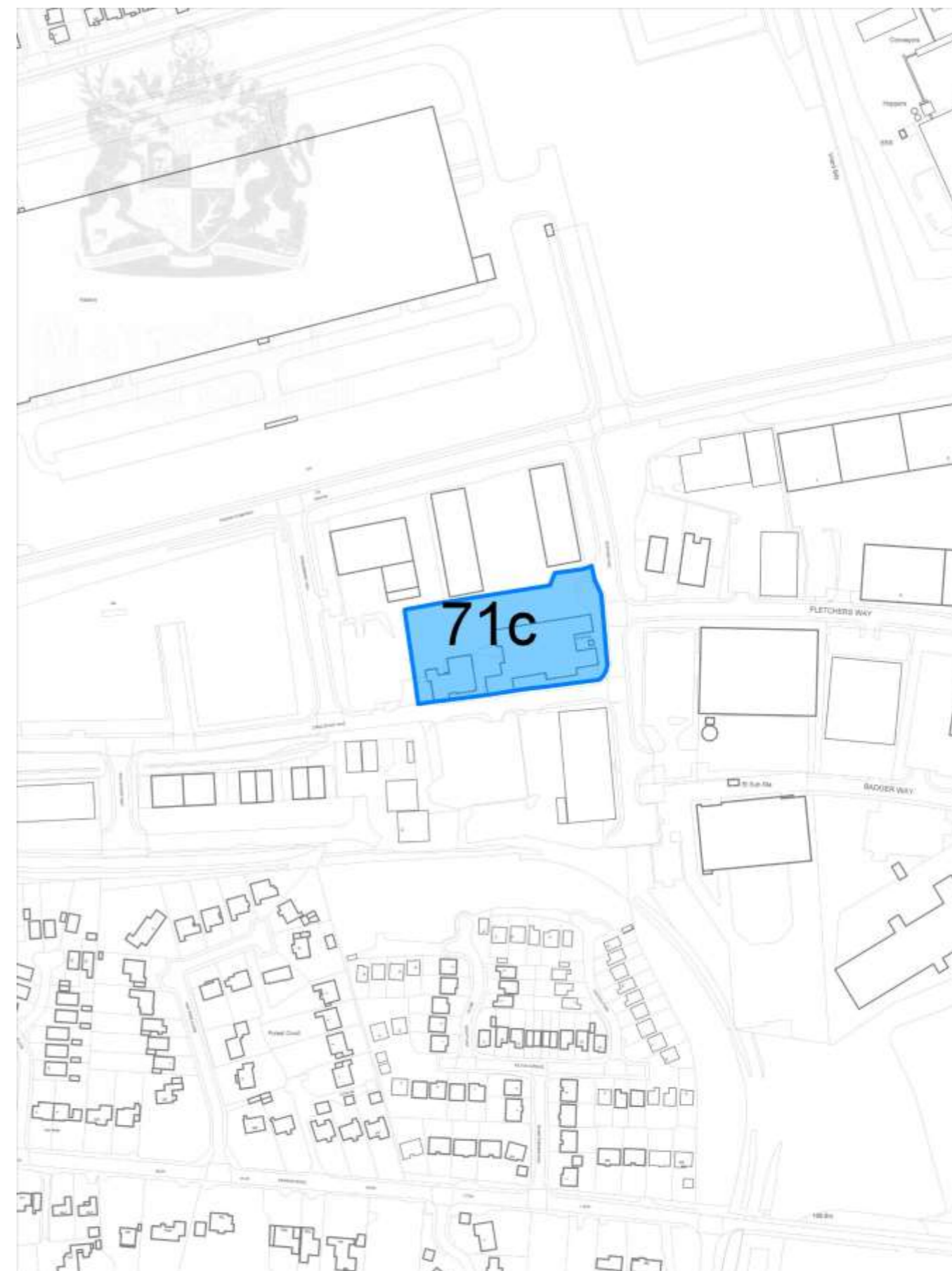
Not assessed as employment use

**Economic (sqm)** Developable (years 6-10) 2400 sqm

Office	1200	Industrial	1200	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Assumed delivery during years 6-10 as no planning consent in place and to allow for some time delay to reflect phasing for existing leasees.



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<b>HELAA Ref</b>	<b>72</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Land at Clipstone Road West				
<b>Site Address</b>	East of A6117 & South of B6030, Clipstone Road West				
<b>Ward</b>	Kingsway				
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456234 , 361830	<b>Plotted Site Area (Ha)</b>	1.26
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not available

The site used as playing pitches which are in high demand. For the site to be considered as available, further evidence would be required regarding the release of playing fields and any associated leases.

**Suitability** Unsuitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. However involves the loss of high quality football pitches in an area of demand and would need to provide evidence that the playing pitches is no longer needed.

**Achievability** Potentially achievable

This existing playing pitch site is within a lower value area; replacement pitches may be required. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

<b>Housing</b>	Not Assessed				37 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

Not currently considered available or suitable.

<b>Economic (sqm)</b>	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0

N/A



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<b>HELAA Ref</b>	<b>73</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Reasonable alternative	
<b>Site Name</b>	Three Thorn Hollow Farm				
<b>Site Address</b>	Three Thorn Hollow Farm, Blidworth Lane.				
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Rainworth	<b>Grid Ref</b>	457972 , 358612	<b>Plotted Site Area (Ha)</b>	7.14
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development. Site is now being promoted for up to 300 homes rather than the original 188.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to public transport; SUDs will be required to address surface water flooding. If the proposal is to increase the size of the site to 300 by extending the site southwards consideration will need to be given to the impact on the SSSI and on the character of Rainworth of this scale of development.

**Achievability** Achievable

Greenfield site on the edge of a settlement within a medium to high sales value area. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.

**Estimated Deliverability**

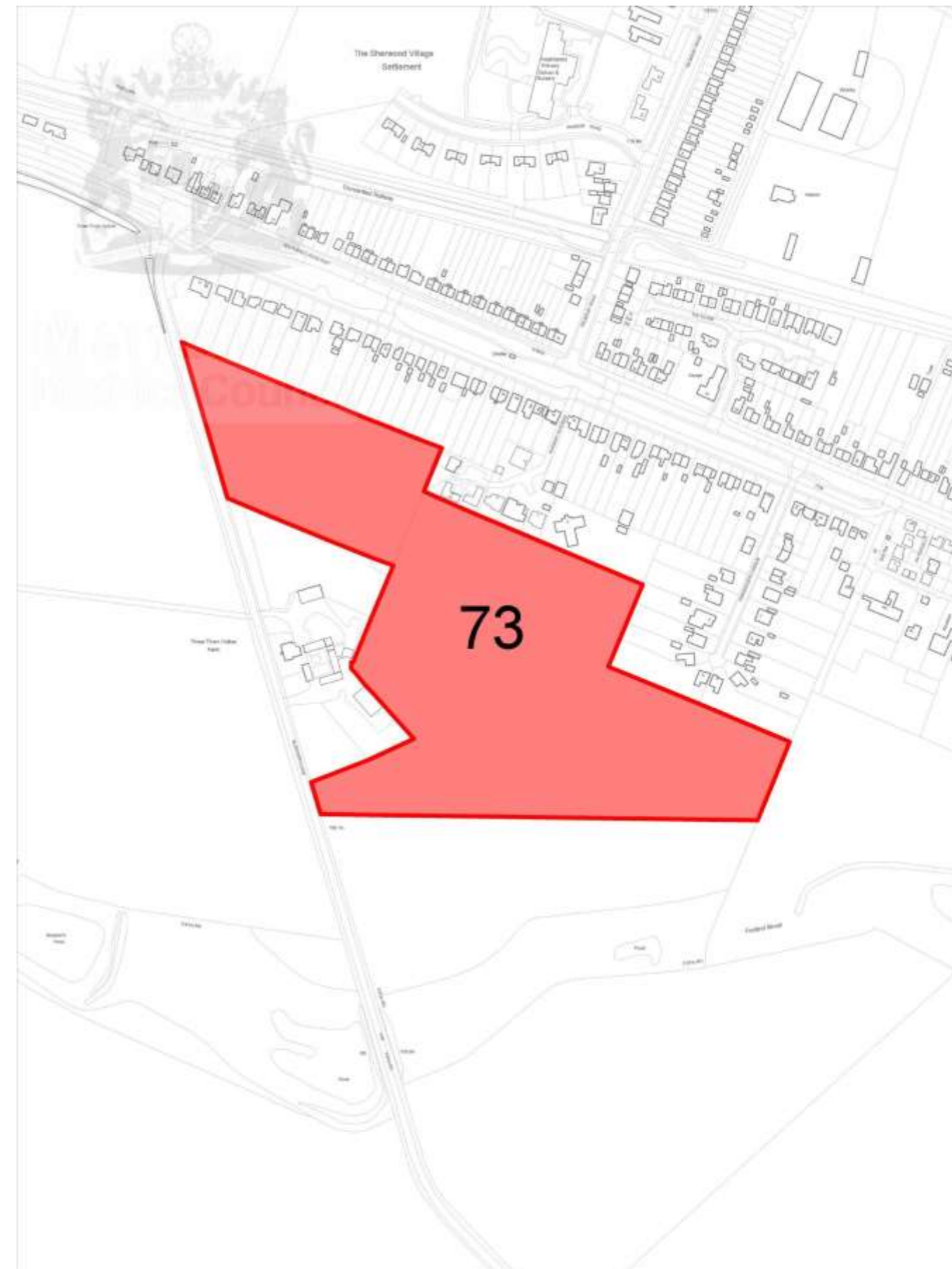
**Housing** Deliverable (years 1-5) 188 dwellings

Years 1 - 5	0	Years 6 - 10	188	Years 11+	0	Post Plan Period	0
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Large greenfield site with developer interest but no application submitted. Site promoter indicates delivery from 2020/21 at rate of approx 40dpa; as site does not have planning permission start year has been pushed back to 2021/22. At present it has been decided not to increase the size of the site to 300 due to the potential for impact on the SSSI and the character of Rainworth.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	74a			<b>Planning Status</b>	
<b>Site Name</b>	Water Lane			<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Marr Route A616 Pleasley				
<b>Ward</b>	Bull Farm and Pleasley Hill				
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	450736 , 363394	<b>Plotted Site Area (Ha)</b>	7.74
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not available

Land owner had originally asked for this site to be considered, however, following further discussion at Developer Surgery, it was stated that this site will not be included in the wider development plans for the area. So it is being treated as not available for the purpose of the HELAA assessment.

**Suitability** Unsuitable

Following a developer surgery held in March 2017 this site was deemed as not suitable in terms of forming part of the wider strategic site in terms of the landscape assessment and natural boundary to the main site. It is therefore considered as not suitable for the purpose of HELAA.

**Achievability** Potentially achievable

Greenfield urban fringe site connected by another HELAA site. Assumed the development maybe able to achieve medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability, but only if is considered as part of the strategic site 52 and only if this latter site forms part of the plan consideration.

**Estimated Deliverability**

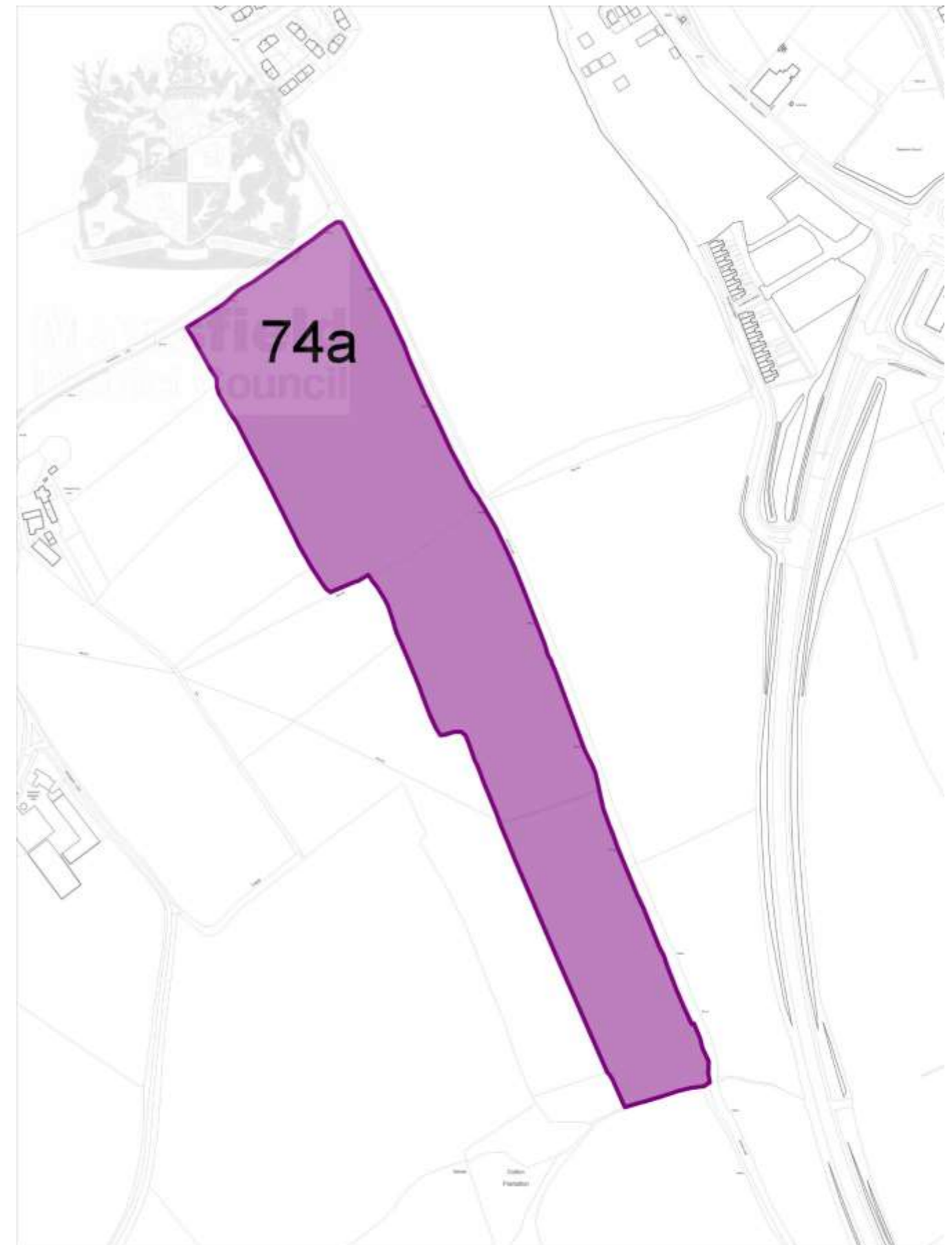
**Housing** Not Assessed 152 dwellings

<span style="background-color: #808080; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Post Plan Period</span> 0
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Not assessed as the site is not suitable or available.

**Economic (sqm)** Not Assessed 7740 sqm

<span style="background-color: #808080; color: white; padding: 2px;">Office</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Industrial</span> 7740	<span style="background-color: #808080; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Leisure</span> 0
<span style="background-color: #808080; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Convenience retail</span> 0		



<b>HELAA Ref</b>	<b>74b</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Water Lane				
<b>Site Address</b>	Marr Route A616 Pleasley				
<b>Ward</b>	Bull Farm and Pleasley Hill				
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	451192 , 362569	<b>Plotted Site Area (Ha)</b>	0.85
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not available

Land owner has identified that this site is not available for development.

**Suitability** Potentially suitable

Access maybe possible linked to the adjoining ref 52, the proposed use has been revised to employment to reflect the site's location along the MARR and also to be compatible with the adjoining site. Employment use would be be compatible with the proposed adjoining uses. The site should be developed holistically with the adjacent site (ref 52).

**Achievability** Potentially achievable

This strategic site has a prominent location along the MARR and is a favoured location for employment uses. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability providing it is developed as part of the adjoining strategic site.

**Estimated Deliverability**

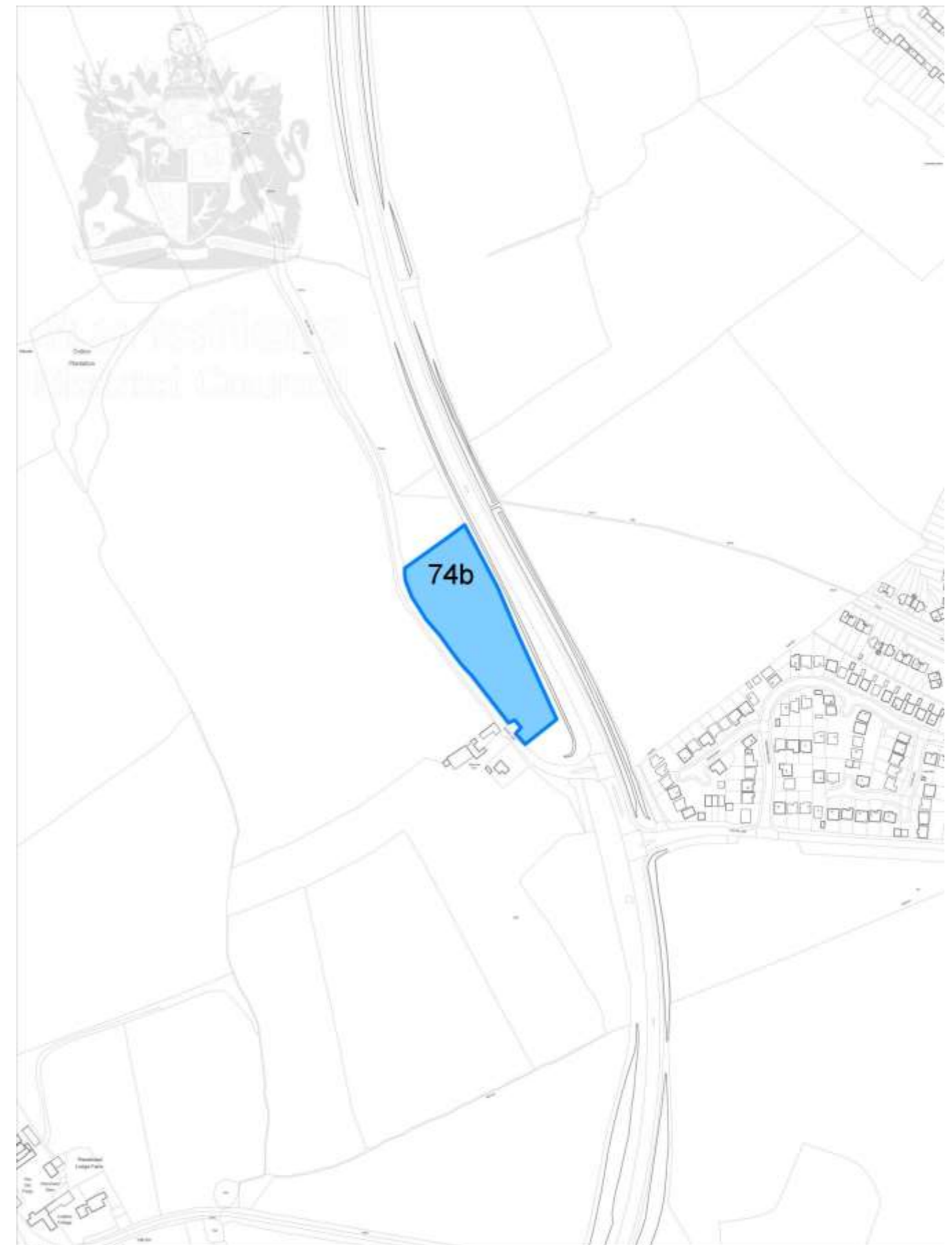
**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Not Assessed 3400 sqm

Office	3400	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

The site is not available for development



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<b>HELAA Ref</b>	<b>74c</b>	<b>Planning Status</b>	
<b>Site Name</b>	Water Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Marr Route A616 Pleasley		
<b>Ward</b>	Bull Farm and Pleasley Hill		
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	451380 , 362601
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	5.84		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however there multiple land owners. At the Developer Surgery held in March 2017 the promoters of the Pleasley Hill Farm Ref 52 stated that they are entering into legal negotiations to include this site as part of the wider strategic site ref 52.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Site is suitable but should be developed holistically as part of the strategic adjacent site (ref 52); access for combination of sites will need to be considered further.

**Achievability** Achievable

Assumed the development maybe able to achieve medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having moderate prospect of achievability. With respect to the commercial element of the scheme, there is prominent frontage onto the MARR and is considered as having good prospect of delivery.

**Estimated Deliverability**

**Housing** Developable (years 11+) 139 dwellings

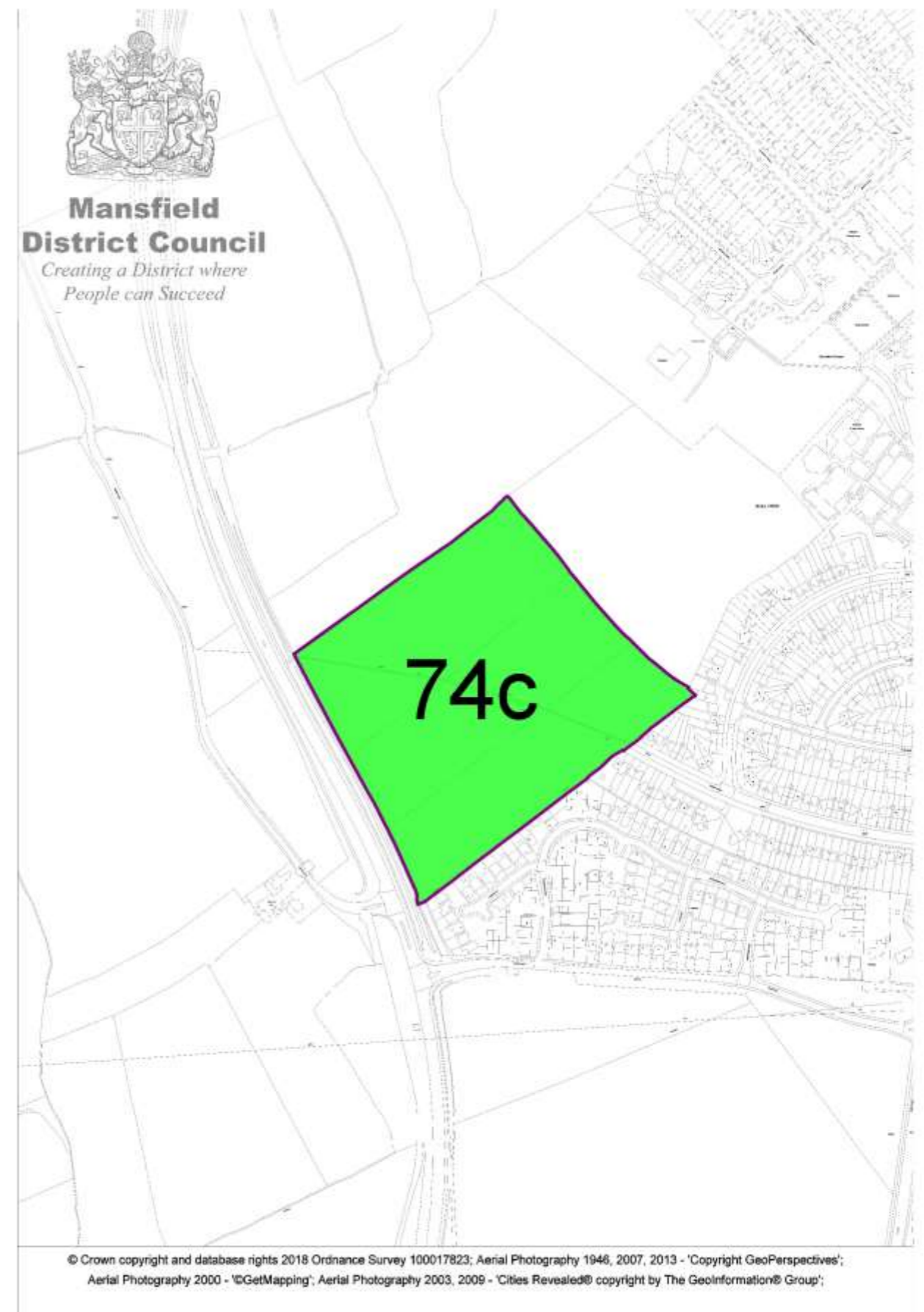
Years 1 - 5	0	Years 6 - 10	10	Years 11+	129	Post Plan Period	0
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This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2012/22; this is based on an application being submitted in 2018/19 and reflects the nature of initial work, nature of landowner, strategic connections and potential market issues. Assuming up to 3 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.

**Economic (sqm)** Developable (years 11+) 4672 sqm

Office	2336	Industrial	2336	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

The site is considered a strong location for employment development based on its proximity to the M1 and the MARR.





<b>HELAA Ref</b>	<b>74d</b>			<b>Planning Status</b>	
<b>Site Name</b>	Water Lane			<b>HELAA Result</b>	Excluded at Stage 1
<b>Site Address</b>	Marr Route A616 Pleasley				
<b>Ward</b>	Bull Farm and Pleasley Hill				
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	451188 , 362254	<b>Plotted Site Area (Ha)</b>	5.11
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not Assessed

Not assessed - excluded at stage 1.

**Suitability** Not Assessed

Not assessed - excluded at stage 1.

**Achievability** Not Assessed

Not assessed - excluded at stage 1.

**Estimated Deliverability**

**Housing** Not Assessed 134 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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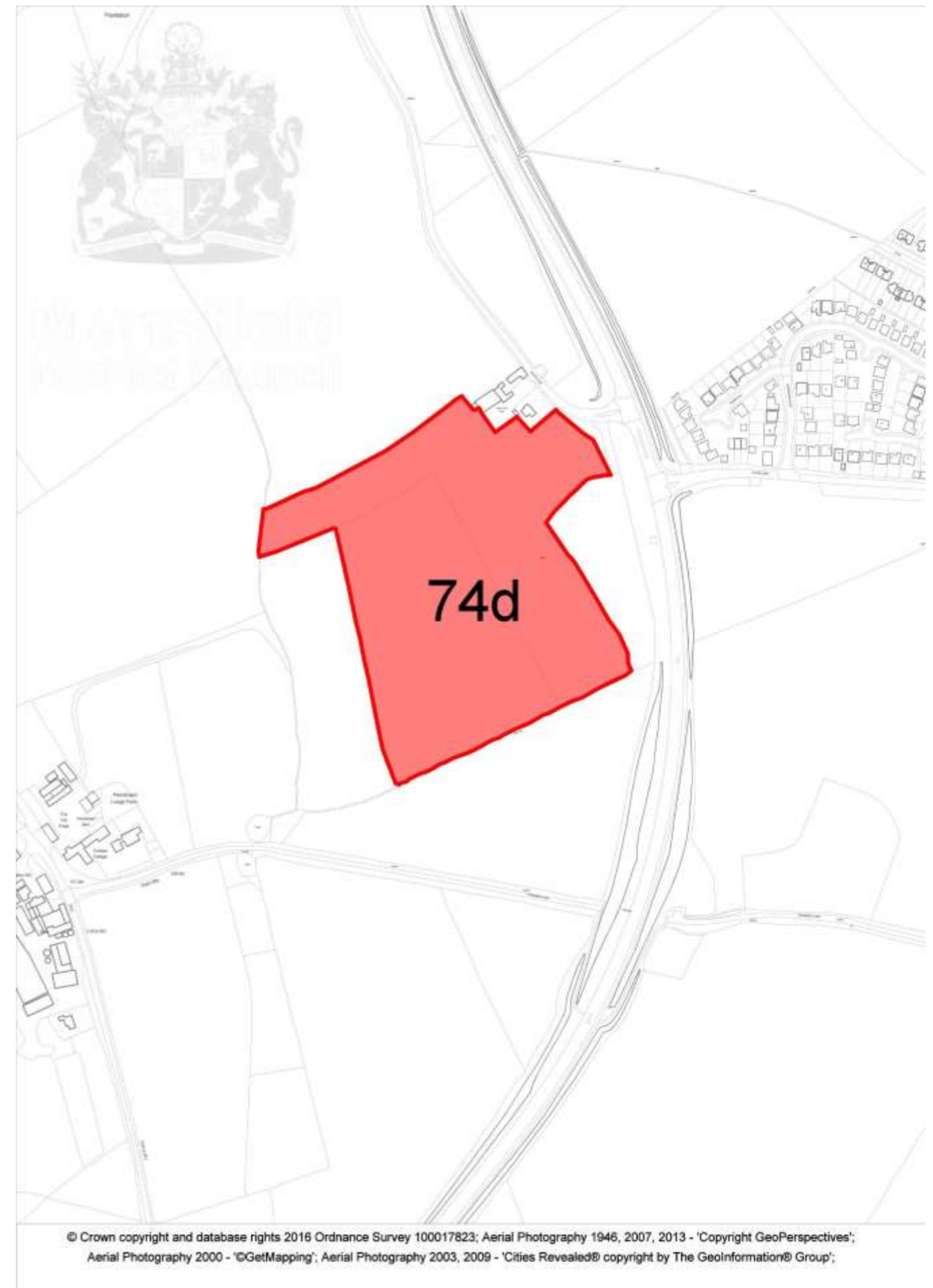
Not assessed - excluded at stage 1.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>75</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Botany Avenue		
<b>Ward</b>	Ladybrook		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452730 , 360797
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development, however the site is currently in use which could affect when the site available.

**Suitability** Suitable

The site has good access and is close to services and public transport. The site is within a mixed residential and employment area, providing sensitively developed, residential use is considered as acceptable here. SUDs may be required to address surface water flooding.

**Achievability** Potentially achievable

A small brownfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 29 dwellings

Years 1 - 5	0	Years 6 - 10	29	Years 11+	0	Post Plan Period	0
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Small brownfield site. No planning permission in place. Development potentially linked to adjacent site (ref 68) - reflected in delivery. Assume homes delivered from 2021/22 onwards. Build rate rising of 10dpa has been applied.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>76</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Jubilee Way	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Land East of Jubilee Way North		
<b>Ward</b>	Oak Tree		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457310 , 360676
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	46.83		

**Assessment**

**Availability** Available

This strategic site is considered available and is based on combining three land ownerships. We are informed that Legal Agreements are being prepared to help support the longer term sustainability of the existing golf and rugby facilities in conjunction with the planned growth.

**Suitability** Potentially suitable

This strategic site is considered potentially suitable. If this site progresses to the next stage then further assessments and mitigations will be required to inform impact on sensitive areas of SSSI, LWS, Sherwood Forest Protection Area/ RSPB important bird area, scale of development that can realistically be delivered on this site, access and transport impacts and mitigations, delivery of primary education infrastructure, utilities capacity and connectivity, other infrastructure requirements, and various ground investigations and potential mitigations.

**Achievability** Potentially achievable

This strategic site is expected to have medium to high sales values and is likely to require considerable on and off site infrastructure and various mitigations to reflect the scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability - given the scale of the scheme, viability evidence will be required from the site promoter to confirm viability of the scheme.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 800 dwellings

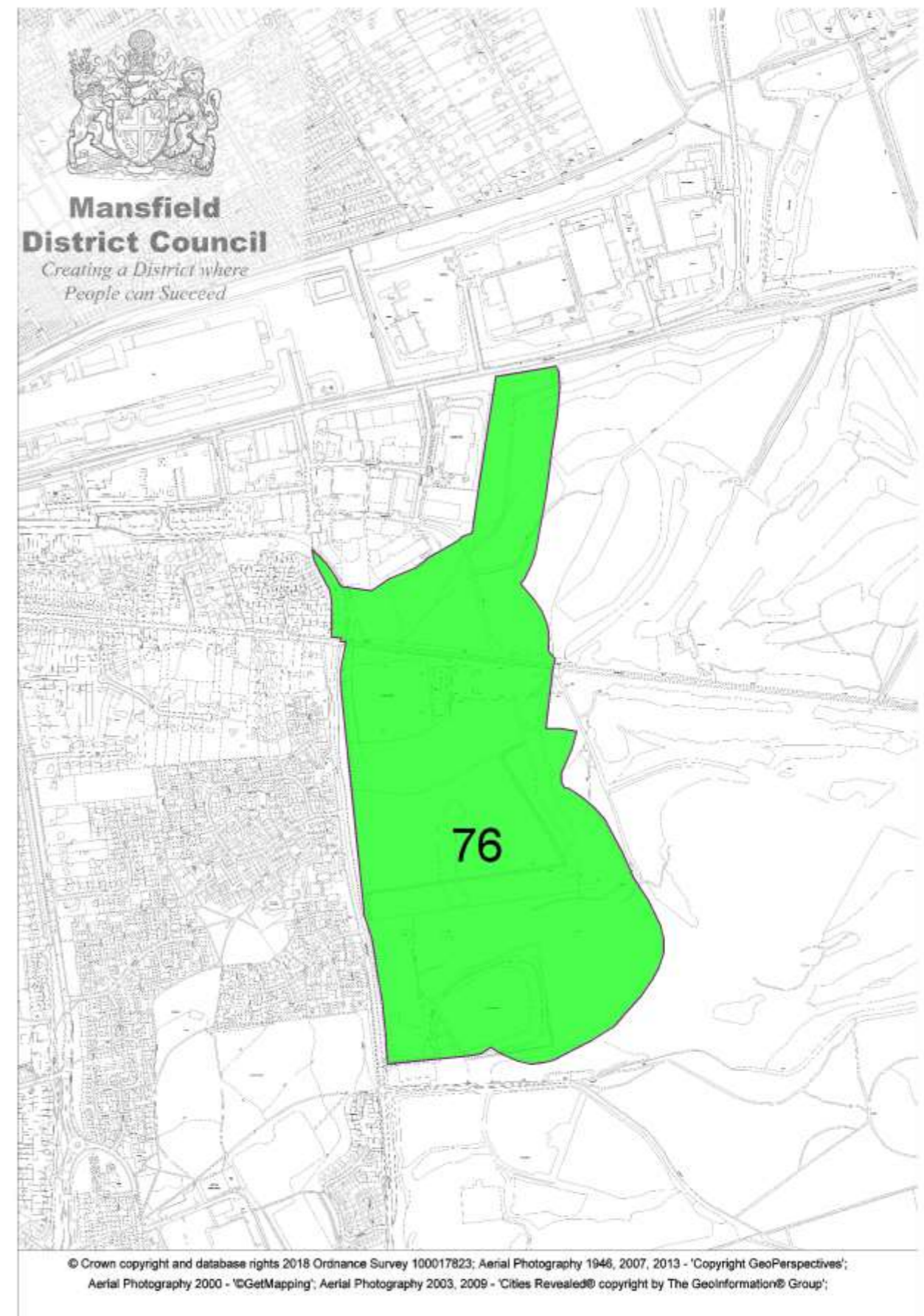
Years 1 - 5	0	Years 6 - 10	125	Years 11+	350	Post Plan Period	325
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A large greenfield site with significant lead in issues. The remodelling of the land, safeguarding and mitigating sensitive landscape and ecological features and the development of the rugby and golf club to release developable areas is expected to have a considerable lead in time. Off site highway works, and site opening infrastructure to enable delivery of this site is also likely to impact on the lead in time for delivery. For these reasons, delivery of homes is not anticipated to start until at least 2021/22 and will continue post plan. Assuming up to 2 developers each building approximately 25 dpa for most of the plan period with.

**Economic (sqm)** Developable (years 6-10) 26225 sqm

Office	0	Industrial	26225	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Crown Farm is a well established employment area and there is likely to be good prospect of market demand for the proposed industrial element of the scheme.



<b>HELAA Ref</b>	<b>77</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Former Mansfield Brewery (part A)				
<b>Site Address</b>	Great Central Road				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454192 , 360687	<b>Plotted Site Area (Ha)</b>	1.63
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Existing or emerging allocations that have not received planning permission				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development.

**Suitability** Potentially suitable

The site has good access and is close to services and public transport. A variety of town centre related uses maybe suitable. Flooding to be considered.

**Achievability** Potentially achievable

Brownfield site close to town centre. Delivery of the site is considered to be challenging but there is now considered to be a moderate prospect of achievability.

**Estimated Deliverability**

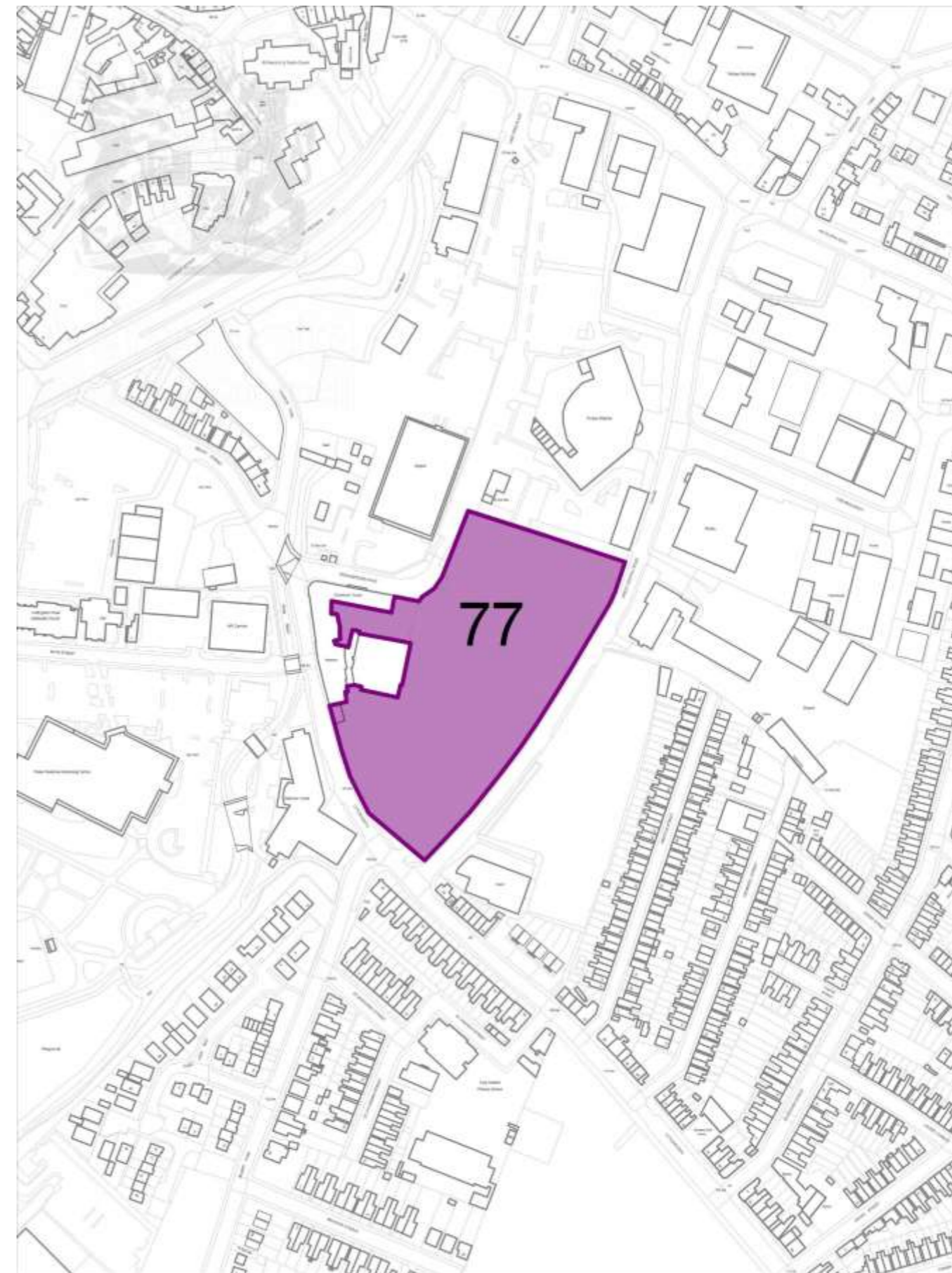
**Housing** Developable (years 6-10) 70 dwellings

Years 1 - 5	0	Years 6 - 10	50	Years 11+	20	Post Plan Period	0
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A brownfield site close to the town centre. Delivery of the site is challenging but work has been ongoing to develop the site. A scheme is now considered deliverable during the plan period. Assumed to be coming forward after 2023/24 at a rate of 20dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>78</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2		
<b>Site Name</b>	Land off Bosworth Street				
<b>Site Address</b>	Bosworth Street				
<b>Ward</b>	Penniment				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451902 , 361004	<b>Plotted Site Area (Ha)</b>	0.33
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Land owned by the Council				

**Assessment**

**Availability** Not available

Due to issues with access and religious covenant this site is not considered available at this time.

**Suitability** Potentially suitable

The proposed use of the site is compatible with adjoining uses and close to services and public transport. Access to the site is narrow but may be suitable for small scale development.

**Achievability** Unlikely to be achievable

A small greenfield site to the rear of existing properties; adjoins a former church. Given the nature of the site and the lower value location it is not considered achievable at present.

**Estimated Deliverability**

**Housing** Not Assessed 12 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not currently considered available or achievable.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>79</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Rosemary Street		
<b>Site Address</b>	Rosemary Street		
<b>Ward</b>	Broomhill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453134 , 361707
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Plotted Site Area (Ha)** 0.29

**Assessment**

**Availability** Available

Landowner has identified this site as available for development.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs will be required to address surface water flooding. It is understood that approval to de-allocate the site as an allotment has been received. Overall the site is suitable for residential development.

**Achievability** Potentially achievable

Small greenfield site in a lower value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 10 dwellings

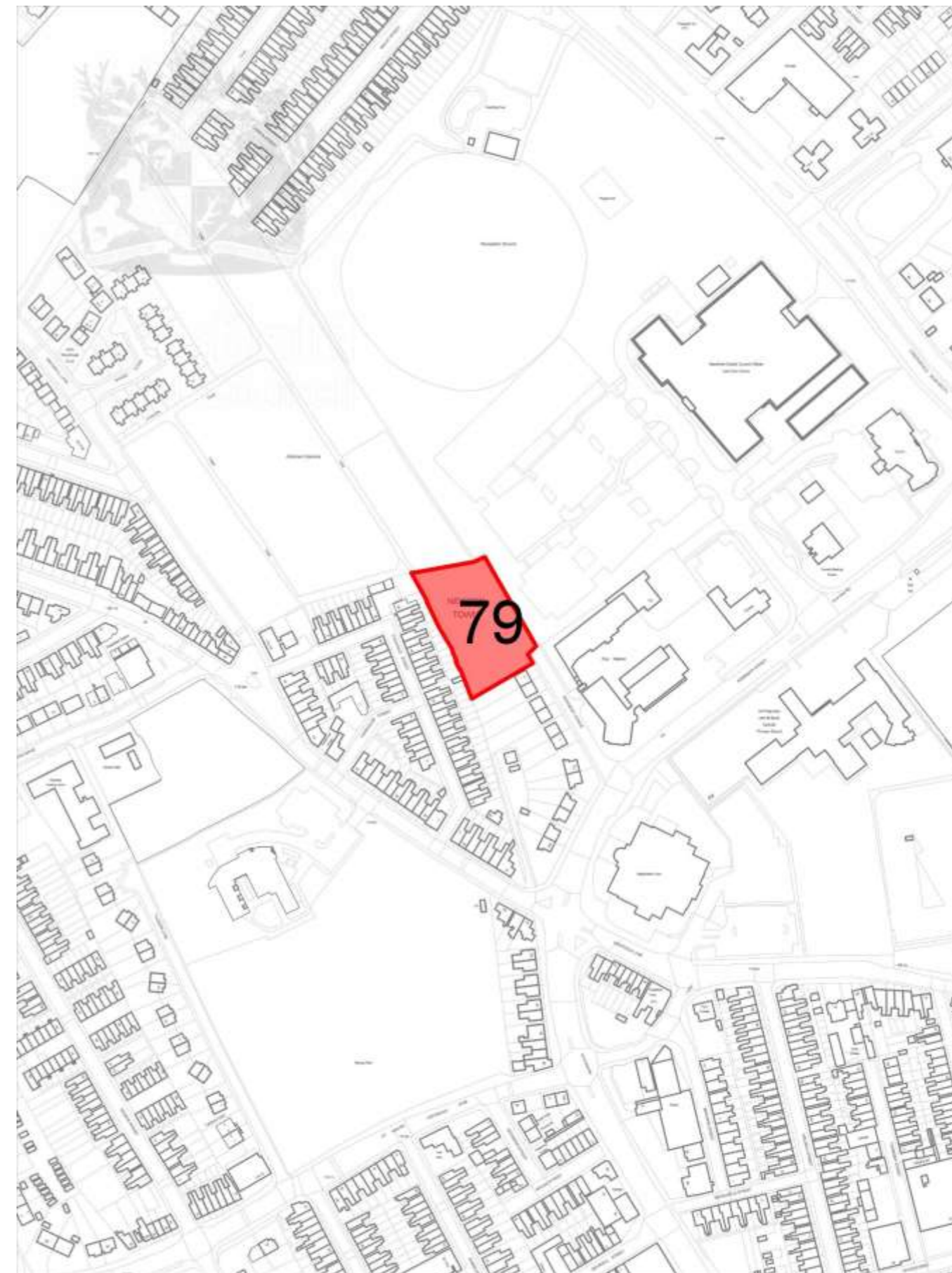
Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small greenfield site within an existing settlement. It is understood from the landowner that an application is expected in 2018/19; delivery is therefore expected in 2020/21.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>80</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land North of Skegby Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Skegby Lane		
<b>Ward</b>	Brick Kiln		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451390 , 360745
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	7.55		

#### Assessment

**Availability** Available

The site has planning permisison (2013/0435/ST) and is available for development.

**Suitability** Suitable

The site has extant planning permission (2013/0435/ST)

**Achievability** Potentially achievable

A medium sized greenfield site in a medium to low value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 150 dwellings

Years 1 - 5 60      Years 6 - 10 90      Years 11+ 0      Post Plan Period 0

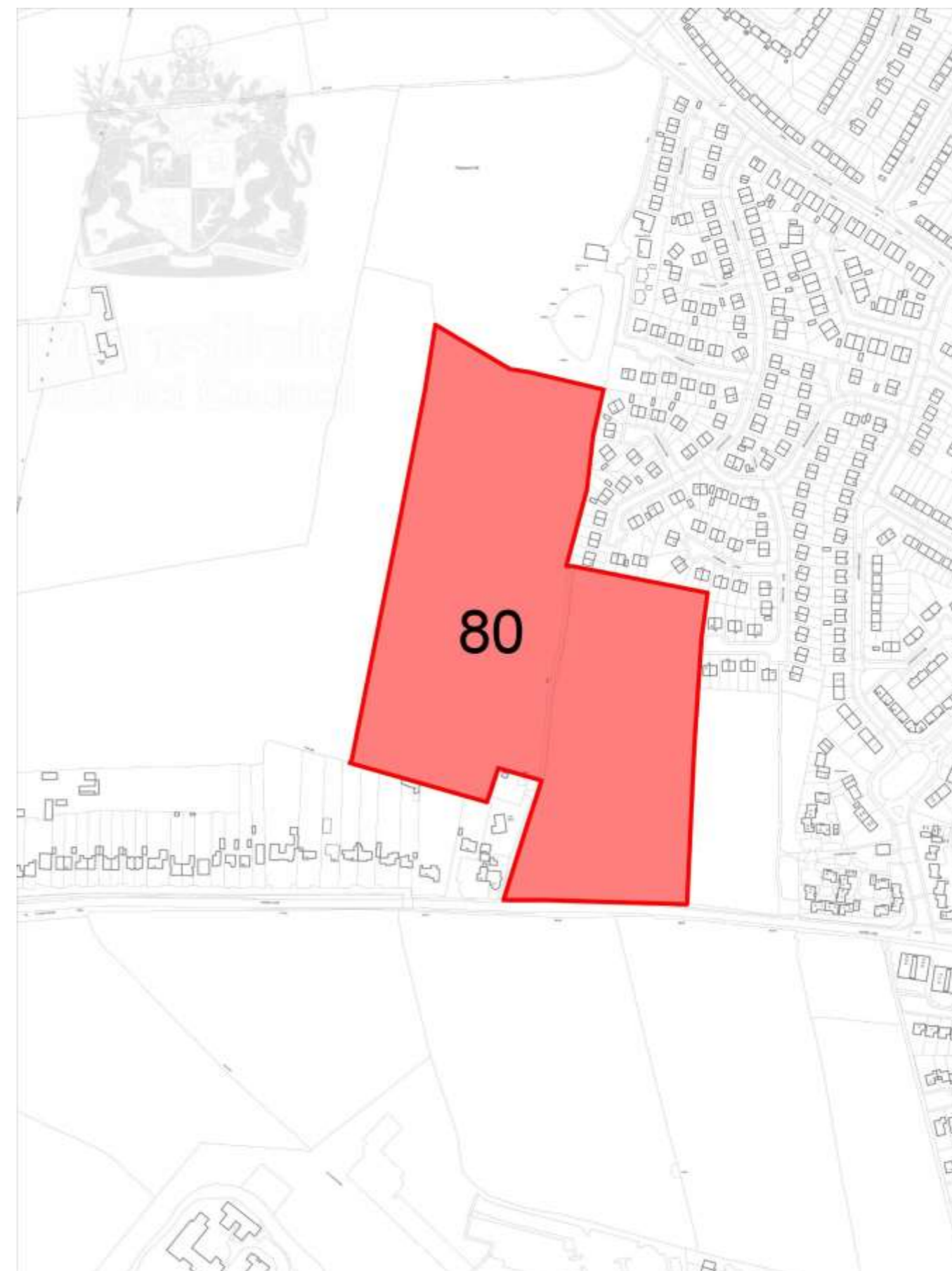
Site with planning permisison (2013/0435/ST) and s106 signed - reserved matters approved (2016/0447/ST). Delivery based on promoters information (April 2018).

**Economic (sqm)** Not Assessed 0 sqm

Office 0      Industrial 0      Warehousing 0      Leisure 0

Comparison retail 0      Convenience retail 0

N/A



<b>HELAA Ref</b>	<b>81</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Penniment Farm (Housing)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Land at Penniment Farm, Abbott Road		
<b>Ward</b>	Penniment		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451551 , 362173
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	21.47		

**Assessment**

**Availability** Available

Site has planning permission; reserved matters applications have recently been submitted.

**Suitability** Suitable

The site has extant planning permission. The site has good access off the MARR, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Potentially achievable

At a developer surgery held in February 2017 with the site promoter outlined the key issues that have led to the delayed start on this site, and how these are to be overcome. Going forward, if this site continues to form part of the Local Plan then, as consent is due to expire in Dec 2017, further evidence of deliverability will be required from the site promoters.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 430 dwellings

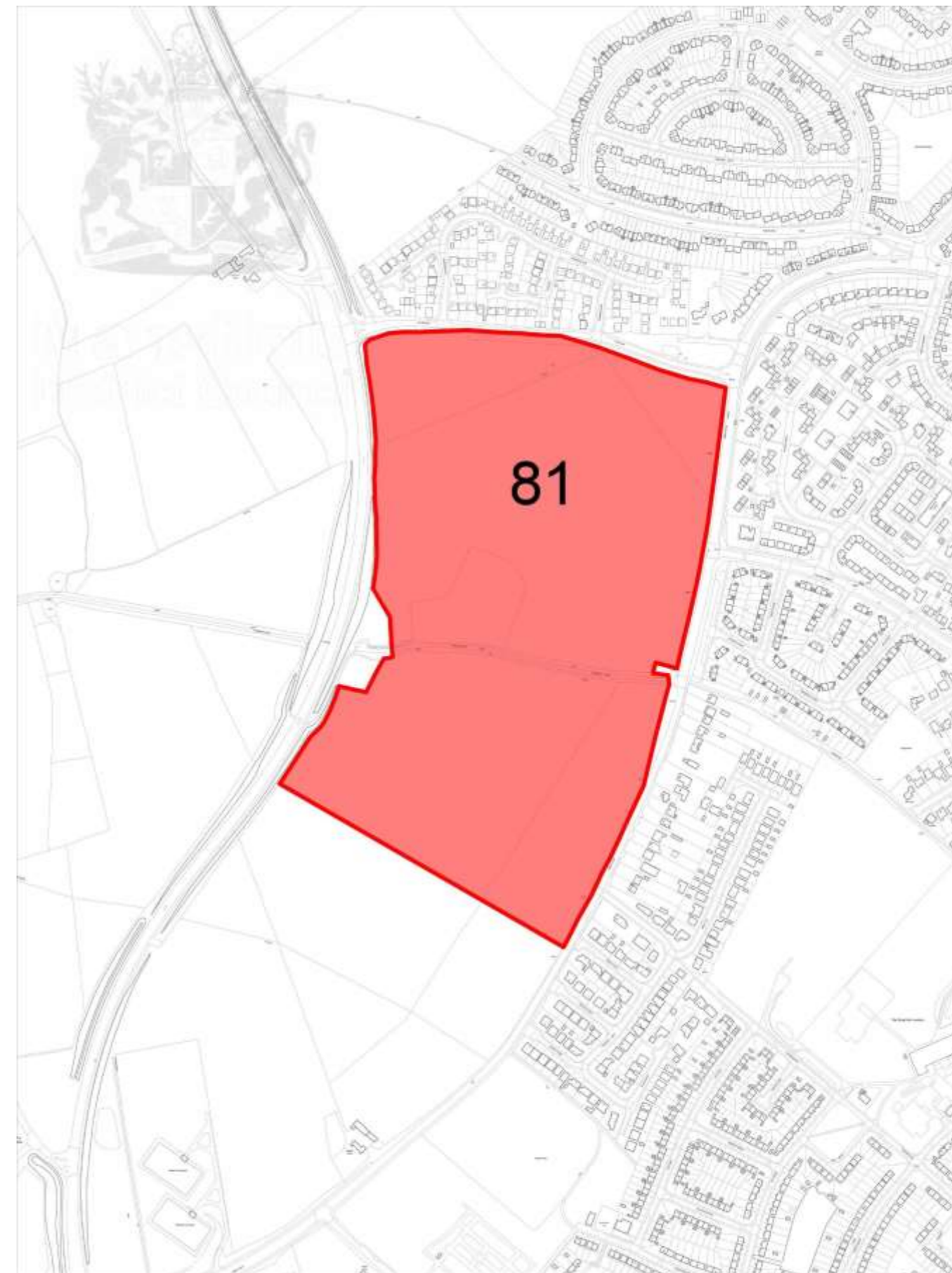
Years 1 - 5	125	Years 6 - 10	250	Years 11+	55	Post Plan Period	0
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Greenfield site with planning permission; the site is understood to be close to starting. The HELAA trajectory based on the current consented scheme and information provided by the developer (April 2018) however the build rate has been reduced to reflect our standard assumptions (25dpa with 2 developers on site).

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

See HELAA ref 82



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<b>HELAA Ref</b>	<b>82</b>	<b>Planning Status</b>	Permission granted		
<b>Site Name</b>	Penniment Farm (employment)				
<b>Site Address</b>	Land South of Penniment Farm, Abbott Road				
<b>Ward</b>	Penniment				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451303 , 361658	<b>Plotted Site Area (Ha)</b>	12.70
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Site has an extant planning permission due to expire in December 2017.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Potentially achievable

A greenfield site in a attractive location for employment. The site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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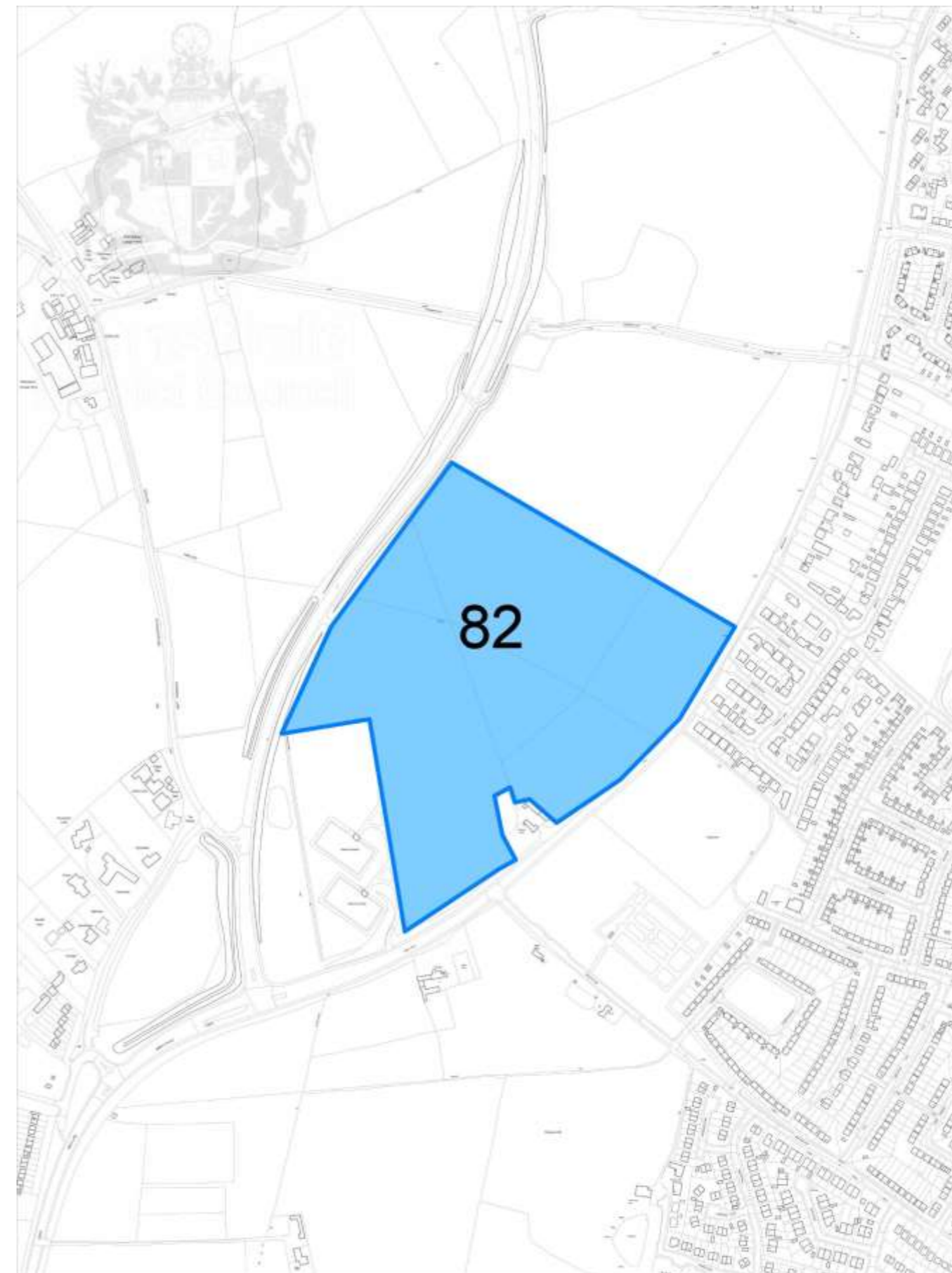
See HELAA ref 81 - landowner considers the site will be available within 5 to 10 years.

**Economic (sqm)** Developable (years 6-10) 39384 sqm

Office	3300	Industrial	18000	Warehousing	18000	Leisure	0
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Comparison retail	0	Convenience retail	84
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Although the site has planning consent, this is due to expire in 2017 therefore delivery is not included in the first five years.



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<b>HELAA Ref</b>	<b>83</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2		
<b>Site Name</b>	Grove Street Car Park				
<b>Site Address</b>	Land at Grove Street				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453847 , 360625	<b>Plotted Site Area (Ha)</b>	0.29
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Mixed		
<b>Source</b>	Land owned by the Council				

**Assessment**

**Availability** Not available

Informed by land owner that site is not currently available.

**Suitability** Not Assessed

Site not currently available.

**Achievability** Not Assessed

Site not currently available.

**Estimated Deliverability**

**Housing** Not Assessed 23 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	23	Post Plan Period	0
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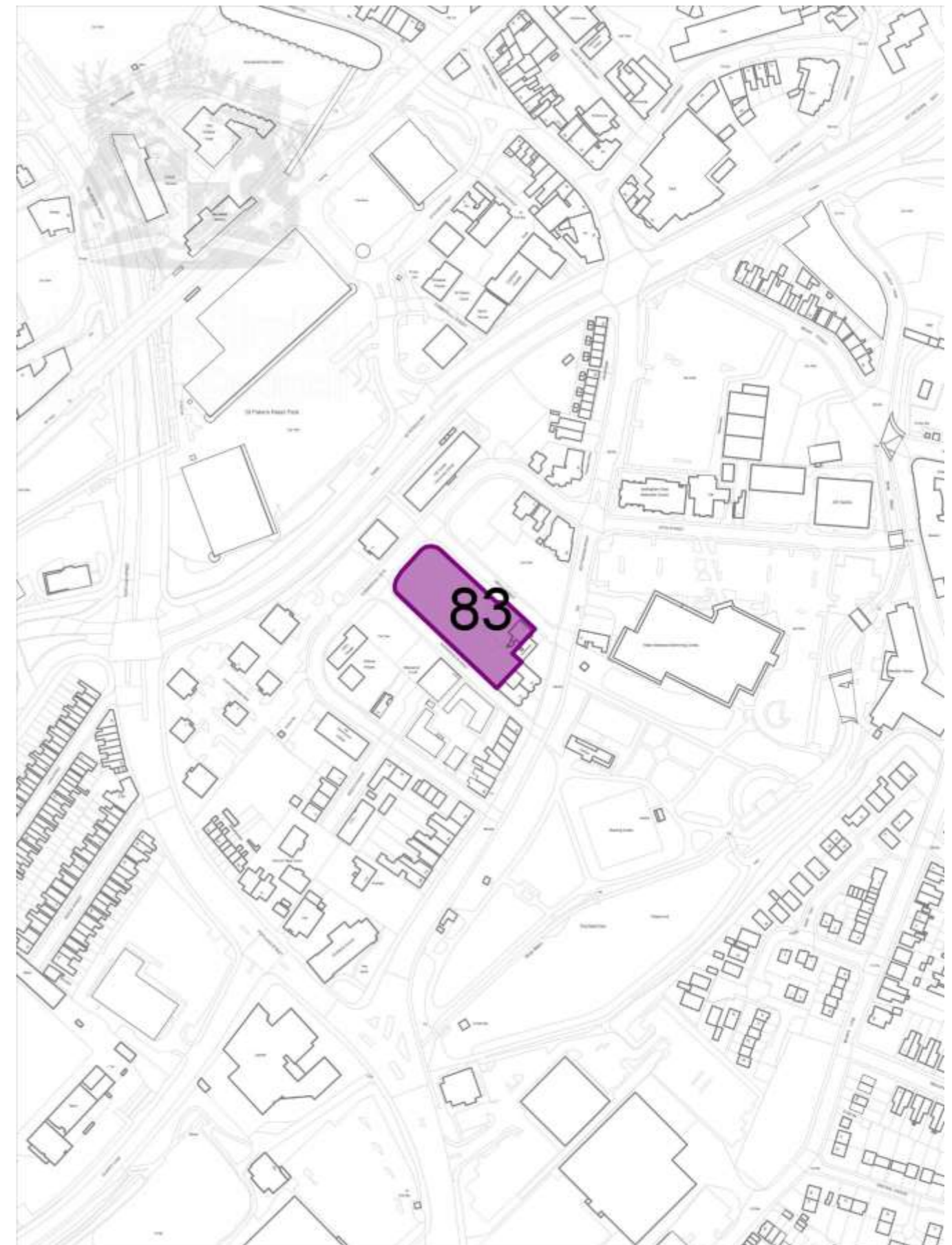
Site not currently available.

**Economic (sqm)** Not Assessed 232 sqm

Office	232	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site not assessed as identified by land owners as not currently available.



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<b>HELAA Ref</b>	<b>84</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at Sheepbridge Lane/ Gibbon Road	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Sheepbridge Lane		
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452800 , 360170
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	1.38		

**Assessment**

**Availability** Not available

Site has had planning permission for residential but application submitted for storage of trailers (2015/0659/ST - granted Dec 2015). Landowner intentions are unclear; assumed unavailable for housing at present.

**Suitability** Suitable

Site has had planning permission previously (2010/0851/ST) - assume suitable for development on same basis.

**Achievability** Potentially achievable

A brownfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 41 dwellings

<span style="background-color: #808080; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Post Plan Period</span> 0
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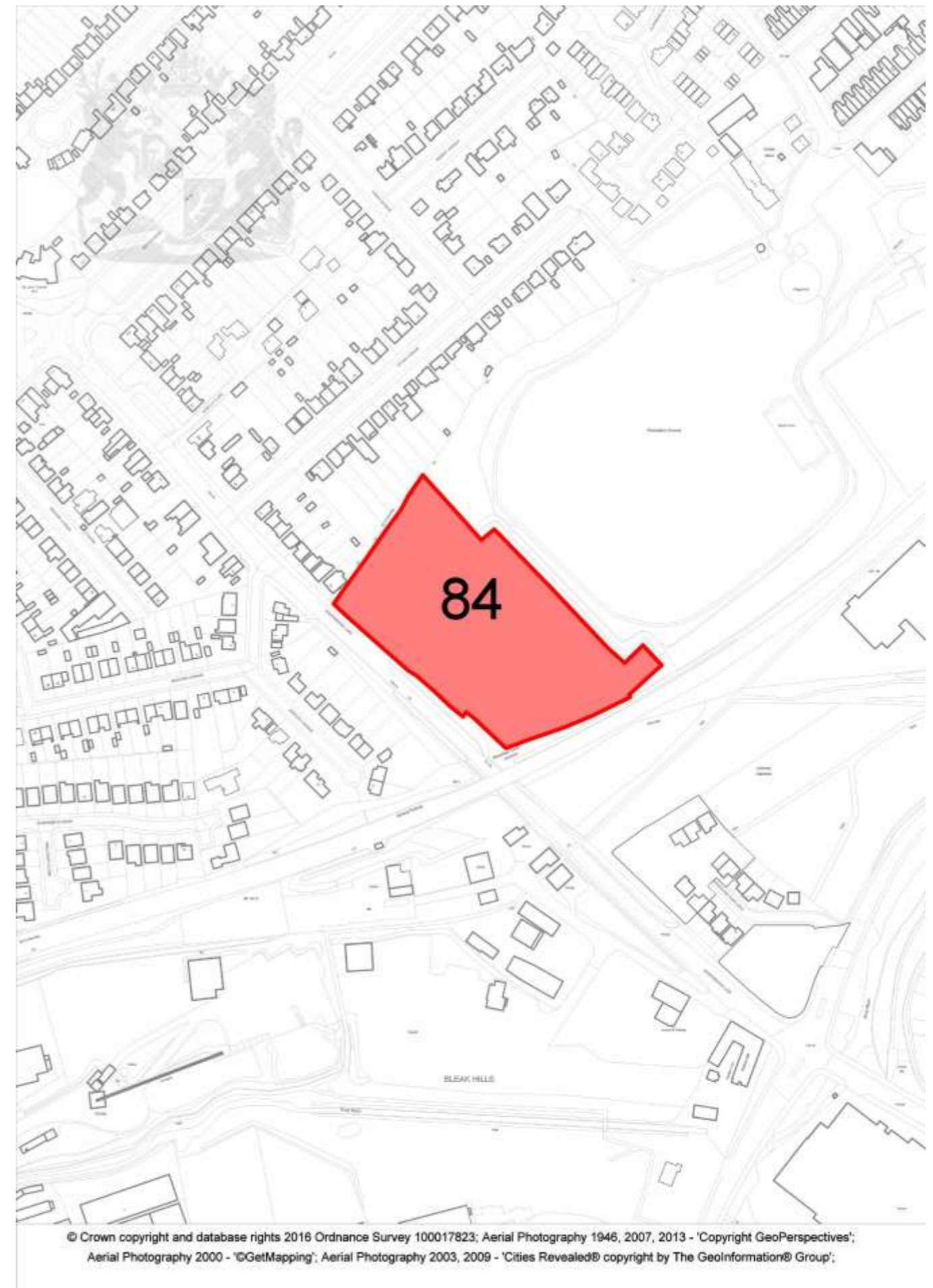
Not assessed as currently not available.

**Economic (sqm)** Not Assessed 0 sqm

<span style="background-color: #808080; color: white; padding: 2px;">Office</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Industrial</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Leisure</span> 0
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<span style="background-color: #808080; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Convenience retail</span> 0
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N/A



<b>HELAA Ref</b>	<b>85</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Quarry Lane		
<b>Site Address</b>	Quarry Lane		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452927 , 360031
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		

**Plotted Site Area (Ha)** 0.54

**Assessment**

**Availability** Available

Site is under construction (2013/0426/ST)

**Suitability** Suitable

Site is under construction (2013/0426/ST)

**Achievability** Achievable

Site is under construction (2013/0426/ST)

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 17 dwellings

Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is complete as of March 2018.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>86</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at the corner of Quarry Lane, Mansfield.	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Quarry Lane		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452977 , 359973
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>		<b>Plotted Site Area (Ha)</b>	0.25

**Assessment**

**Availability** Available

Site has planning permission (2014/0715/ST) - appears to have been cleared in preparation for development

**Suitability** Suitable

Site has planning permission (2014/0715/ST)

**Achievability** Achievable

A small brownfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 21 dwellings

Years 1 - 5	21	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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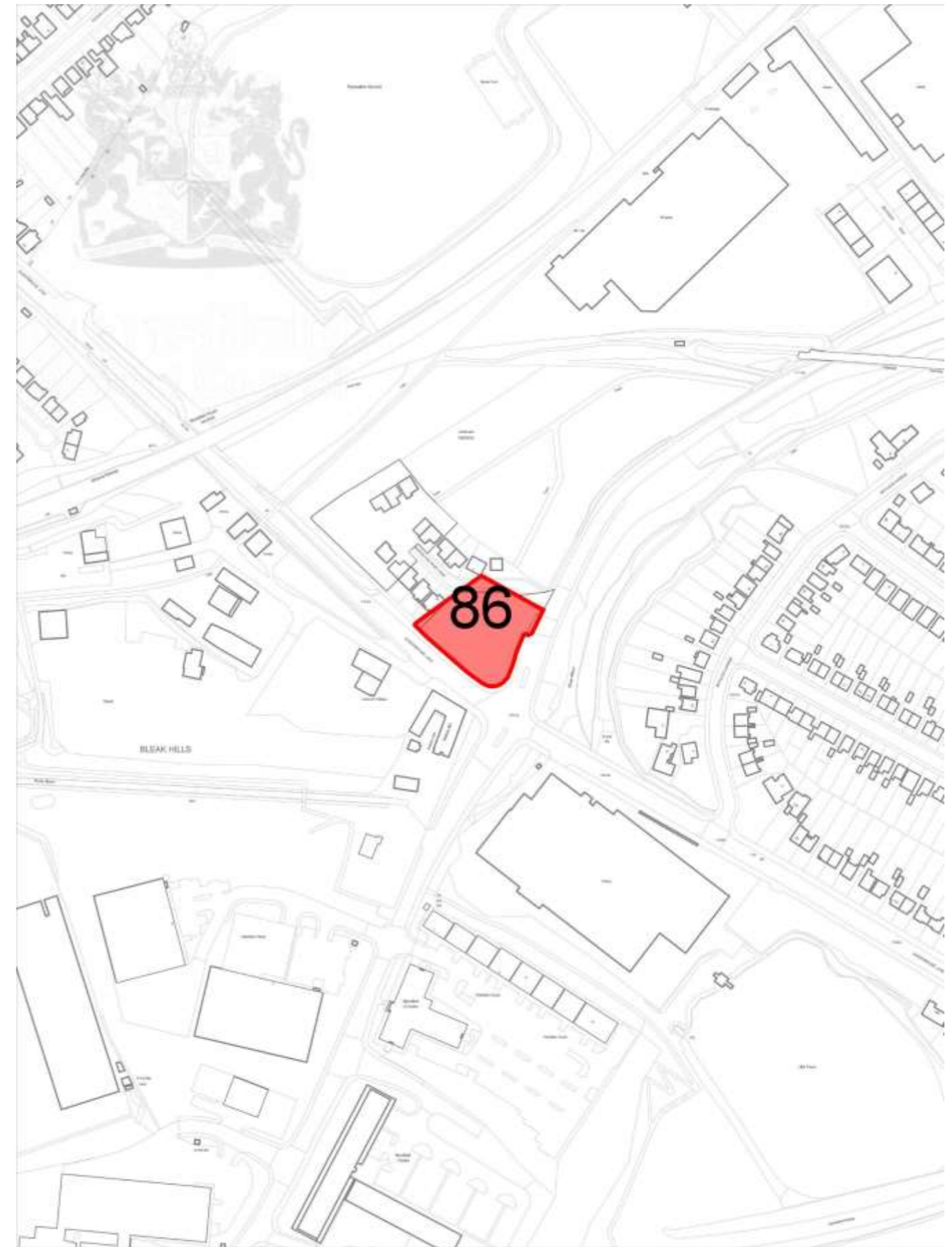
All footings are down for the apartments as of March 2018 and work is expected to be complete 2018/2019 as these are apartments. Adjoins site (ref: 85) has been complete March 2018.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>87</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Welbeck Farm	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Netherfield Lane		
<b>Ward</b>	Meden		
<b>Locality</b>	Meden Vale	<b>Grid Ref</b>	457939 , 369388
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		
<b>Plotted Site Area (Ha)</b>	0.80		

**Assessment**

**Availability** Available

Planning permission granted in June 2017 (2015/0635/NT).

**Suitability** Suitable

Planning permission granted in June 2017 (2015/0635/NT).

**Achievability** Achievable

A small greenfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 32 dwellings

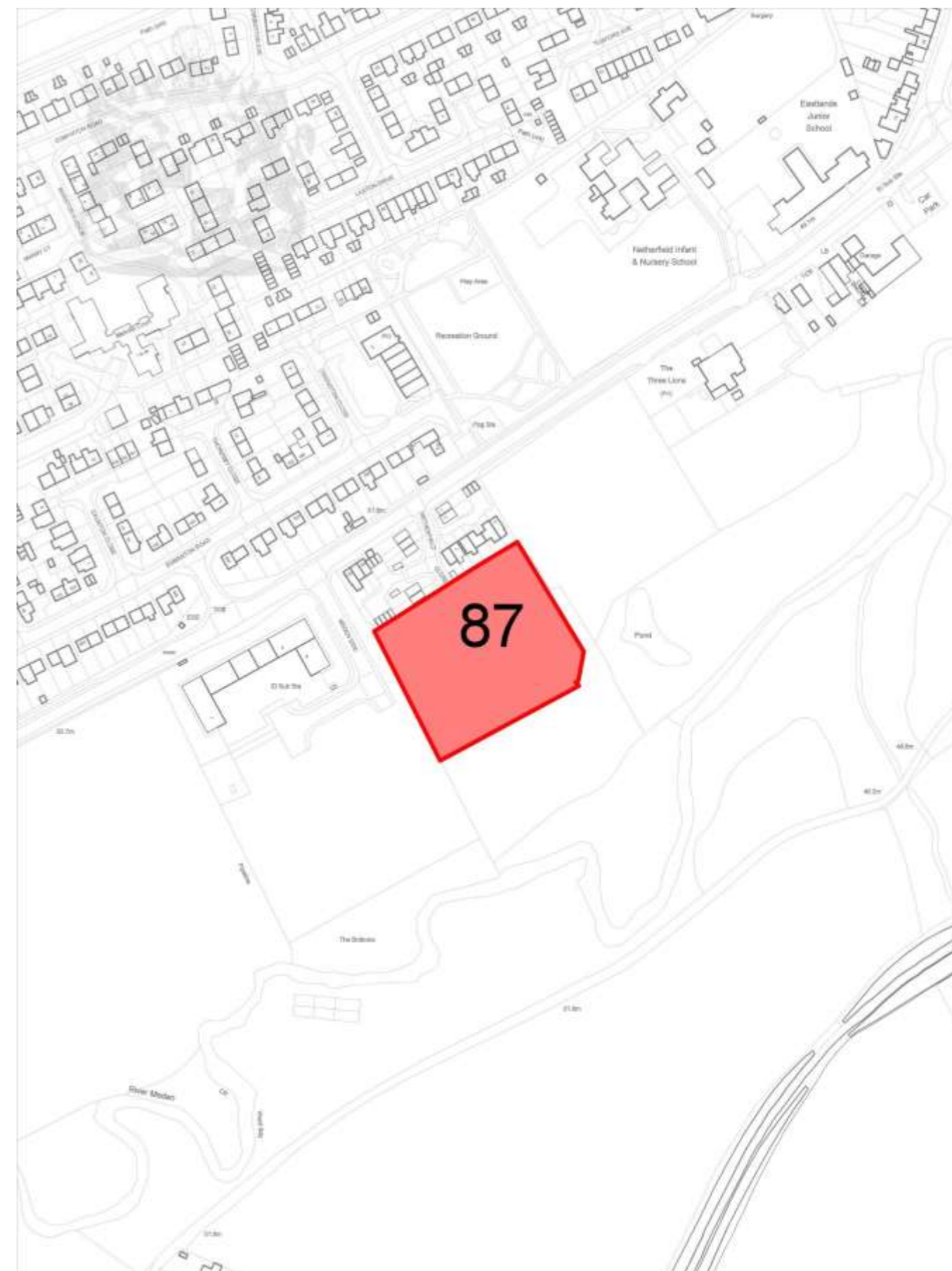
Years 1 - 5	5	Years 6 - 10	27	Years 11+	0	Post Plan Period	0
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Outline planning permission granted in June 2017 (2015/0635/NT). Assume 3 years for reserved matters and initial works prior to homes being delivered; expected in 2020/21. Build rate of 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>88</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 1
<b>Site Name</b>	Land off Chesterfield Road		
<b>Site Address</b>	Chesterfield Road North		
<b>Ward</b>	Bull Farm and Pleasley Hill		
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	451009 , 364194
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Sites already within the SHLAA (HELAA) process		

**Plotted Site Area (Ha)** 9.75

**Assessment**

**Availability** Not Assessed

Not assessed - site excluded at stage 1.

**Suitability** Not Assessed

Not assessed - site excluded at stage 1.

**Achievability** Not Assessed

Not assessed - site excluded at stage 1.

**Estimated Deliverability**

**Housing** Not Assessed 256 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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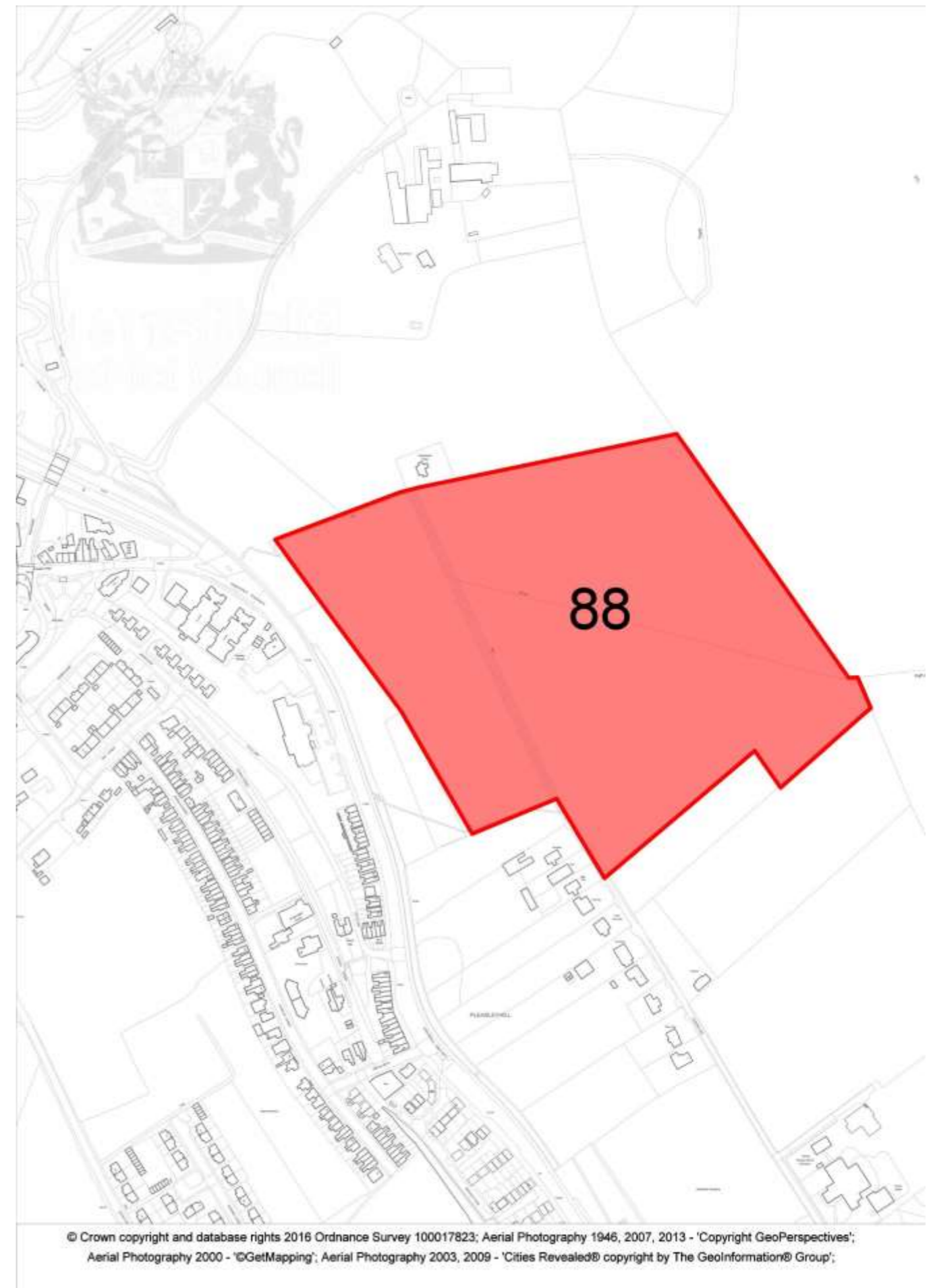
Not assessed - site excluded at stage 1.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>89</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Skegby Lane		
<b>Site Address</b>	Land South of Skegby Lane		
<b>Ward</b>	Grange Farm		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451590 , 360403
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Sites already within the SHLAA (HELAA) process		

**Assessment**

**Availability** Available

Landowner (NCC) confirmed that site is available for development.

**Suitability** Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. SUDs will be required to address surface water flooding.

**Achievability** Potentially achievable

Greenfield site within a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 215 dwellings

Years 1 - 5	0	Years 6 - 10	10	Years 11+	175	Post Plan Period	30
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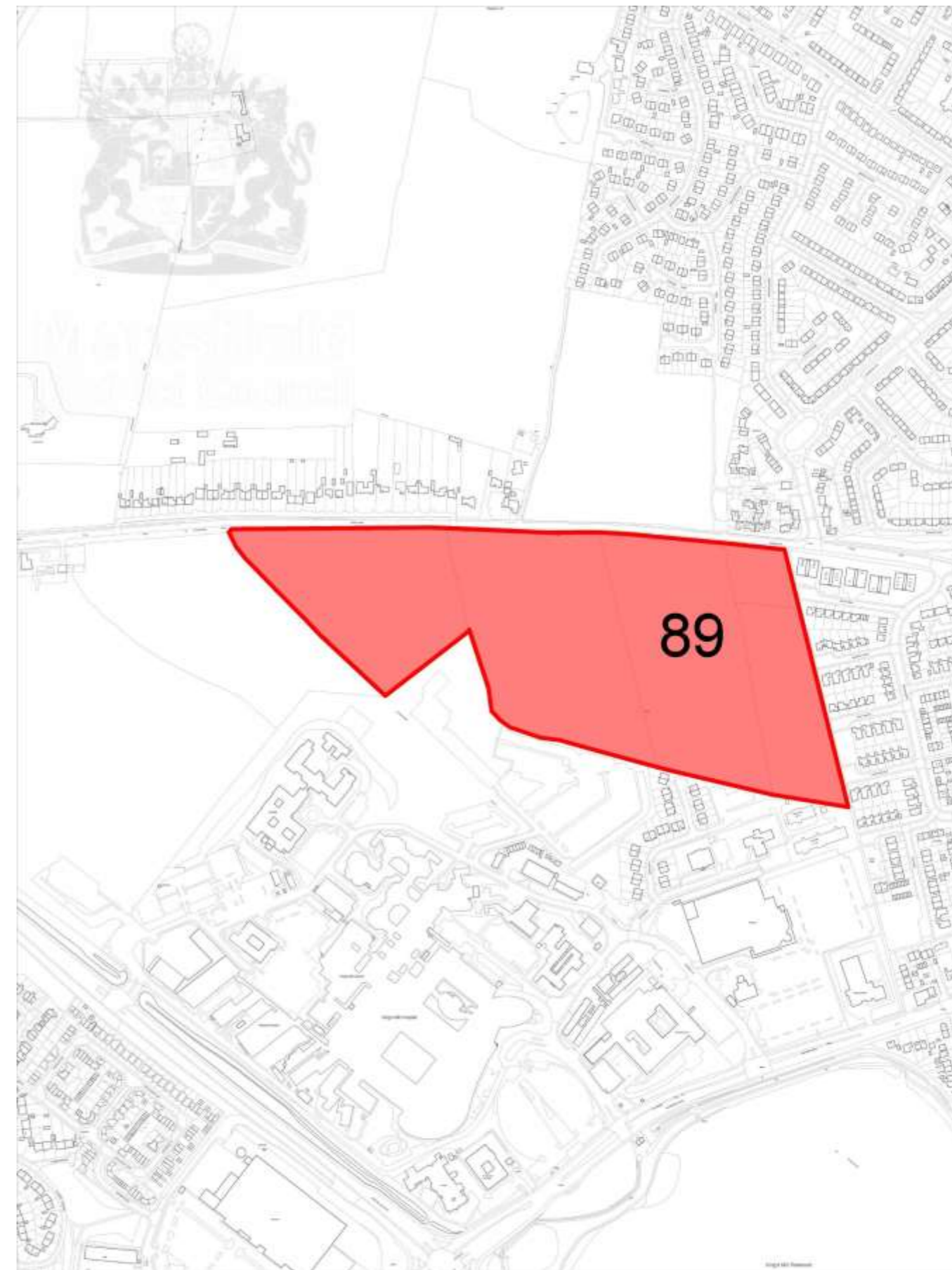
Large greenfield site with no application submitted. Landowner indicates that the site will be marketed following adoption of the Local Plan; deliver assumed from 2025/26 onwards. Build rate rising to 25dpa with a single developer on site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>90</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Lindhurst	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Land adjacent the MARR between Nottingham Road and Southwell Road West		
<b>Ward</b>	Berry Hill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455480 , 358251
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	145.15		

#### Assessment

**Availability** Available

Outline applications approved (2015/0045/ST & 2016/0599/ST & 2017/0014/RES). Detailed applications for individual site parcels being determined.

**Suitability** Suitable

Site suitable for mixed use housing, employment and recreation uses. Outline applications approved (2015/0045/ST & 2016/0599/ST & 2017/0014/RES).

**Achievability** Achievable

This site is considered as having good prospects of achievability being closely located to the MARR. There is a HCA up-front loan for infrastructure delivery to help with cash flow (Home Building Fund of the HCA) to support with cash flow.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 1700 dwellings

Years 1 - 5	156	Years 6 - 10	450	Years 11+	630	Post Plan Period	464
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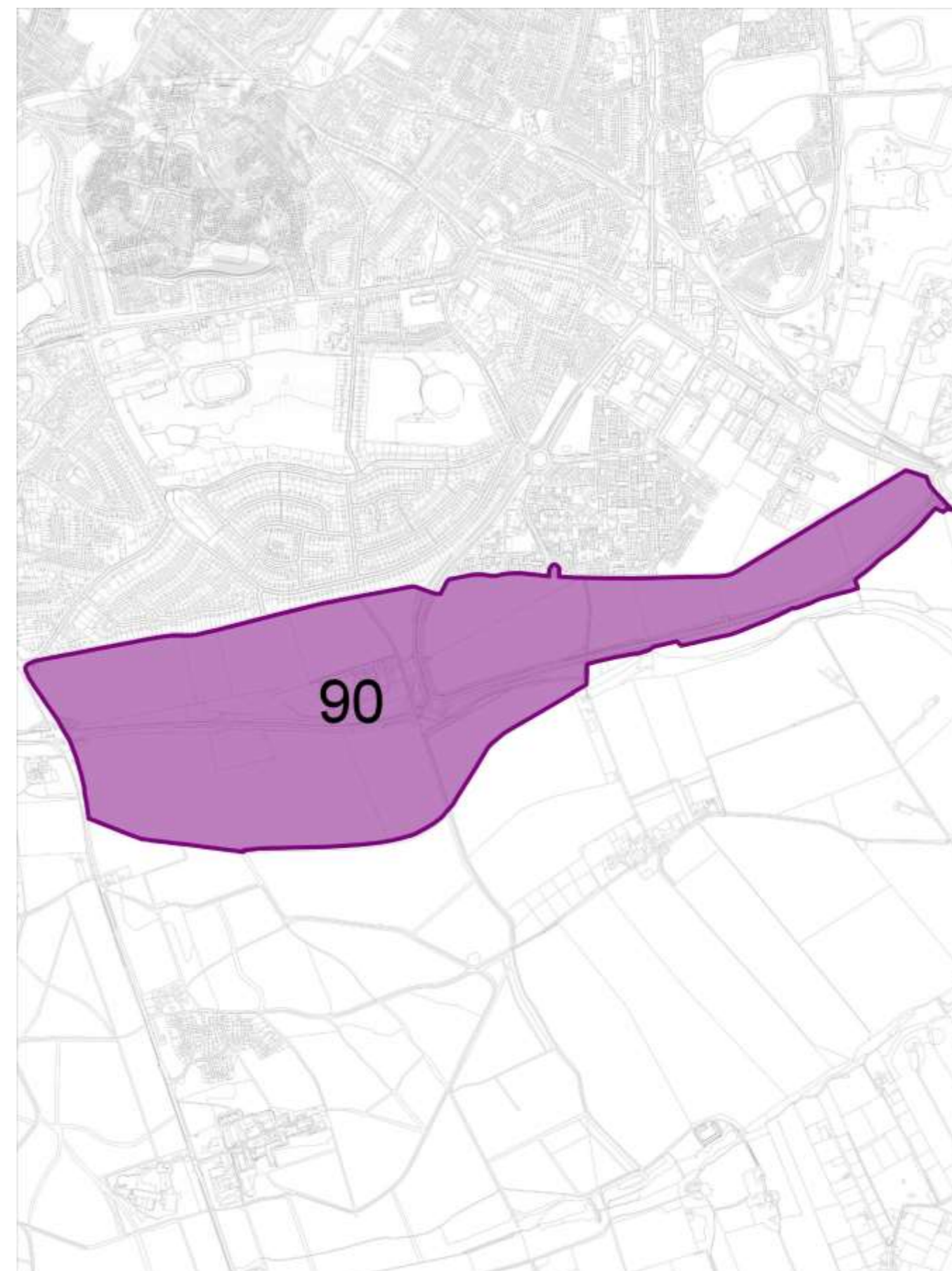
A large greenfield site with outline planning permission. 3 parcels of land now have permission for 518 dwellings of which 20 are under construction 17/18. Delivery of homes expected from 2018/19 onwards. Landowner indicated expected build rate of 125-250dpa; a cautious assumption of 30dpa per developer with up to 3 developers on site as been assumed. 5yr supply has been split between the 4 housing refs, H-Bh008, H-Bh016, H-Bh017 & H-Bh018. Total 336

**Economic (sqm)** Developable (years 6-10) 101000 sqm

Office	60000	Industrial	30000	Warehousing	10000	Leisure	0
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Comparison retail	0	Convenience retail	1000
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Development expected to continue toward the end of plan period and beyond.



<b>HELAA Ref</b>	<b>91</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Strip of land off Cauldwell Road (opposite the College)				
<b>Site Address</b>	Cauldwell Road				
<b>Ward</b>	Oakham				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454272 , 358398	<b>Plotted Site Area (Ha)</b>	1.30
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>					

**Assessment**

**Availability** Available

Landowner (NCC) have confirmed that the site is available for development.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. To be developed in connection with ADC allocation (SKA3p - 207 homes). SUDs may be required to address surface water flooding.

**Achievability** Achievable

A greenfield site in a high value area. Small part of a larger site (ADC Allocation SKA3p - 207 homes). Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 42 dwellings

Years 1 - 5	25	Years 6 - 10	17	Years 11+	0	Post Plan Period	0
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Delivery reflects ADC trajectory for Allocation SKA3p - 207 homes. Max of 25dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>92</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Pleasley Hill Regeneration Area	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Chesterfield Road North		
<b>Ward</b>	Bull Farm and Pleasley Hill		
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	451056 , 363549
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Large scale redevelopment and redesign of existing residential or economic areas		

**Plotted Site Area (Ha)** 3.81

**Assessment**

**Availability** Available

Site is under construction

**Suitability** Suitable

Site is under construction

**Achievability** Achievable

Site is under construction

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 152 dwellings

Years 1 - 5	132	Years 6 - 10	13	Years 11+	0	Post Plan Period	0
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Development underway, (one more dwelling added) with 29 homes constructed in 2017/18. Assumed that standard assumption will continue to apply.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>93</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Bowls Club	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Westfield Lane		
<b>Ward</b>	Broomhill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452981 , 361642
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.57		

**Assessment**

**Availability** Available

Site has planning permission and has started

**Suitability** Suitable

Site has planning permission (2012/0566/ST)

**Achievability** Unlikely to be achievable

Site has planning permission for 18 dwellings and started in 2013 with one unit under construction, although appears to have since stalled. We have therefore assumed this site is not achievable.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

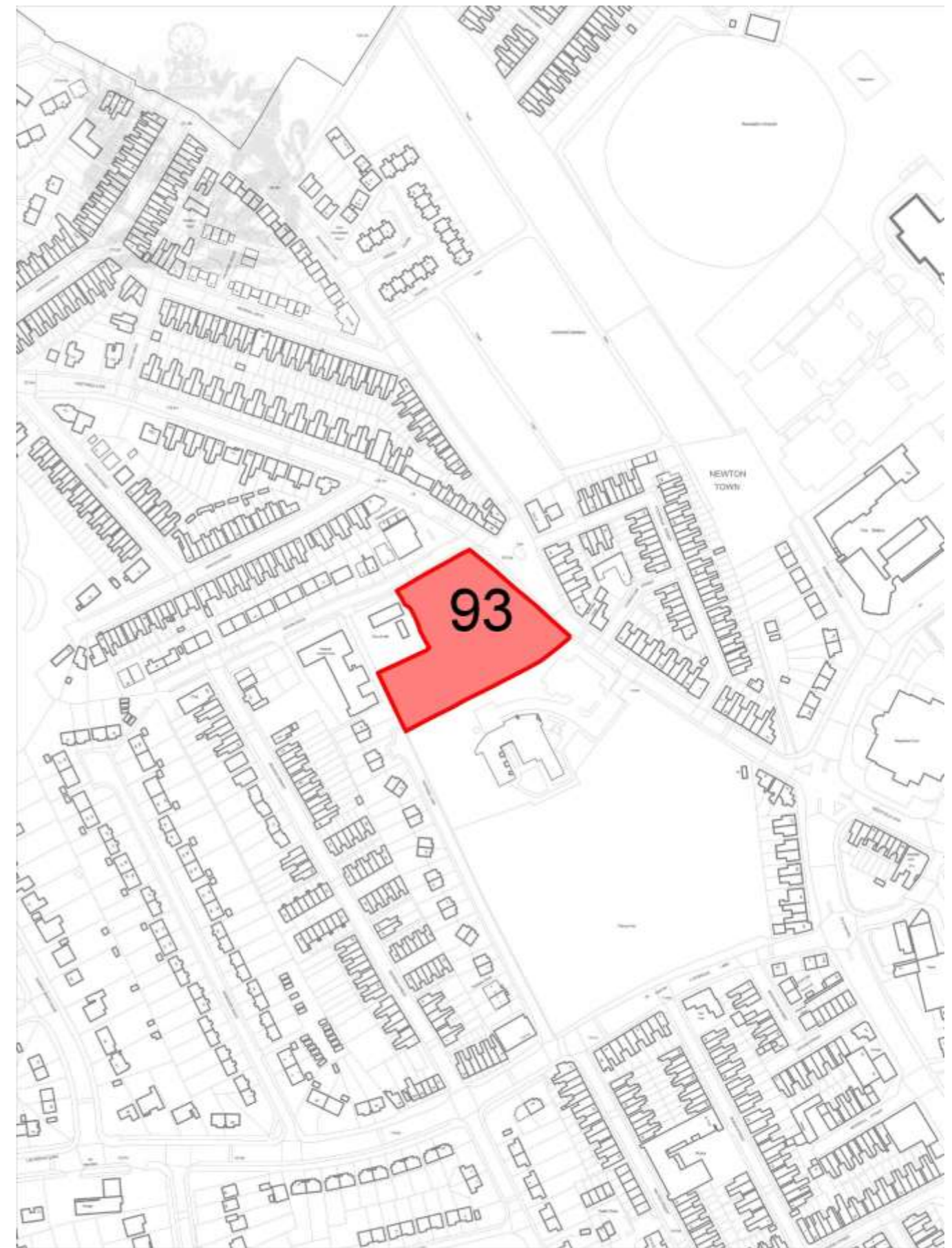
Appears to have started in 2013 but no completions, therefore have not assumed site as part of the HELAA supply. This will be kept under review.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

N/A



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<b>HELAA Ref</b>	<b>94</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Bath Mill	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Bath Lane		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454791 , 361715
<b>Land Type</b>	Brownfield	<b>Plotted Site Area (Ha)</b>	0.69
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
	<b>Proposal</b>	Housing	

### Assessment

**Availability** Available

It is understood that the site is available; there is planning history going back to 2004 of applications for redevelopment of the site. A discharge of condition applications was submitted in January 2018.

**Suitability** Suitable

Site has extant planning permission for a total of 18 dwellings (2015/0238/NT); assumed suitable on the same basis.

**Achievability** Potentially achievable

A small brownfield site in a lower value area close to sewage works. The scheme involves the conversion of a listed building. A planning application for additional development was submitted in July 2017. A Discharge of Condition application for the extant permission was submitted in Jan 2018. Given the submission of a DoC application it is considered that the scheme is achievable.

### Estimated Deliverability

**Housing** Deliverable (years 1-5) 21 dwellings

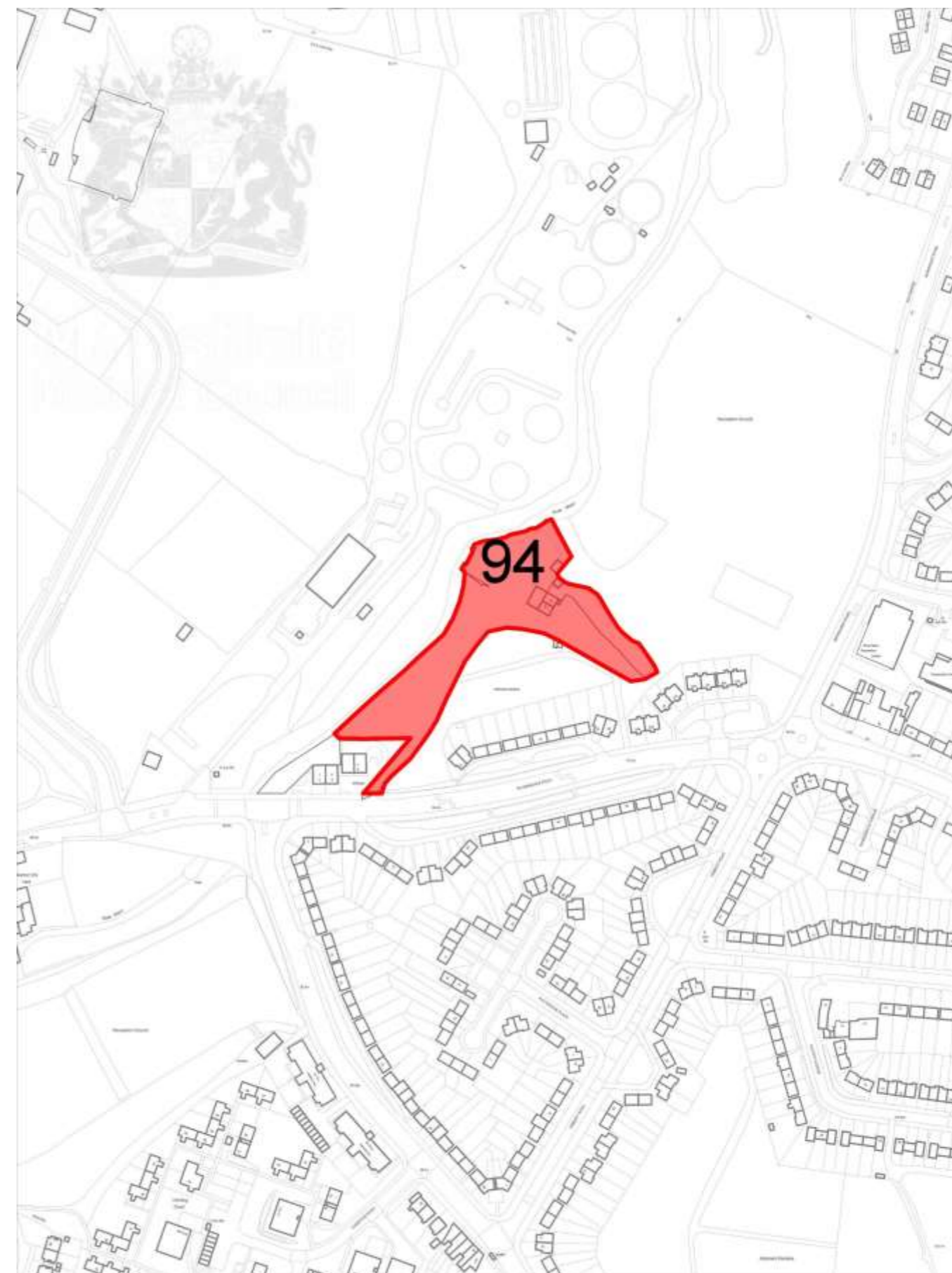
Years 1 - 5	14	Years 6 - 10	7	Years 11+	0	Post Plan Period	0
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A conversion of a listed building in a lower value area & new houses. A discharge of condition application was submitted in January 2018. As such it is considered that the site is likely to be developed from 2020/21 onwards

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>95</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Vauxhall Garage	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Sutton Road		
<b>Ward</b>	Grange Farm		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452193 , 360076
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

**Assessment**

**Availability** Not available

Land owner has been granted planning permission but site remains in active use for car sales. Not considered available at present.

**Suitability** Suitable

Site has planning permission (2013/0288/ST).

**Achievability** Achievable

A brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 41 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A brownfield site with extant planning permission (2013/0288/ST - an extension of time for 2010/0407/ST); existing use ongoing. Given this the site is not currently expected to be delivered during the plan period. This will be kept under review.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>96</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at Hermitage Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Hermitage Lane		
<b>Ward</b>	Grange Farm		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452363 , 360055
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

**Plotted Site Area (Ha)** 0.90

#### Assessment

**Availability** Available

Extent permission in place (2013/0622/ST) Site is under construction

**Suitability** Suitable

Extant permission in place (2013/0622/ST)

**Achievability** Achievable

Brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 25 dwellings

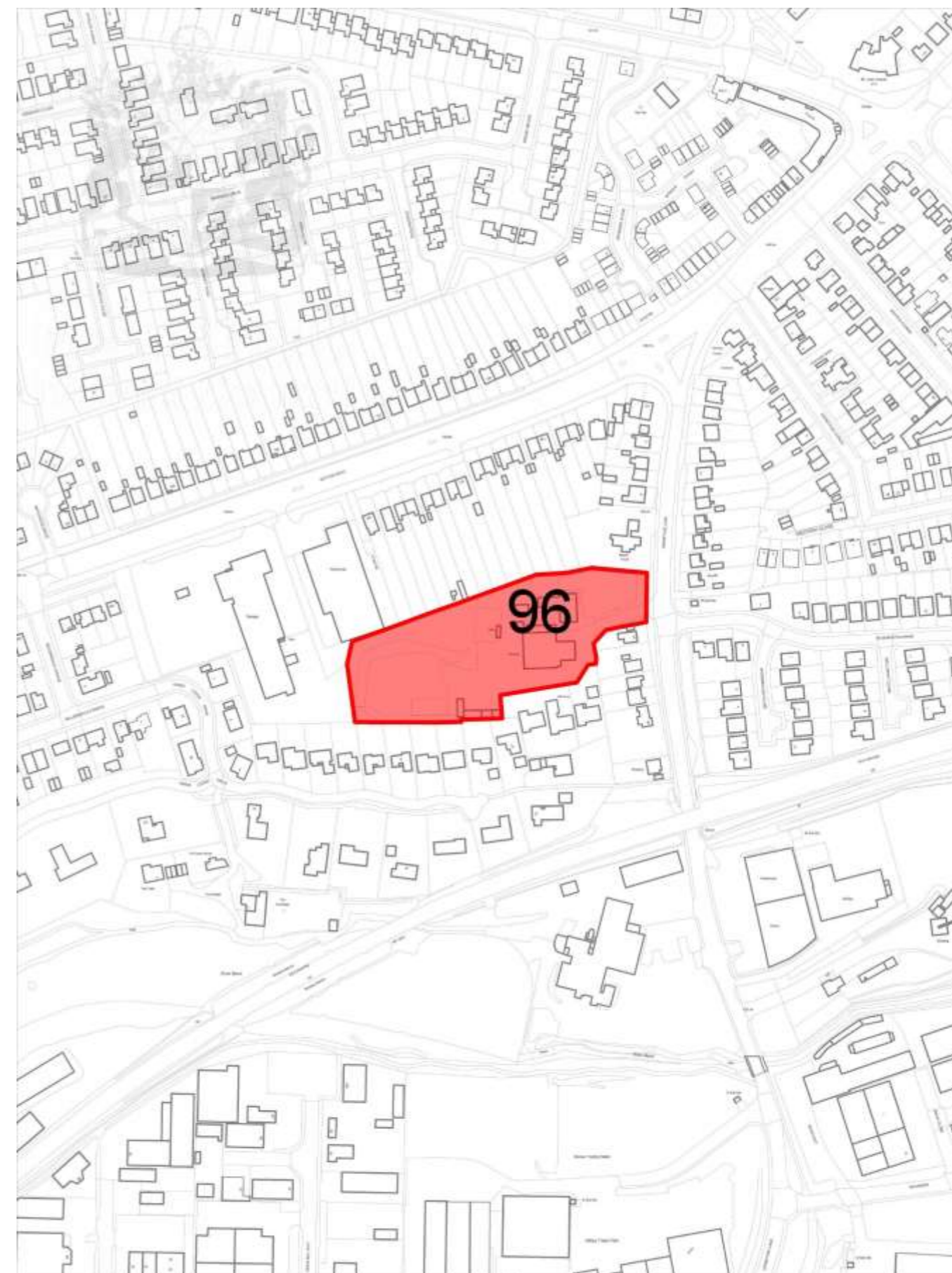
Years 1 - 5	25	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small brownfield site with extant planning permission (2013/0622/ST ). 10 units are currently under construction (started Nov 2017). Based on standard assumptions a build rate of 10dpa is assumed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>97</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land to the rear of 183 Clipstone Road West	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Clipstone Road West		
<b>Ward</b>	Holly		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456760 , 362555
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.58		

**Assessment**

**Availability** Available

Site has planning permission and is under construction (2012/0316/NT)

**Suitability** Suitable

Site has planning permission and is under construction (2012/0316/NT).

**Achievability** Achievable

Site has planning permission and is under construction (2014/0128/NT)

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 12 dwellings

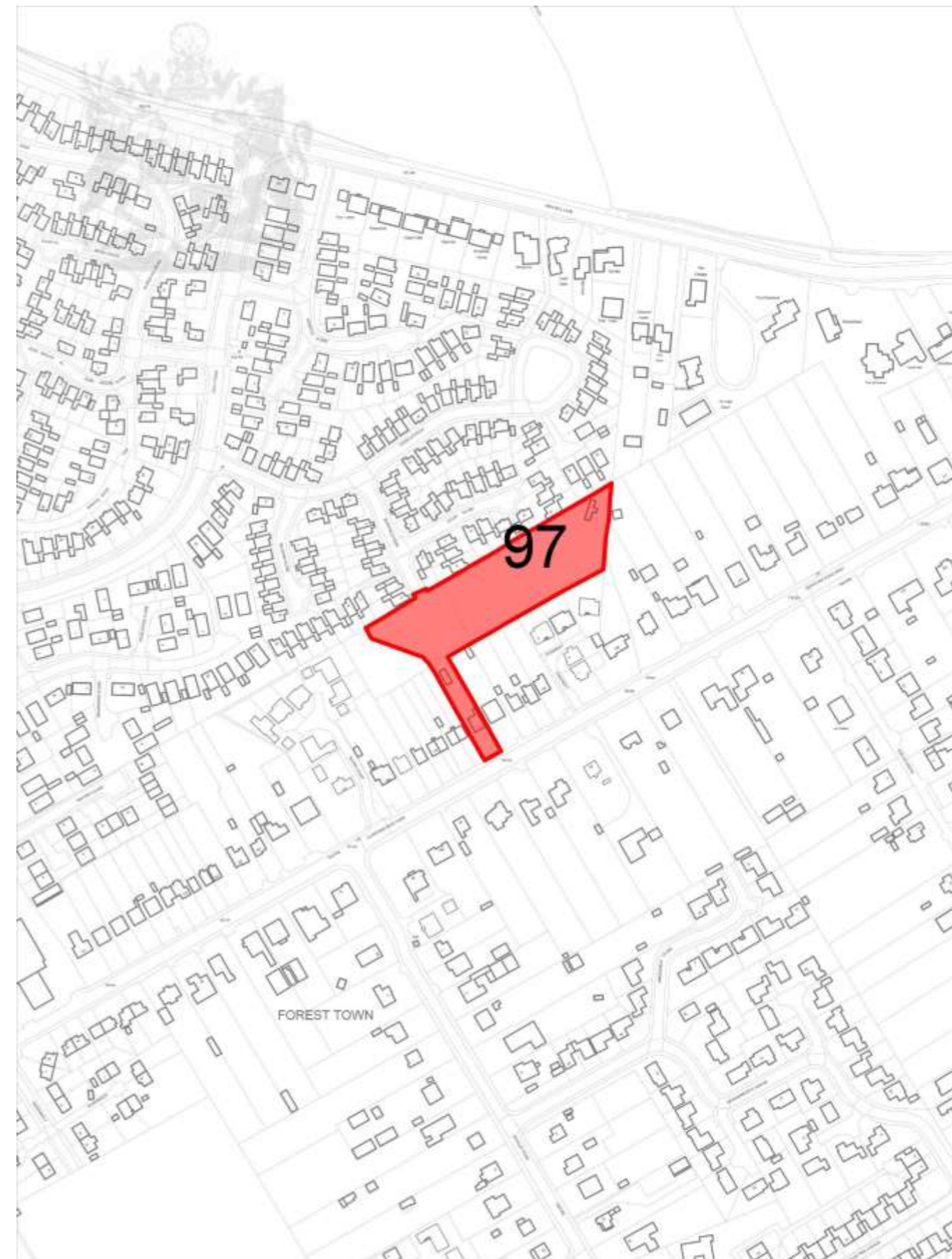
Years 1 - 5	12	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is under construction and is expected to be fully delivered in 2018/19 - inline with standard assumptions.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A





<b>HELAA Ref</b>	<b>98</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land to the rear of 66-70 Clipstone Road West	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Clipstone Road West		
<b>Ward</b>	Kingsway		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456611 , 362278
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.42		

#### Assessment

**Availability** Available

Site commenced, Planning permission 2016/0003/NT

**Suitability** Suitable

Site commenced, Planning permission 2016/0003/NT

**Achievability** Achievable

Mixed site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 14 dwellings

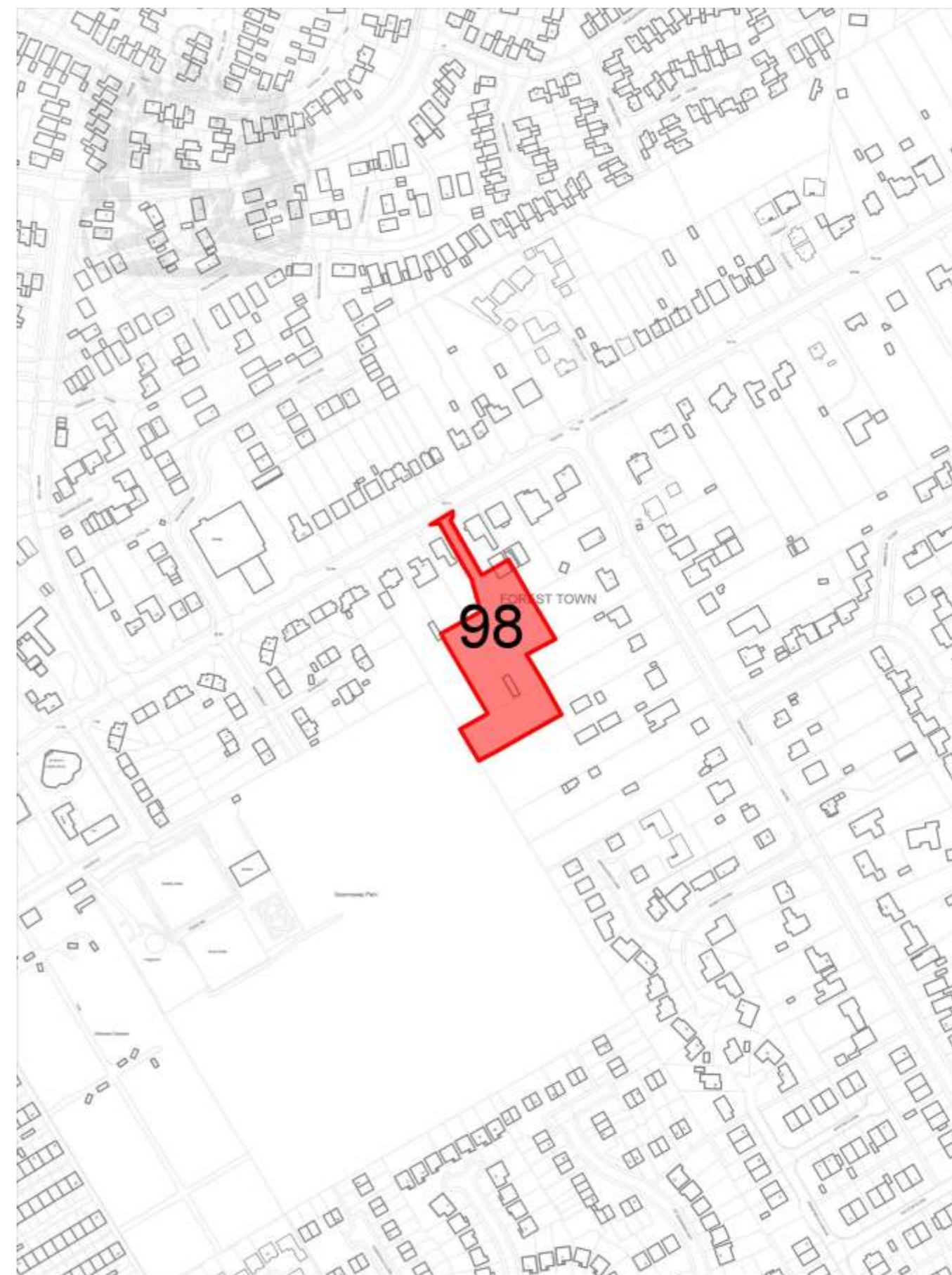
Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Planning permission 2016/0003/NT in place and construction commenced (20/1/17). Expected that site will be complete in 2018/19.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	99	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	18 Burns Street	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Burns Street		
<b>Ward</b>	Ladybrook		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453105 , 361349
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

**Plotted Site Area (Ha)** 0.17

#### Assessment

**Availability** Available

Application submitted , approved subject to s106 sign off (2014/0195/ST).

**Suitability** Suitable

Application submitted , approved subject to s106 sign off (2014/0195/ST).

**Achievability** Potentially achievable

Brownfield site within lower value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 21 dwellings

Years 1 - 5	21	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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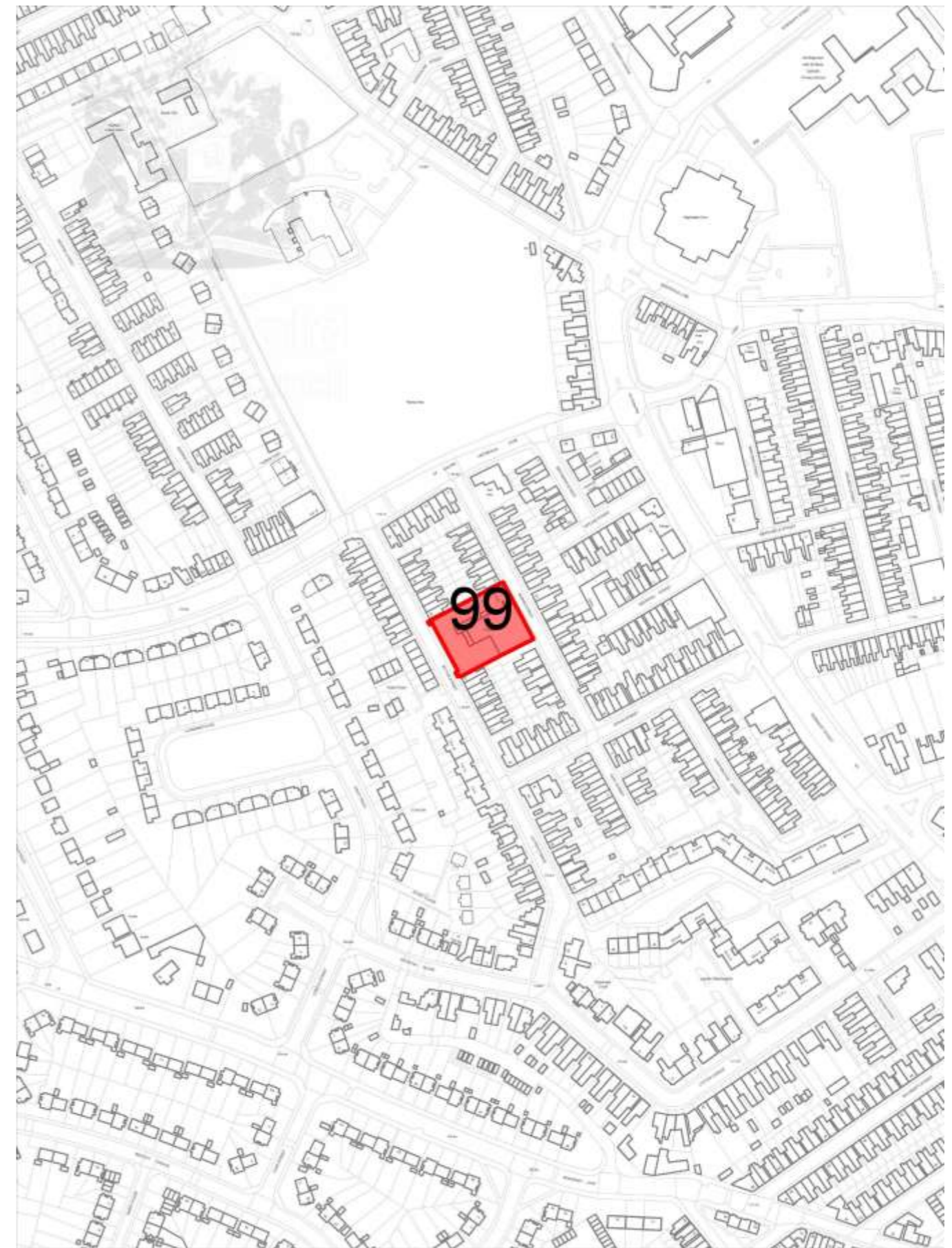
Commencement was as of 15/2/17, as these are flats it would be expected that they all complete in 2018/19.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>100</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Land at the rear of Cherry Paddocks				
<b>Site Address</b>	Off Cherry Grove				
<b>Ward</b>	Meden				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	457195 , 367485	<b>Plotted Site Area (Ha)</b>	0.70
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Undetermined planning applications, including those subject to S106				

**Assessment**

**Availability** Potentially available

Planning application submitted awaiting for s106 sign off (2012/0275/NT). However no sign of progress.

**Suitability** Suitable

Planning application submitted awaiting for s106 sign off (2012/0275/NT).

**Achievability** Unlikely to be achievable

Greenfield site within higher value area. Current application is extension of time of original. However given no s106 yet signed considered that scheme is no longer achievable.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 19 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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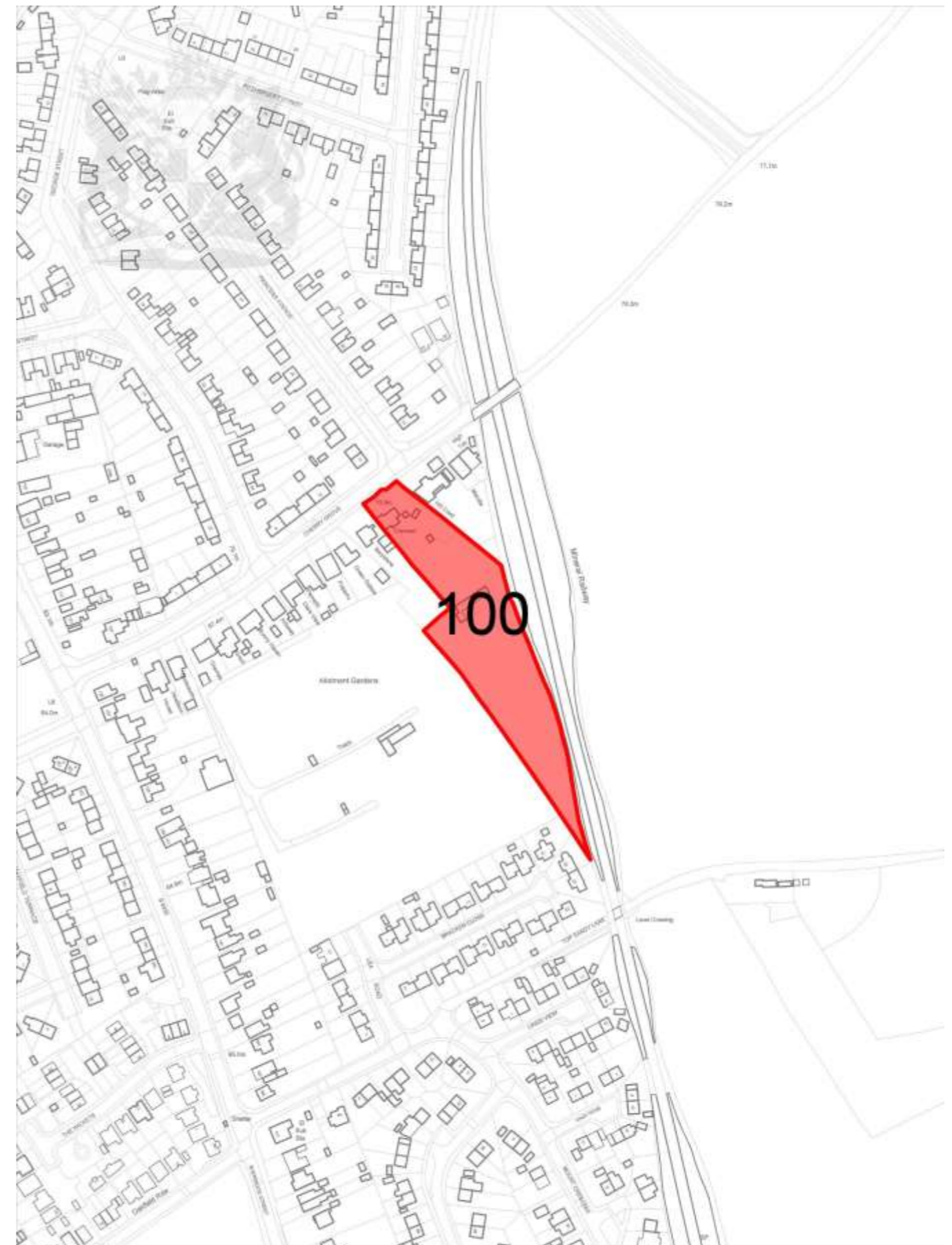
Given the length of time the s106 has been outstanding it is not considered that the site will be developed. This will be kept under review.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>101</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land south of Clipstone Road East (Land next to the pub)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Clipstone Road East		
<b>Ward</b>	Newlands		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457396 , 362583
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		
<b>Plotted Site Area (Ha)</b>	10.56		

**Assessment**

**Availability** Available

Application submitted (2014/0248/NT) - awaiting S106 agreement.

**Suitability** Suitable

Application submitted (2014/0248/NT) - awaiting S106 sign off

**Achievability** Achievable

Large greenfield site within medium to high sales values expected. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 313 dwellings

Years 1 - 5	0	Years 6 - 10	113	Years 11+	175	Post Plan Period	25
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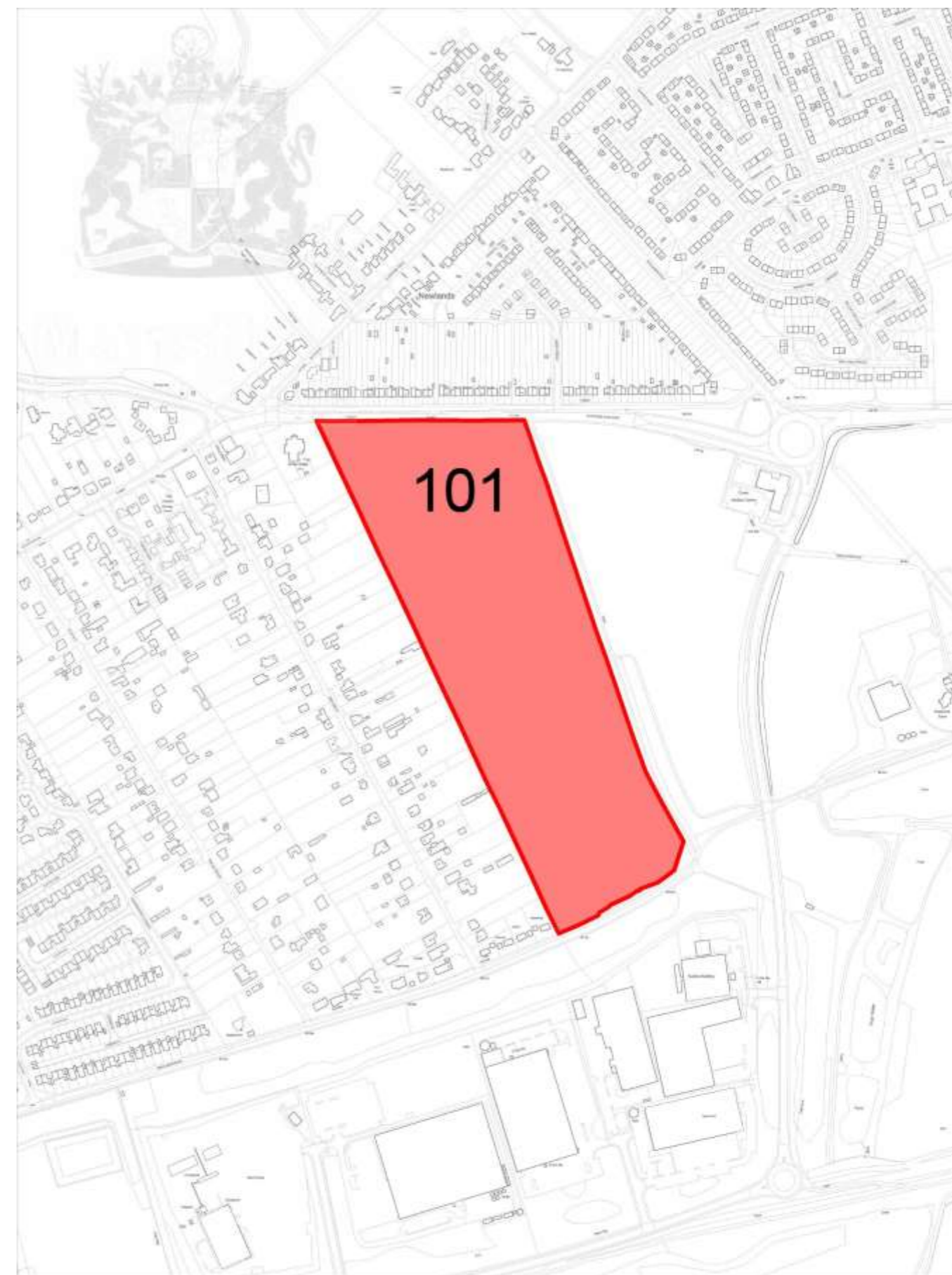
Outline planning permission awaiting S106 to be signed (understood to be close to agreement). Assumed S106 agreed in 2018/19 and 3 years for reserved matters and lead in time prior to completions. Homes to be delivered from 2021/22 onwards. A build rate rising to 25dpa is to be applied with one developers on site.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>102</b>	<b>Planning Status</b>	
<b>Site Name</b>	Old Metal Box Site	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454217 , 361371
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	2.74		

**Assessment**

**Availability** Available

Permission granted for residential development and complete (2014/0083/ST)

**Suitability** Suitable

Permission granted for residential development and complete (2014/0083/ST)

**Achievability** Achievable

Permission granted for residential development and complete (2014/0083/ST)

**Estimated Deliverability**

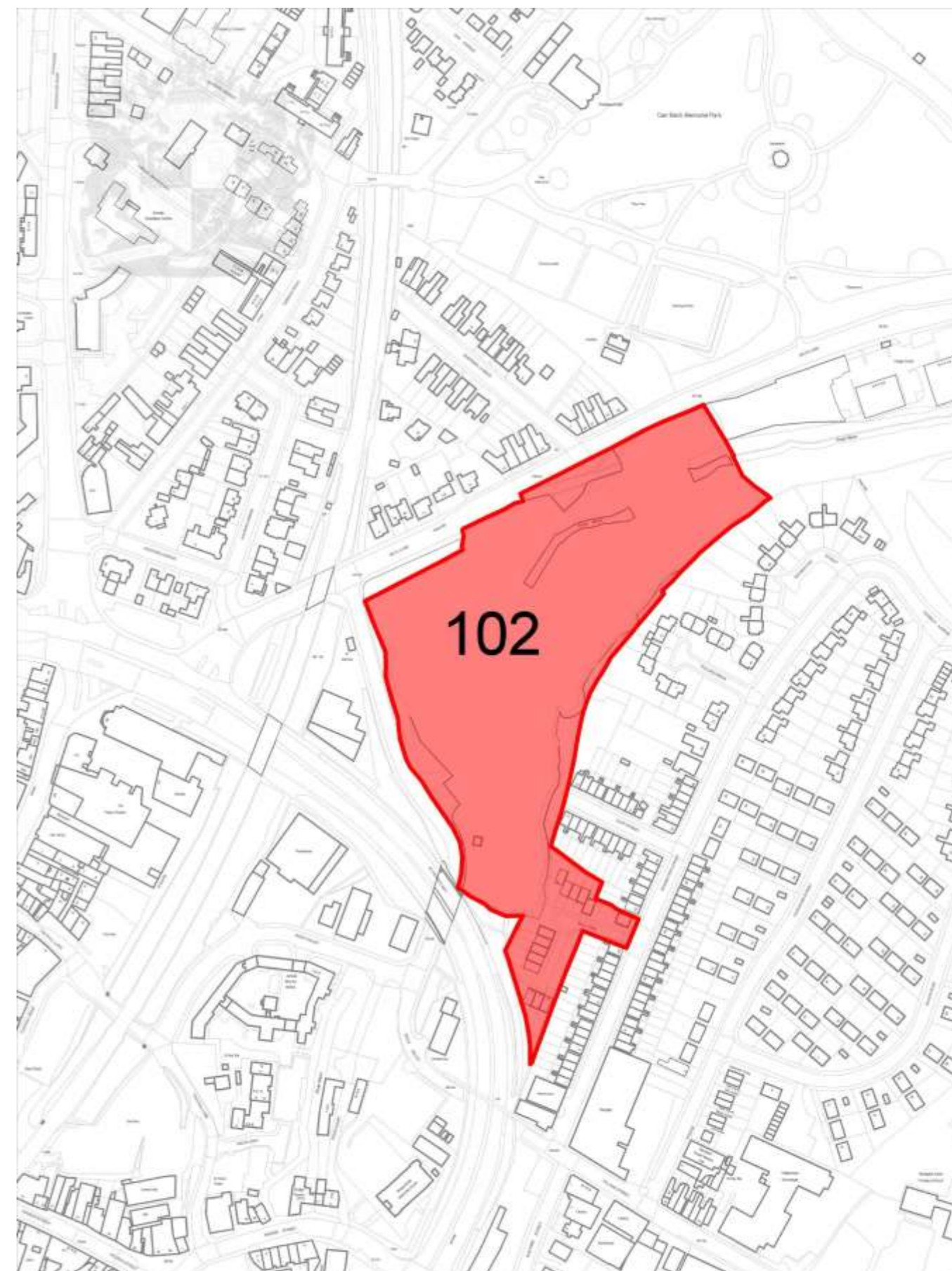
**Housing** Deliverable (years 1-5) 14 dwellings

Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Permission granted for residential development and complete (2014/0083/ST). Site confirmed as complete 2016/17.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>103</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Park Hall Farm (Site A)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Park Hall Road		
<b>Ward</b>	Park Hall		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454160 , 364977
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	5.23		

#### Assessment

**Availability** Available

Site has planning permission (2013/0593/NT)

**Suitability** Suitable

Site has planning permission (2013/0593/NT)

**Achievability** Achievable

Large greenfield site in a medium value sales area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Site is under construction.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 140 dwellings

Years 1 - 5	140	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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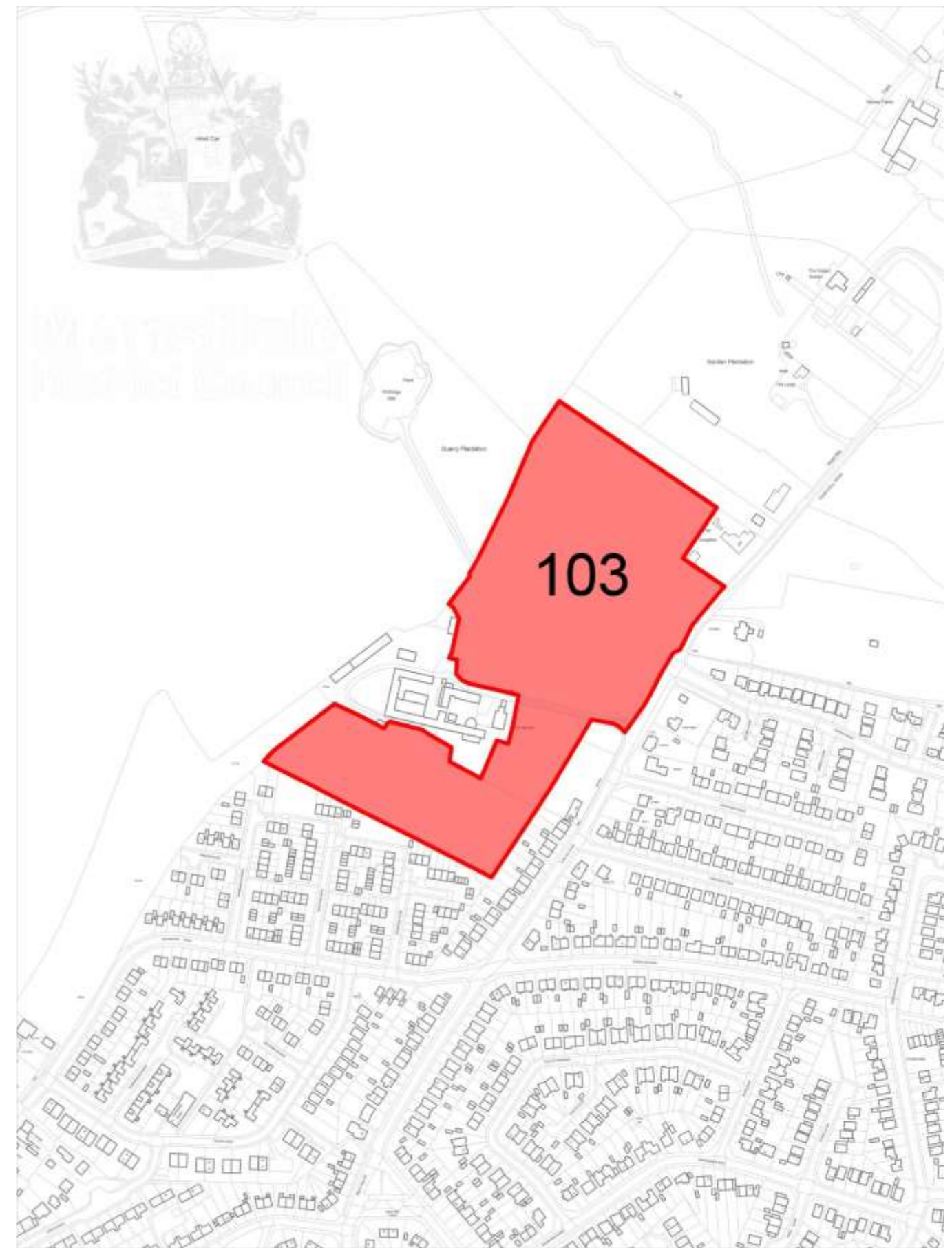
58 completions as at March 2018, 46 commencements. Assumed will continue to be developed at similar pace.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>104</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Park Hall Farm (Site B)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Park Hall Road		
<b>Ward</b>	Park Hall		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454023 , 364912
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	1.07		

#### Assessment

**Availability** Available

Planning permission in place (2015/0032/NT).

**Suitability** Suitable

Planning permission in place (2015/0032/NT).

**Achievability** Achievable

Medium value area but with no higher costs identified other than potentially utility connection.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 10 dwellings

Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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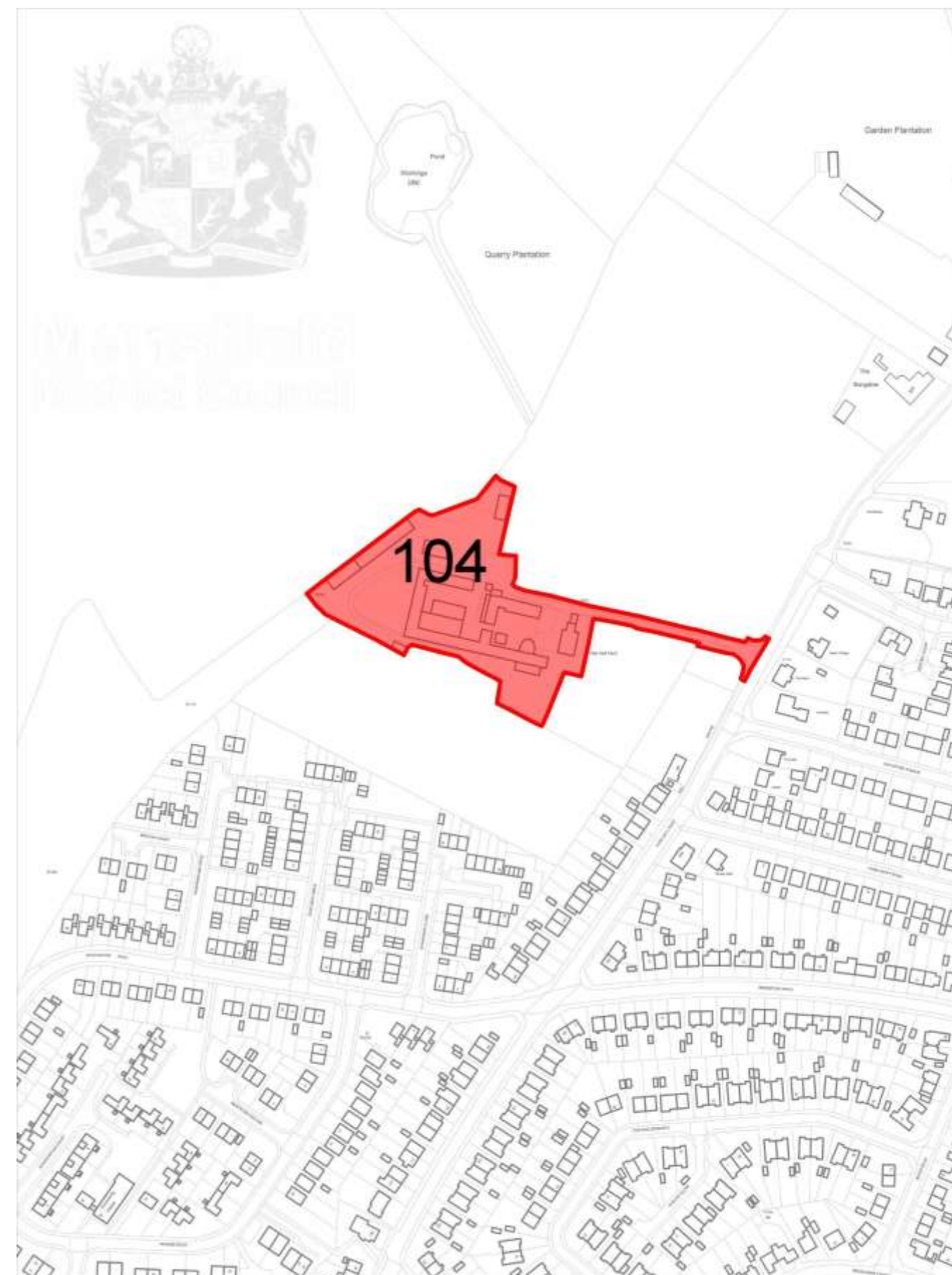
Achievable site with planning permission in place (2015/0032/NT). Assumed delivered at same time as adjacent site (ref 103). Applied standard assumption of 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>105</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at 7 Oxclose Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Grosvenor Close		
<b>Ward</b>	Woodhouse		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453667 , 363348
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		
		<b>Plotted Site Area (Ha)</b>	0.45

**Assessment**

**Availability** Available

Application granted 2015/0334/NT. Site is under construction

**Suitability** Suitable

Application granted 2015/0334/NT

**Achievability** Potentially achievable

Brownfield site in a medium sales area. Site is under construction. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 17 dwellings

Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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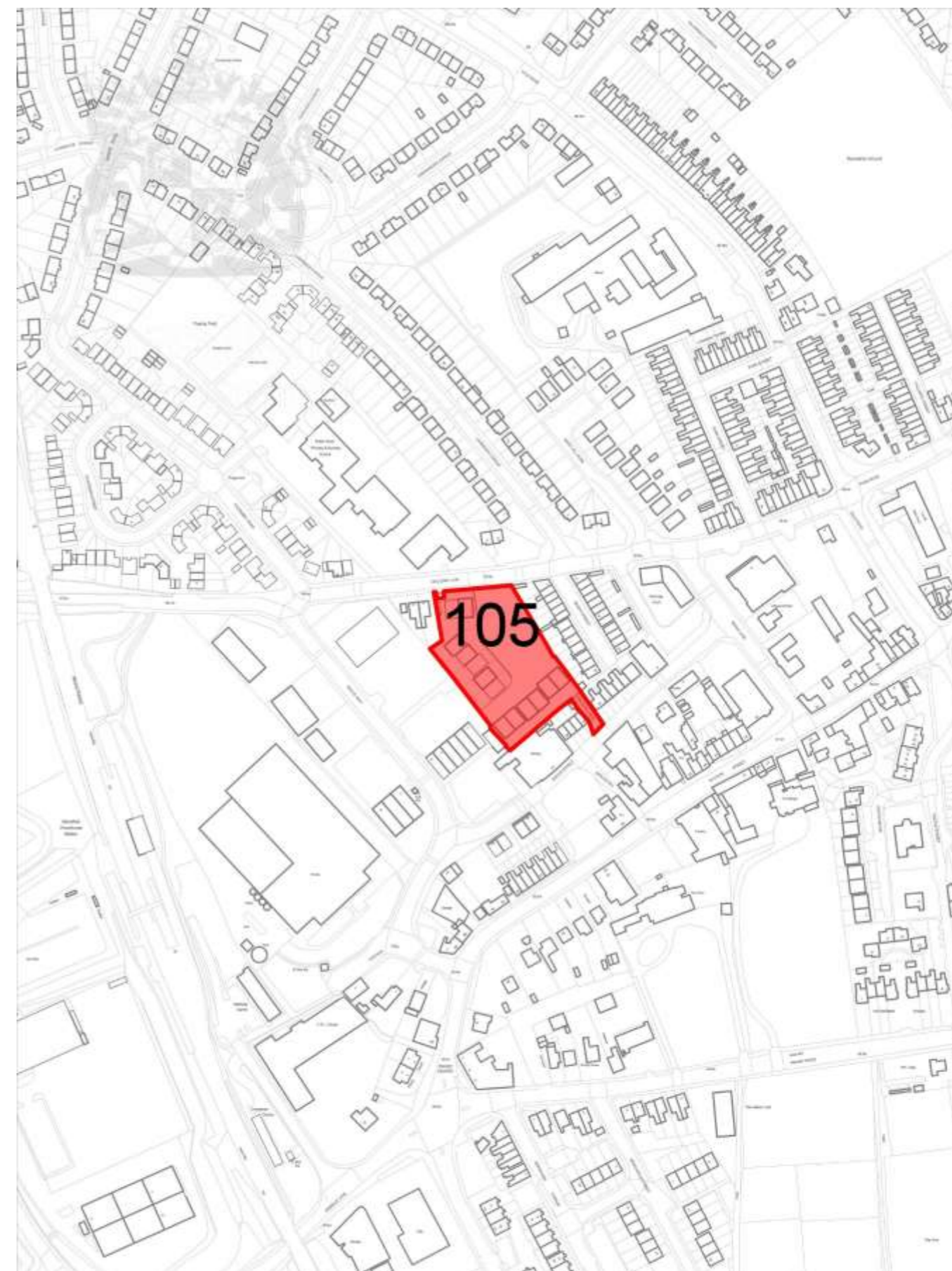
Application granted (2015/0334/NT) -10 properties complete in 2016/17 and 6 in 2017/18; assume site to complete in 2018/19.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A





<b>HELAA Ref</b>	<b>106</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Mansfield Sand Co	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Sandhurst Avenue		
<b>Ward</b>	Sandhurst		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454224 , 359610
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	3.35		

**Assessment**

**Availability** Available

Site has extant planning permission (2012/0350/ST) and reserved matters are currently being determined (2017/0568/RES).

**Suitability** Suitable

Site has extant planning permission (2012/0350/ST) and reserved matters are currently being determined (2017/0568/RES).

**Achievability** Achievable

Large brownfield site (former quarry) in a higher value area. There maybe a requirement for remediations due to former use. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 107 dwellings

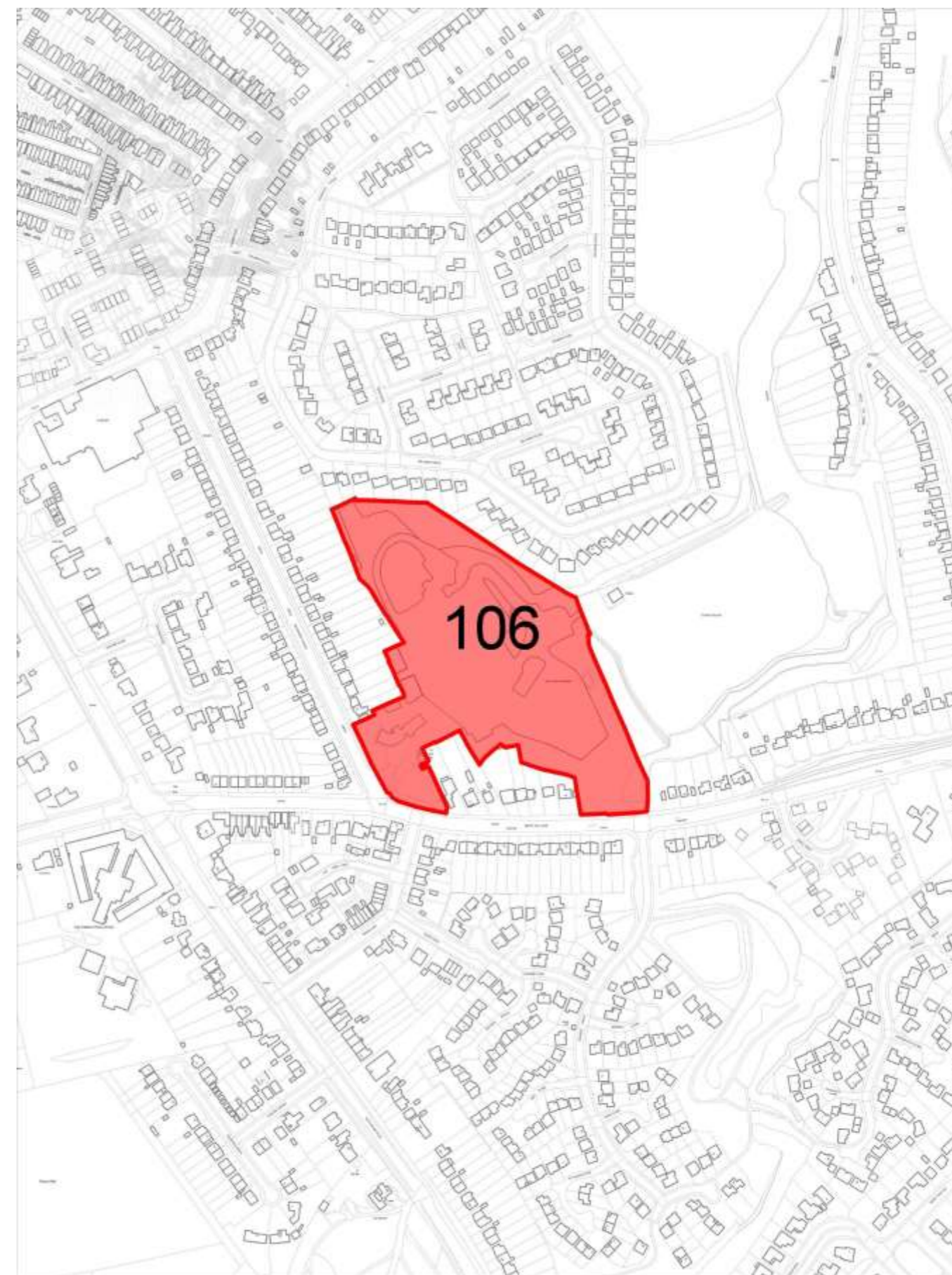
Years 1 - 5	4	Years 6 - 10	103	Years 11+	0	Post Plan Period	0
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Large brownfield site with extant planning permission (2012/0350/ST); reserved matters are currently being determined (2017/0568/RES). Based on the reserved matters application (for 4 of the 107 homes) and standard assumptions it is expected that homes will start to be delivered on site from 2020/21 onwards. A build rate rising to 25dpa has been assumed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>107</b>	<b>Planning Status</b>	Permission granted		
<b>Site Name</b>	20 Abbott Road	<b>HELAA Result</b>	Reasonable alternative		
<b>Site Address</b>					
<b>Ward</b>	Abbott				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452252 , 362518	<b>Plotted Site Area (Ha)</b>	0.23
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission in place - s106 signed (2015/0316/ST).

**Suitability** Suitable

Planning permission in place - s106 signed (2015/0316/ST).

**Achievability** Potentially achievable

Small greenfield site in a medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 8 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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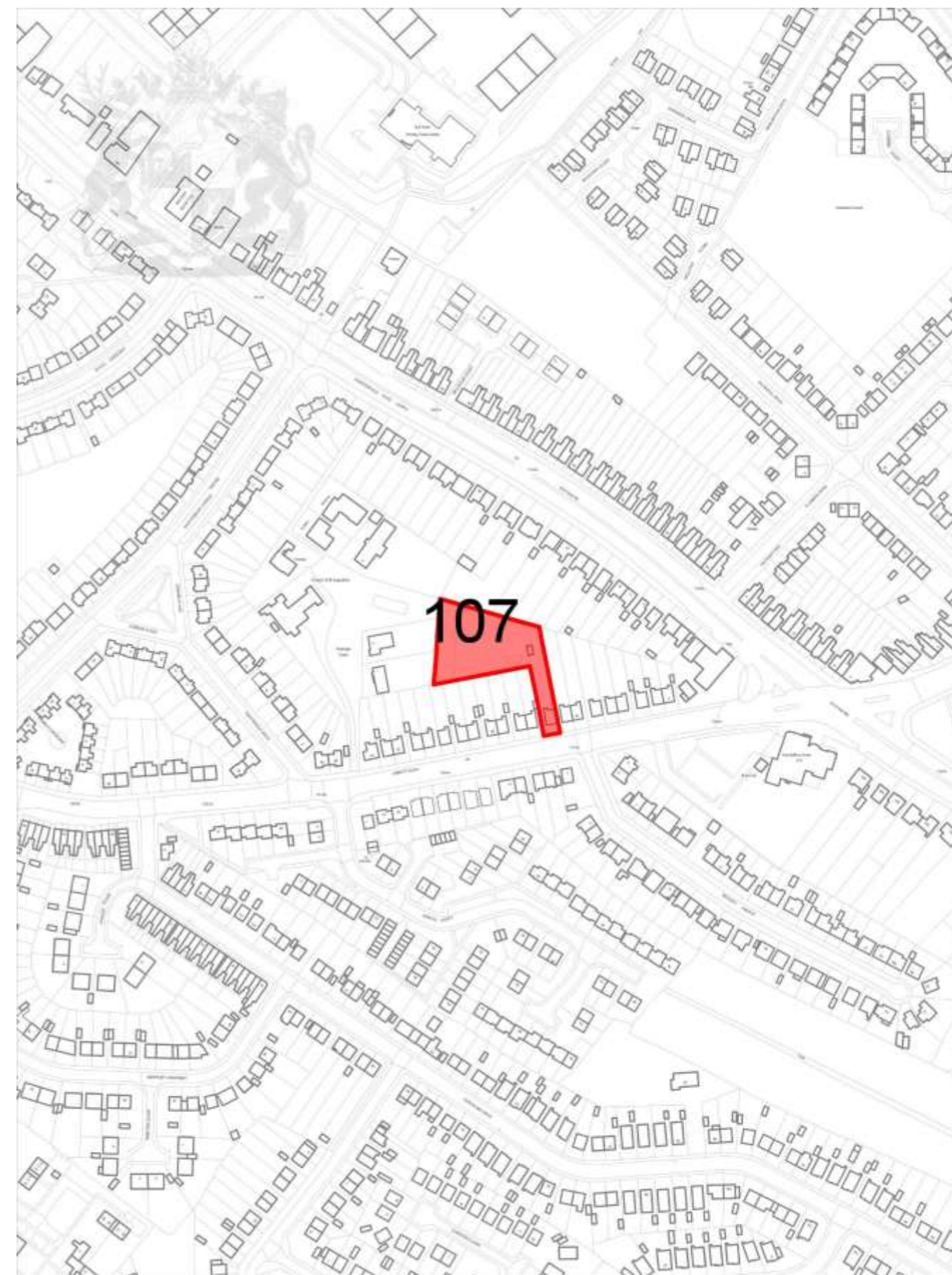
A small greenfield site with outline permission in place (2015/0316/ST) - permission expires March 2019. Based on standard assumptions it is expected that homes will be delivered from 2019/20 onwards.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>108</b>	<b>Planning Status</b>			
<b>Site Name</b>	Marshalls	<b>HELAA Result</b>	Excluded at Stage 1		
<b>Site Address</b>	Oxclose Lane				
<b>Ward</b>	Sherwood				
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453304 , 363461	<b>Plotted Site Area (Ha)</b>	3.58
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Undetermined planning applications, including those subject to S106				

**Assessment**

**Availability** Not Assessed

Not assessed - site excluded at stage 1.

**Suitability** Not Assessed

Not assessed - site excluded at stage 1.

**Achievability** Not Assessed

Not assessed - site excluded at stage 1.

**Estimated Deliverability**

**Housing** Not Assessed 106 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

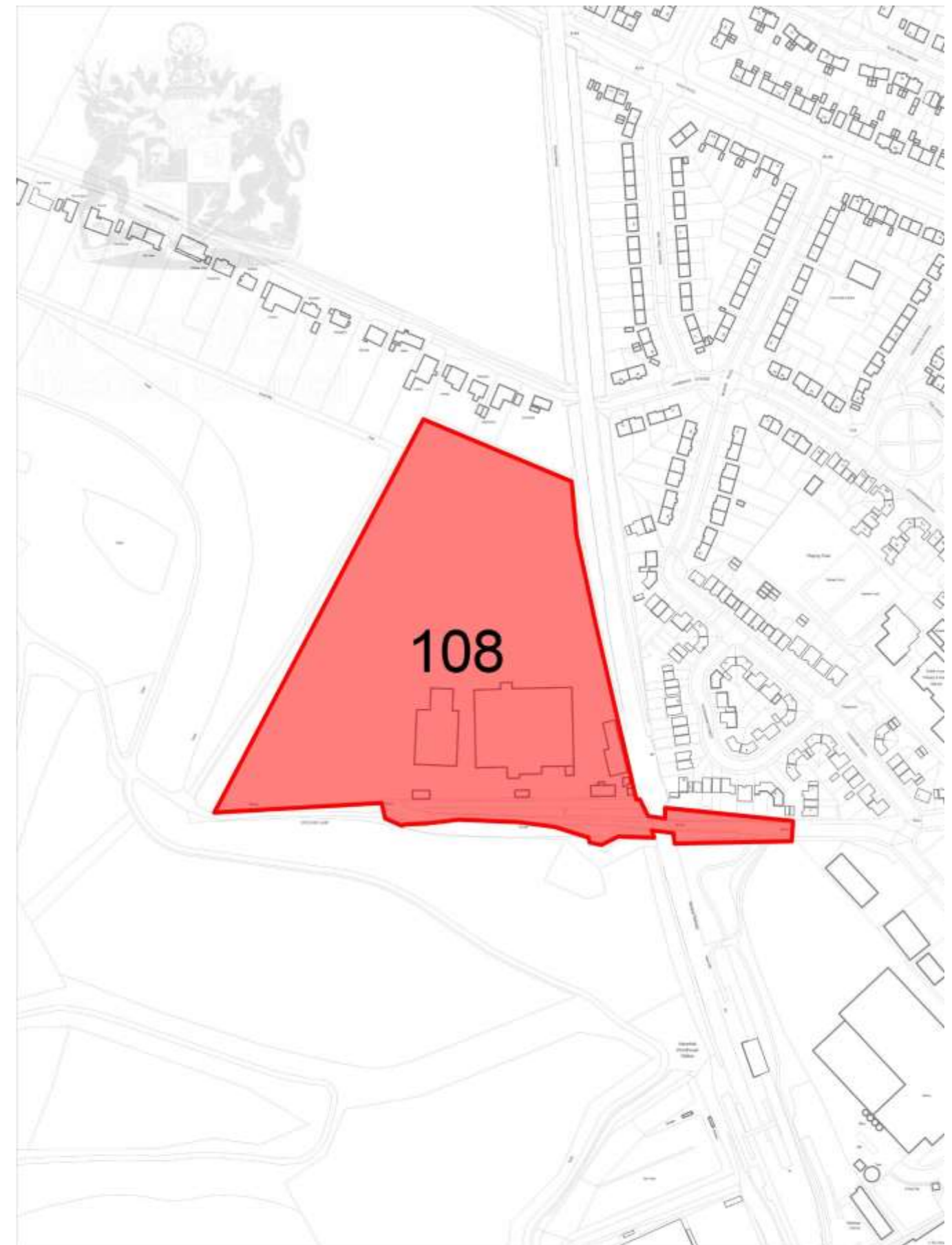
Not assessed - site excluded at stage 1.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

N/A



<b>HELAA Ref</b>	<b>109</b>	<b>Planning Status</b>	<b>HELAA Result</b>		Excluded at Stage 2
<b>Site Name</b>	Land off Sutton Road				
<b>Site Address</b>					
<b>Ward</b>	Grange Farm				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451908 , 359994	<b>Plotted Site Area (Ha)</b>	0.21
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Not available

Residential application superceded by non-residential application (2017/0259/FUL).

**Suitability** Suitable

Planning permission in place (2015/0082/ST).

**Achievability** Achievable

Small brownfield site within a higher value sales area.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 7 dwellings

<span style="background-color: #808080; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Post Plan Period</span> 0
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Residential application superceded by non-residential application (2017/0259/FUL).

**Economic (sqm)** Not Assessed 0 sqm

<span style="background-color: #808080; color: white; padding: 2px;">Office</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Industrial</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Leisure</span> 0
<span style="background-color: #808080; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: #808080; color: white; padding: 2px;">Convenience retail</span> 0		

N/A



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<b>HELAA Ref</b>	<b>110</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land to the rear of 5 Welbeck Road	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Welbeck Road		
<b>Ward</b>	Park Hall		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454238 , 363386
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.18		

**Assessment**

**Availability** Available

Planning permission in place (2014/0643/NT).

**Suitability** Suitable

Planning permission in place (2014/0643/NT).

**Achievability** Unlikely to be achievable

Small greenfield site and sales values expected to be low. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability. However, site lapses in May 2018 and no evidence of delivery.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 10 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small greenfield site. Planning permission in place (2014/0643/NT) - expires May 2018. No evidence of work beginning - assume no longer being delivered.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>111</b>	<b>Planning Status</b>	
<b>Site Name</b>	22 St John Street	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Woodlands		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453467 , 361269
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.11		

**Assessment**

**Availability** Available

Planning permission in place (2015/0267/ST)- site cleared.

**Suitability** Suitable

Planning permission in place (2015/0267/ST).

**Achievability** Achievable

Small brownfield site in medium value sales area. Site is under construction and from 2016 aerial photography it appears that half the site has been built externally

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 8 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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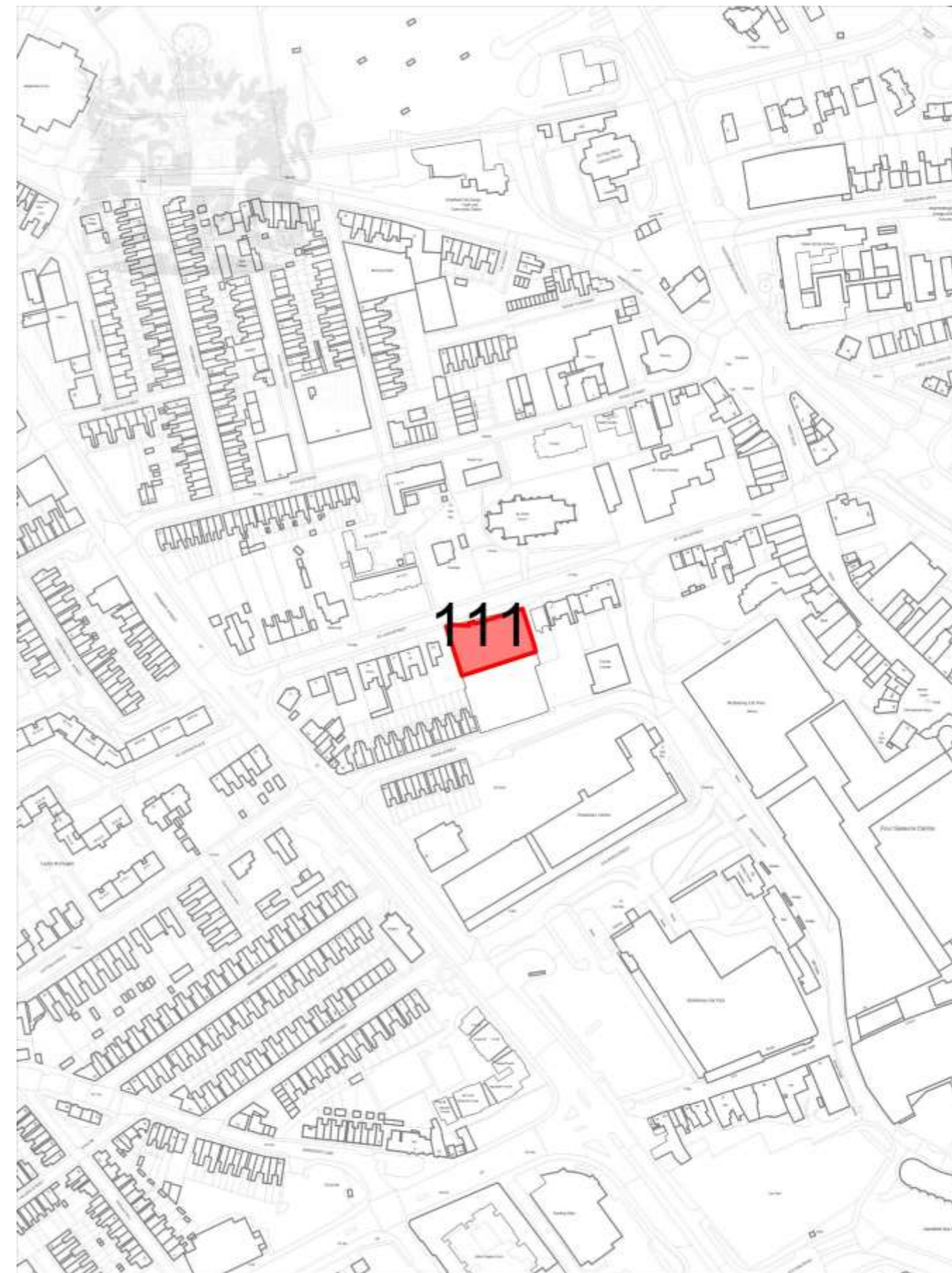
Site completed 6/12/16.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>112</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 1		
<b>Site Name</b>	Land at Moorfield Farm				
<b>Site Address</b>	Bishops Walk				
<b>Ward</b>	Warsop Carrs				
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456649 , 368943	<b>Plotted Site Area (Ha)</b>	0.58
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Not Assessed

Excluded - superceded by Site 176

**Suitability** Not Assessed

Excluded - superceded by Site 176

**Achievability** Not Assessed

Excluded - superceded by Site 176

**Estimated Deliverability**

**Housing** Not Assessed 8 dwellings

Years 1 - 5	0	Years 6 - 10	8	Years 11+	0	Post Plan Period	0
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Excluded - superceded by Site 176

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>113</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	284 Berry Hill Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Berry Hill Lane		
<b>Ward</b>	Lindhurst		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455908 , 359724
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.30		

**Assessment**

**Availability** Available

Planning permission in place (2014/0216/ST) and construction started in June 2016.

**Suitability** Suitable

Planning permission in place (2014/0216/ST) and construction started in June 2016.

**Achievability** Achievable

Small greenfield site in high value area. Construction underway. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 5 dwellings

Years 1 - 5	5	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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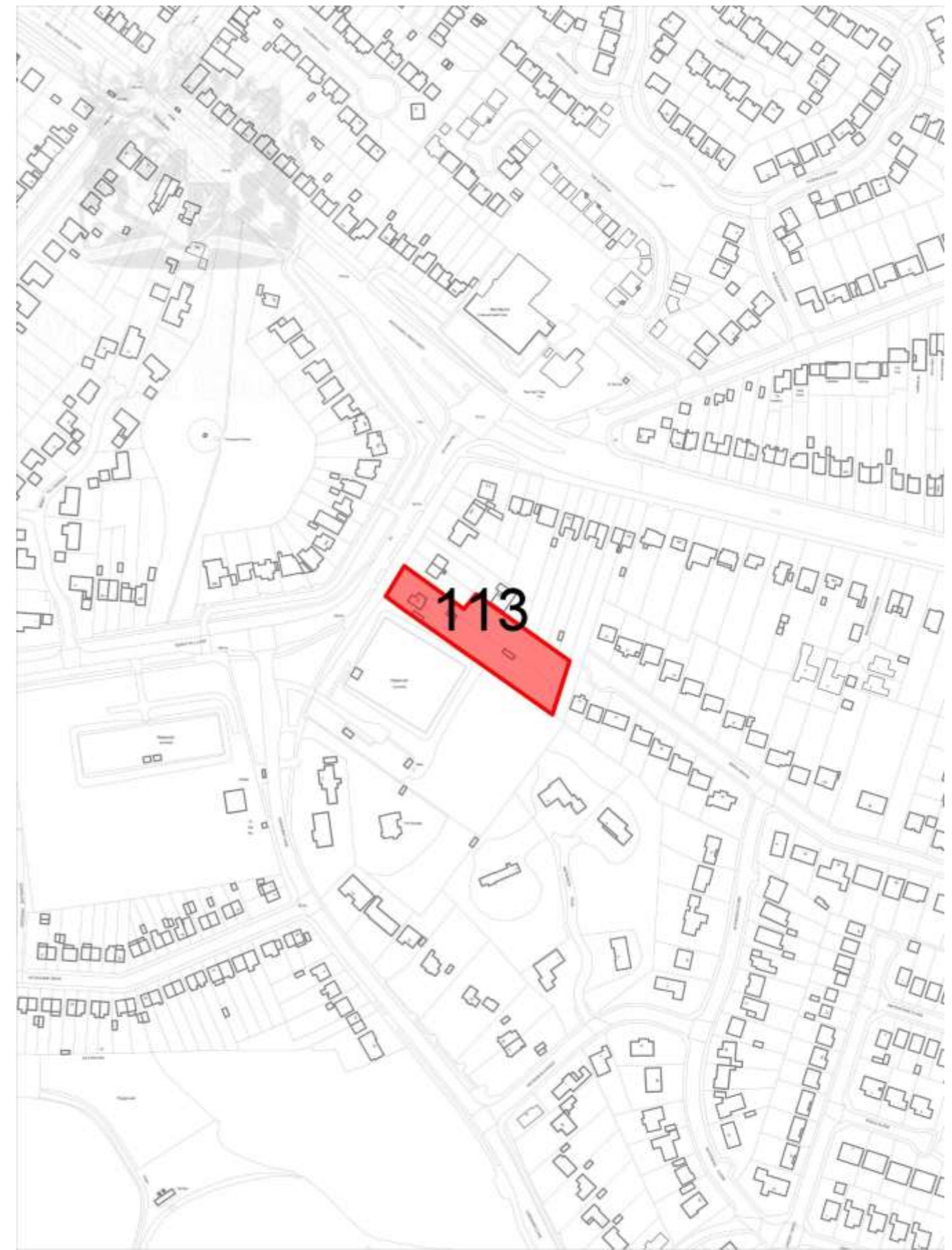
Planning permission in place (2014/0216/ST). Building commenced 3/6/16. Assume last plot will be built out in 2018/19 as it is under commencement.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



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<b>HELAA Ref</b>	<b>114</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Dallas Street	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>			
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453443 , 360827
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.12		

**Assessment**

**Availability** Available

Planning permission in place (2014/0696/ST).

**Suitability** Suitable

Planning permission in place (2014/0696/ST).

**Achievability** Unlikely to be achievable

Development for flats/apartments (mainly 1 bed) on brownfield land in a lower value area. Unlikely to be viable in the current market and may require regeneration intervention to bring this site forward for development.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 14 dwellings

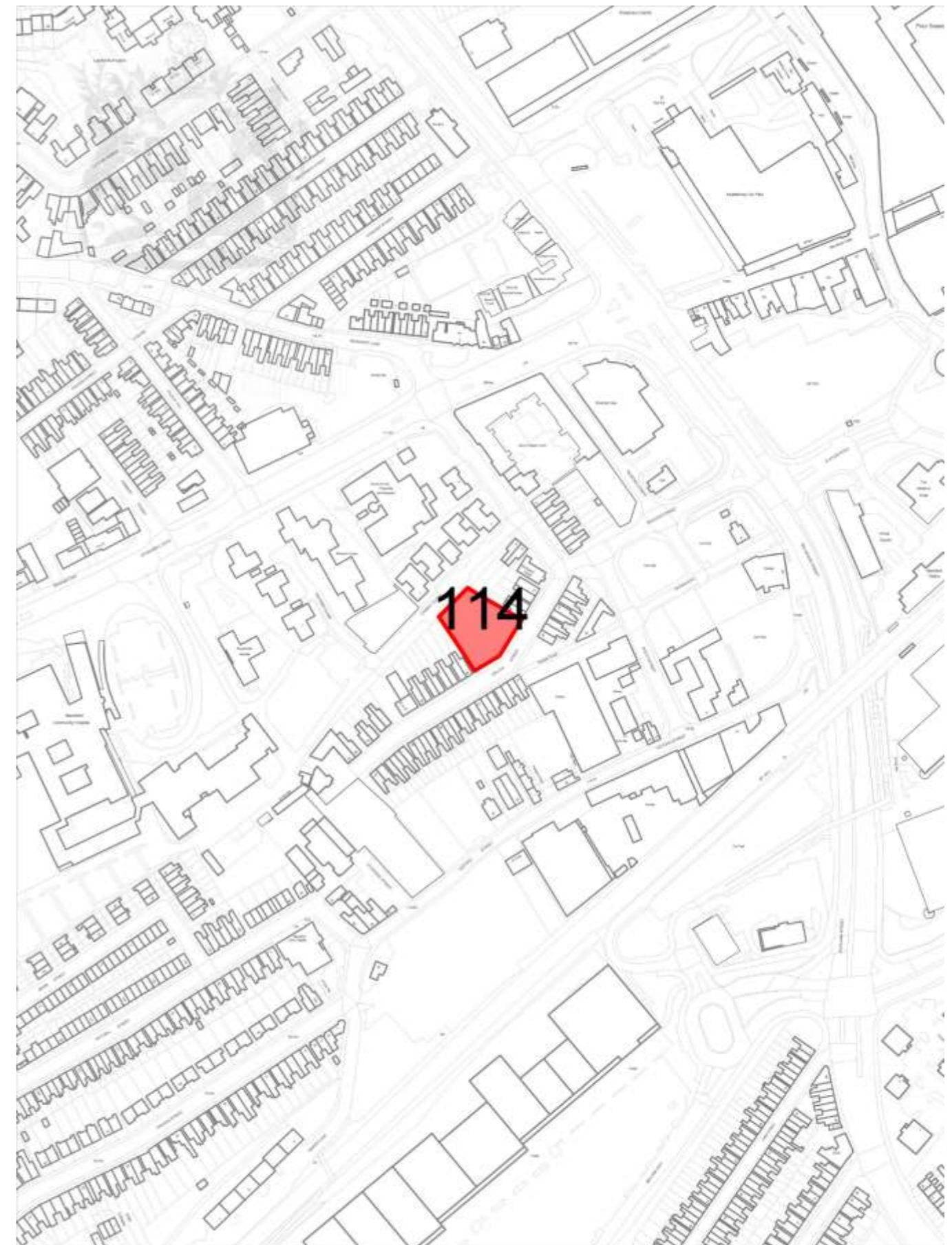
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not considered achievable at present, however, as the site has planning permission, it could come forward for development and would be captured in the Annual Monitoring Report.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>115</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land to rear of Yorke St / Blake St	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Yorke St / Blake St		
<b>Ward</b>	Yeoman Hill		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453849 , 362522
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.90		

**Assessment**

**Availability** Available

Outline planning permission granted for 24 residential dwellings (2013/0608/NT), this was a renewal of a 2009 consent.

**Suitability** Suitable

Outline planning permission granted for residential development (2013/0608/NT).

**Achievability** Unlikely to be achievable

Brownfield development to the rear of properties adjoining railway line in a lower value area. The proposal is not currently considered achievable. It has had planning permission since 2009 and again in 2013 but has not been implemented (current permission expires in May 2018).

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 24 dwellings

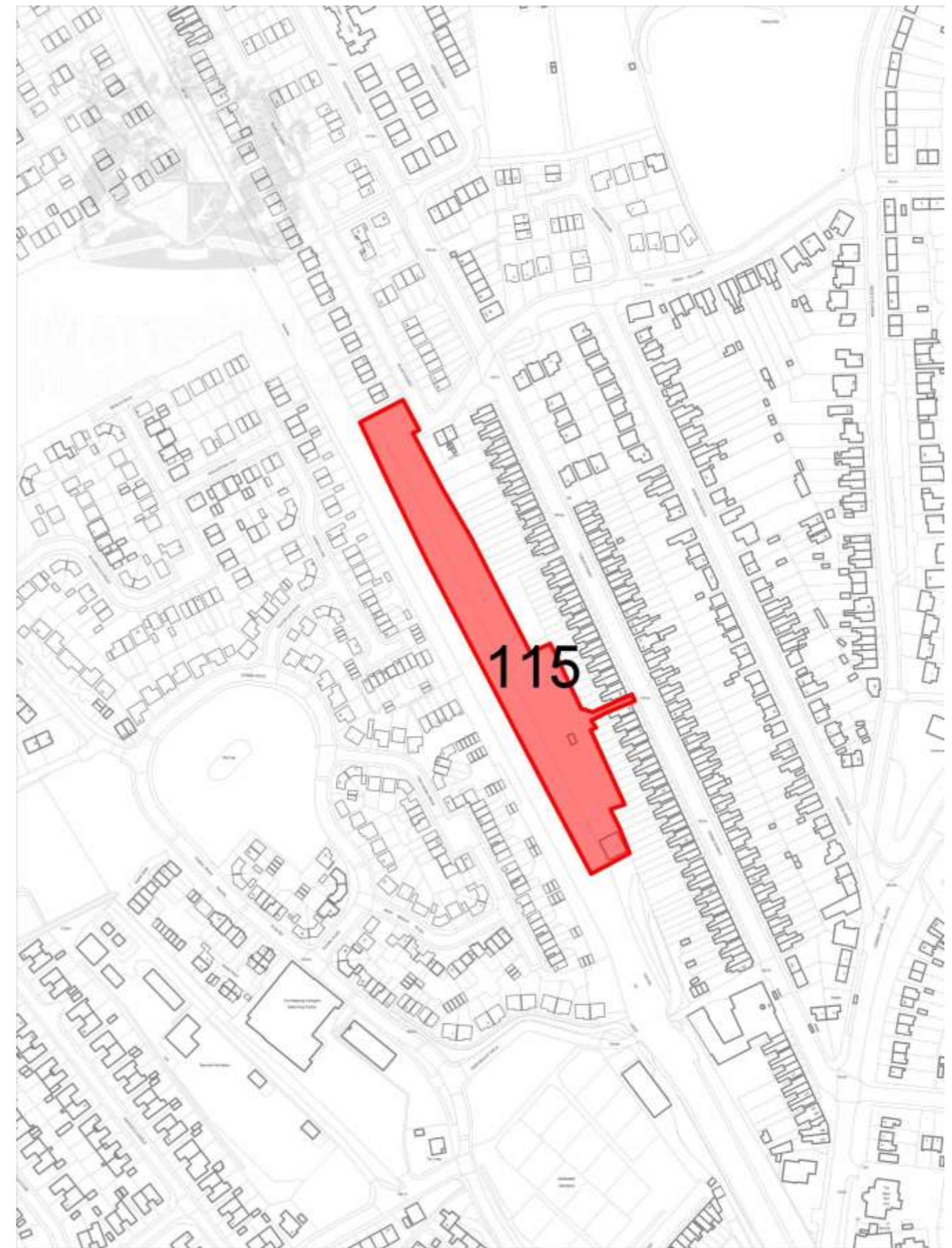
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not included in the HELAA supply as the scheme is not considered as achievable due to its location and low values, however the site could form part of the potential HELAA supply if achievability evidence can be confirmed by the landowner.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>116</b>	<b>Planning Status</b>	
<b>Site Name</b>	Garden Land	<b>HELAA Result</b>	Excluded at Stage 1
<b>Site Address</b>	off The Links		
<b>Ward</b>	Ling Forest		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456513 , 361048
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	0.48		

**Assessment**

**Availability** Not Assessed

Not assessed as garden land.

**Suitability** Not Assessed

Not assessed as garden land.

**Achievability** Not Assessed

Not assessed as garden land.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

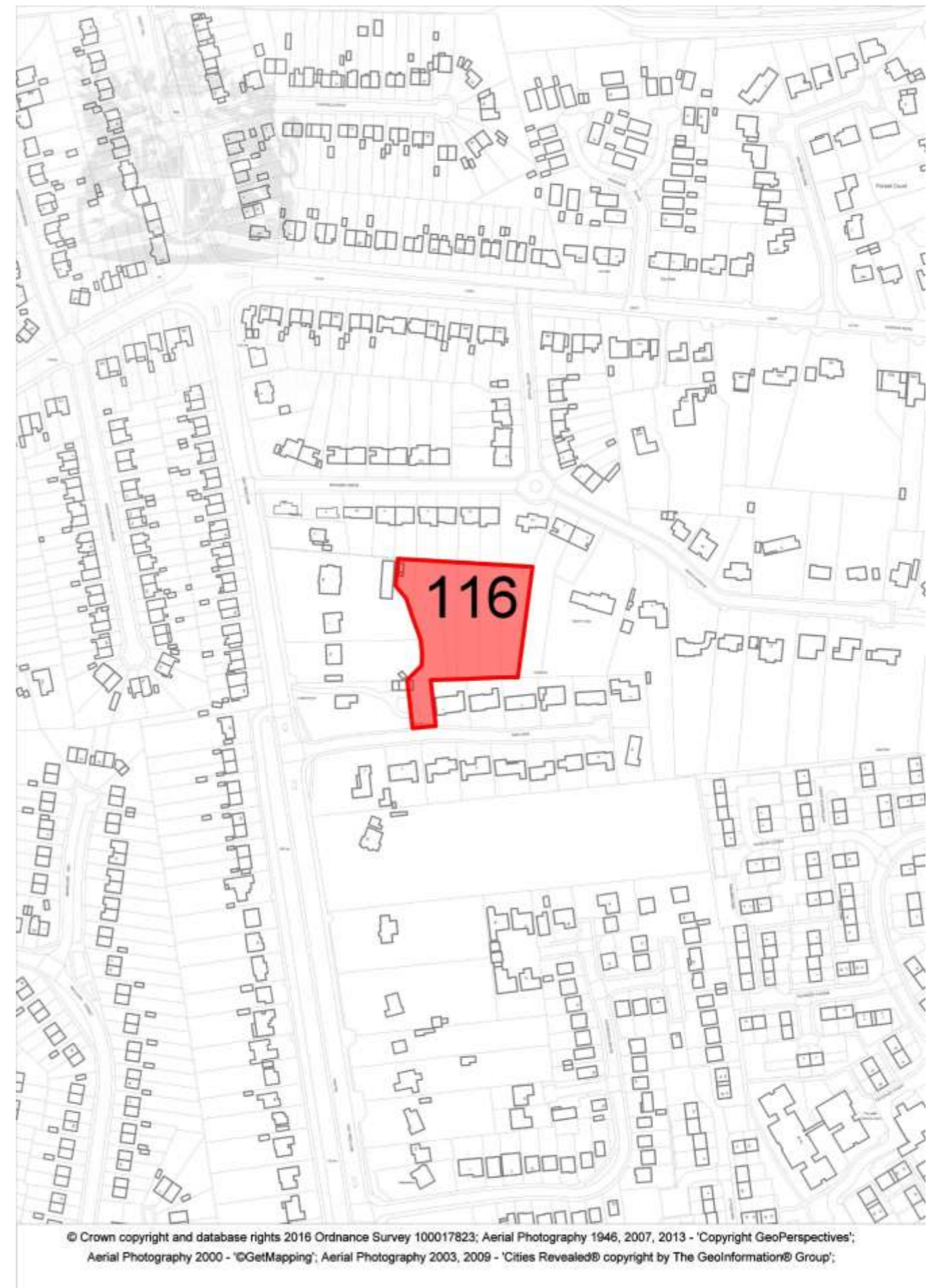
Not assessed as garden land.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

N/A



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<b>HELAA Ref</b>	<b>117</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Ravensdale Allotment site				
<b>Site Address</b>	off Ravensdale Road				
<b>Ward</b>	Carr Bank				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454789 , 361668	<b>Plotted Site Area (Ha)</b>	0.39
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Not available

No landowner or developer promoting this site and so is assumed as not available for the time being.

**Suitability** Unsuitable

The site has good access, however close proximity to sewage works would require further investigation for compatible. Site is close to services and public transport. Access likely to be required in connection with adjoining site (ref 94). It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Unlikely to be achievable

Greenfield site in lower value area. Close to STW sewage processing site. It is not considered that the site is achievable. Planning permission for adjoining site (ref 94) lapsed.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 14 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered as available or achievable and is not included in the HELAA supply, however the site could form part of the potential HELAA supply if availability and achievability can be confirmed by the landowner.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>118</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land and buildings off Debdale Lane	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Off Debdale Lane		
<b>Ward</b>	Woodhouse		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453574 , 363118
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	0.48		

**Assessment**

**Availability** Potentially available

Potentially available, site submitted to HELAA but appears to be in active employment use.

**Suitability** Potentially suitable

Located close to public transport and facilities but potential for access issues and conflict with neighbouring uses.

**Achievability** Unlikely to be achievable

A small brownfield site within a lower value area close to busy junction, railway station and surrounded by employment uses. On balance the site is not currently considered achievable.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 17 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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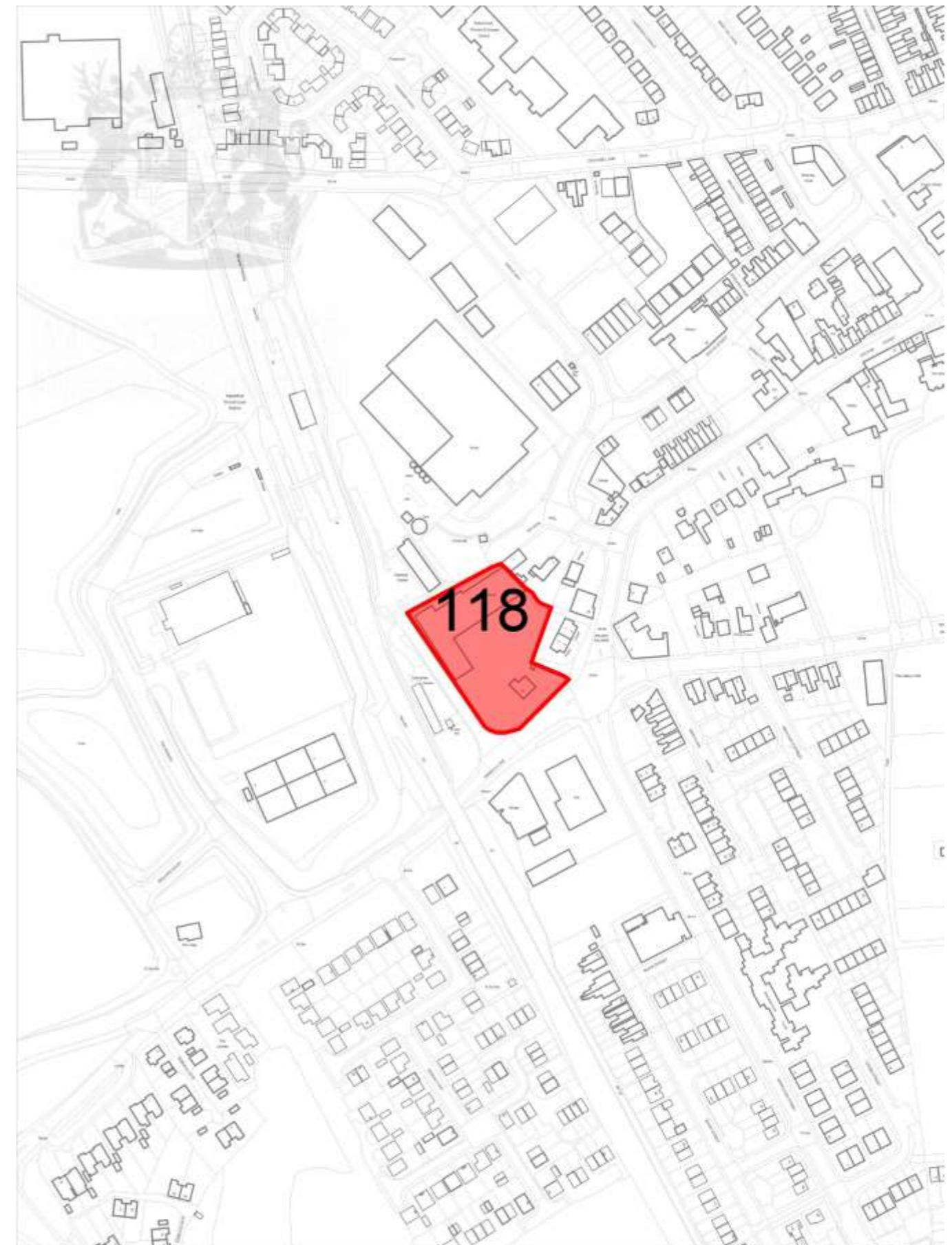
Site is not included in the HELAA supply as the scheme is not considered as achievable due to its location and low values, however the site could form part of the potential HELAA supply if achievability can be confirmed by the landowner.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>119</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land off Bath Lane	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Bath Lane		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454390 , 361512
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Assessment**

**Availability** Potentially available

The developer has confirmed April 2018 that he would like to complete the development of the apartment blocks, so this will be kept under periodic review.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Permission granted (2005/0408/ET).

**Achievability** Unlikely to be achievable

The developer has confirmed that he would like to complete the development of the apartment blocks, so this will be kept under periodic review.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 72 dwellings

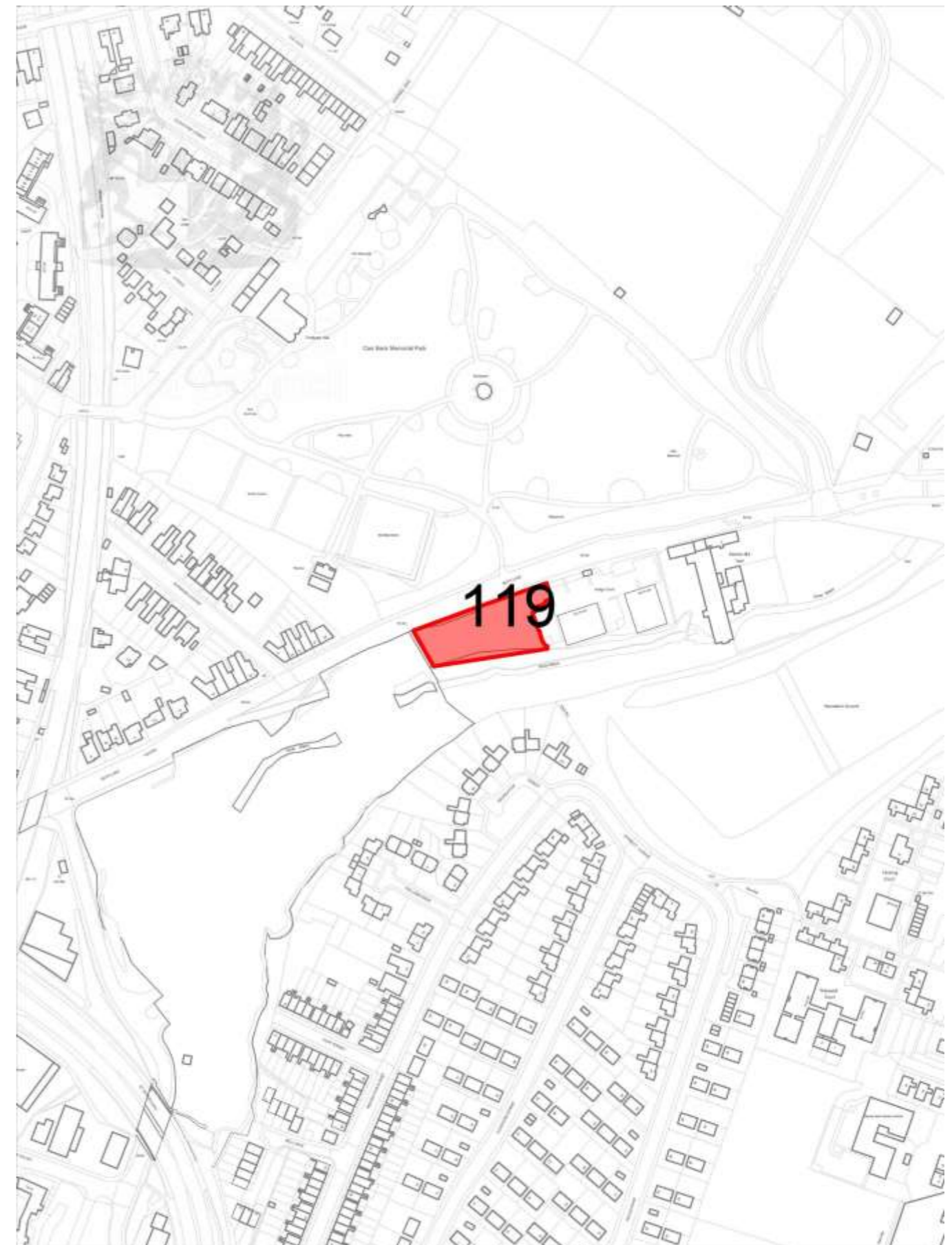
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	36
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This site is not currently achievable, however this could form part of the potential HELAA supply if this changes in the future.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>120</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at Old Peggs	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Leeming Lane South		
<b>Ward</b>	Yeoman Hill		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454185 , 362496
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.78		

**Assessment**

**Availability** Available

Planning permission in place and site cleared for development.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Achievable

Well serviced site with good access off the A60 - assumed to have good prospects of achievability.

**Estimated Deliverability**

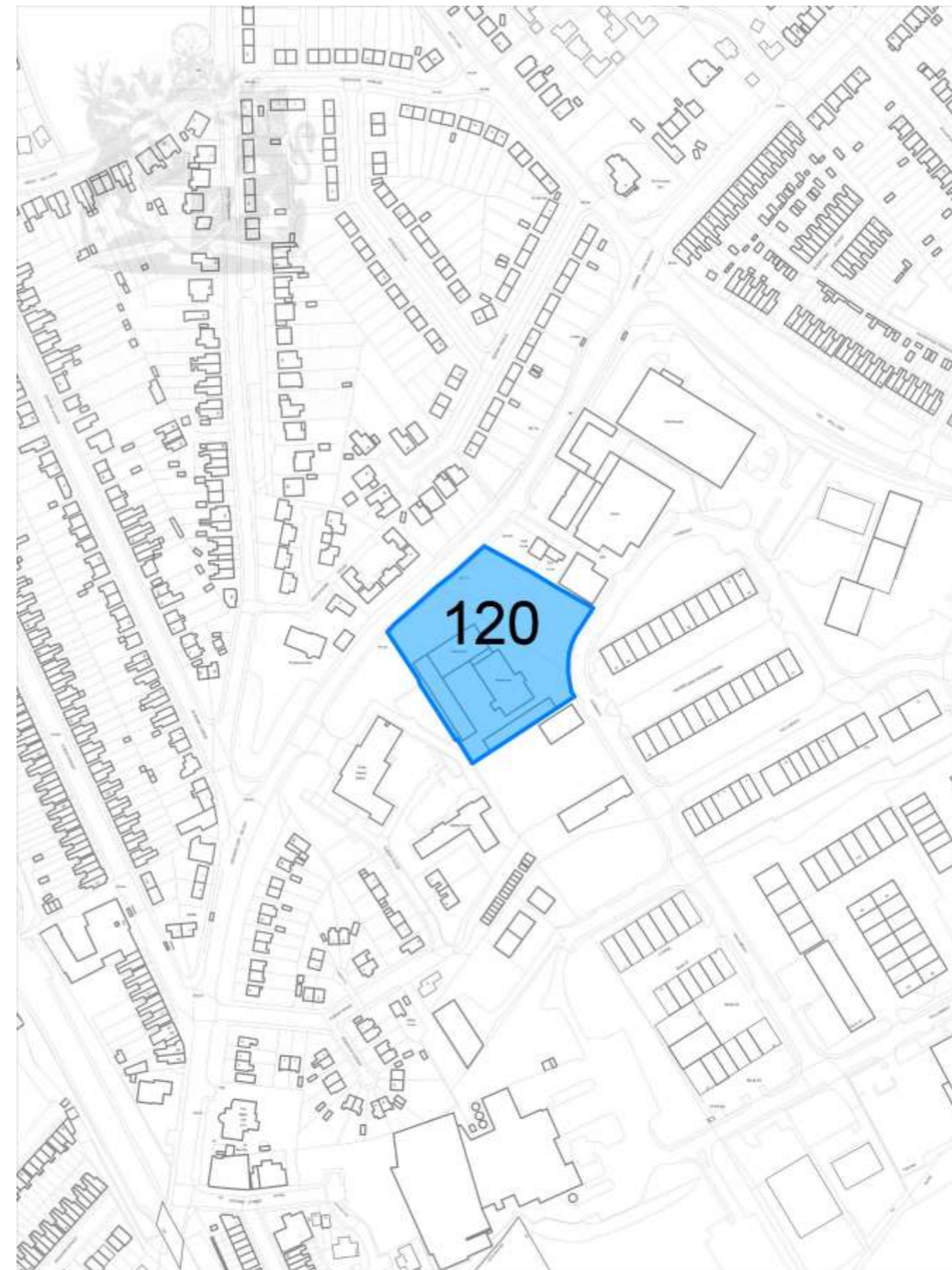
**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Deliverable (years 1-5) 1700 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	340	Convenience retail	1360				

Planning permission granted, site cleared for development, so could commence in the next five years.



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<b>HELAA Ref</b>	<b>121</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Rippon Homes building				
<b>Site Address</b>	Leeming Lane South				
<b>Ward</b>	Yeoman Hill				
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454248 , 362579	<b>Plotted Site Area (Ha)</b>	0.66
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Not available

Vacant site in former employment use. Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available.

**Suitability** Suitable

Site has good access, is in close proximity to public transport and is currently in mixed employment and residential area.

**Achievability** Achievable

Site is expected to have reasonable prospects of delivery as it is a cleared site in an established employment area with good access.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

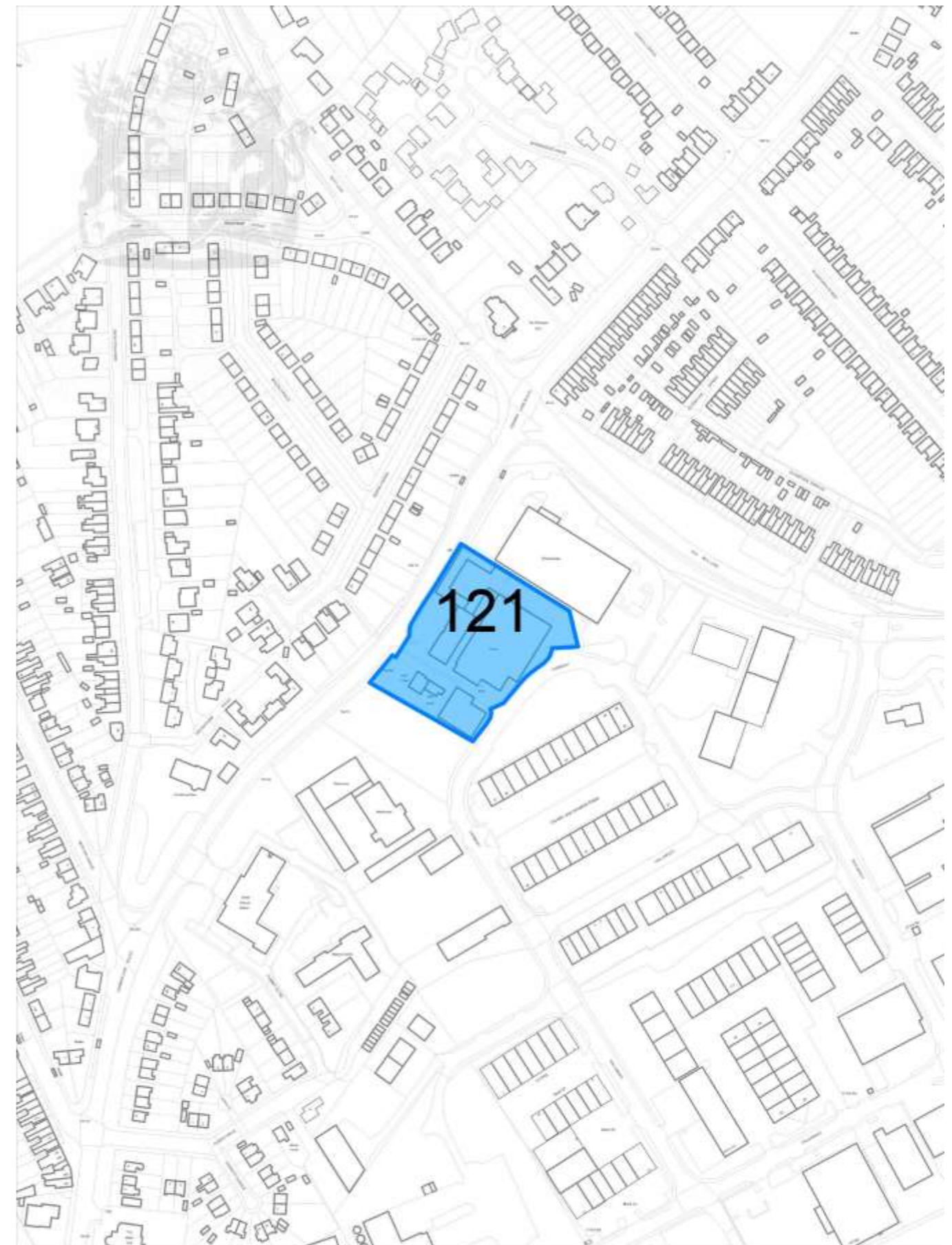
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

**Economic (sqm)** Not deliverable within the plan period 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>122</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 1
<b>Site Name</b>	Moorfield Farm		
<b>Site Address</b>	Memorial Club Bishops Walk		
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456719 , 368943
		<b>Plotted Site Area (Ha)</b>	0.81
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		

**Assessment**

**Availability** Not Assessed

Excluded - superceded by Site 176

**Suitability** Not Assessed

Excluded - superceded by Site 176

**Achievability** Not Assessed

Excluded - superceded by Site 176

**Estimated Deliverability**

**Housing** Not Assessed 17 dwellings

Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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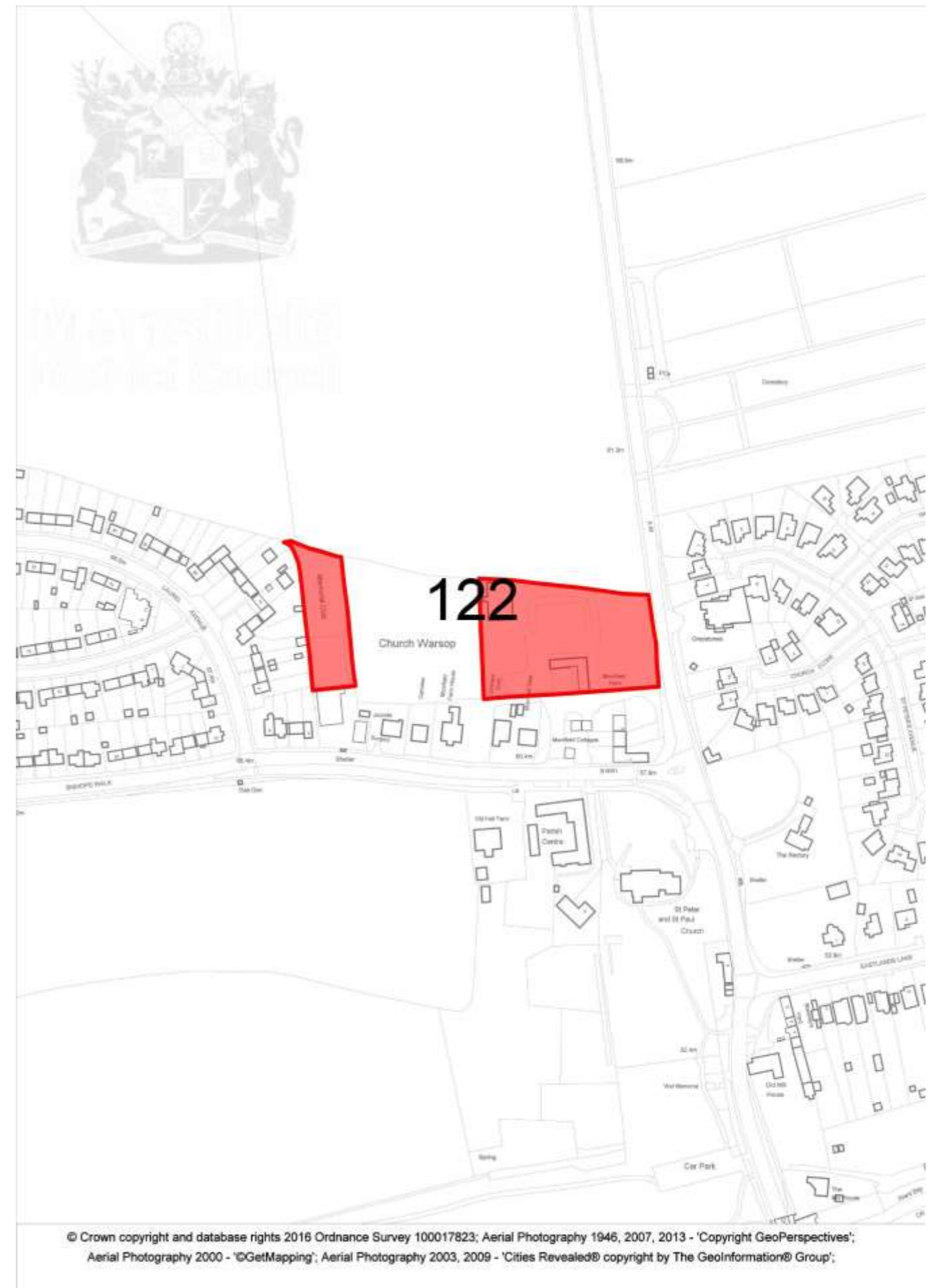
Excluded - superceded by Site 176

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



<b>HELAA Ref</b>	<b>123</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land off Kestral Road	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Oakham Business Park		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452514 , 359582
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.22		

**Assessment**

**Availability** Available

Planning permission in place (2016/0002/ST) - available for development.

**Suitability** Suitable

Existing access in place and forms part of an employment park.

**Achievability** Achievable

Part of an existing employment area with a range of uses. Site is considered to have reasonable prospects of achievability.

**Estimated Deliverability**

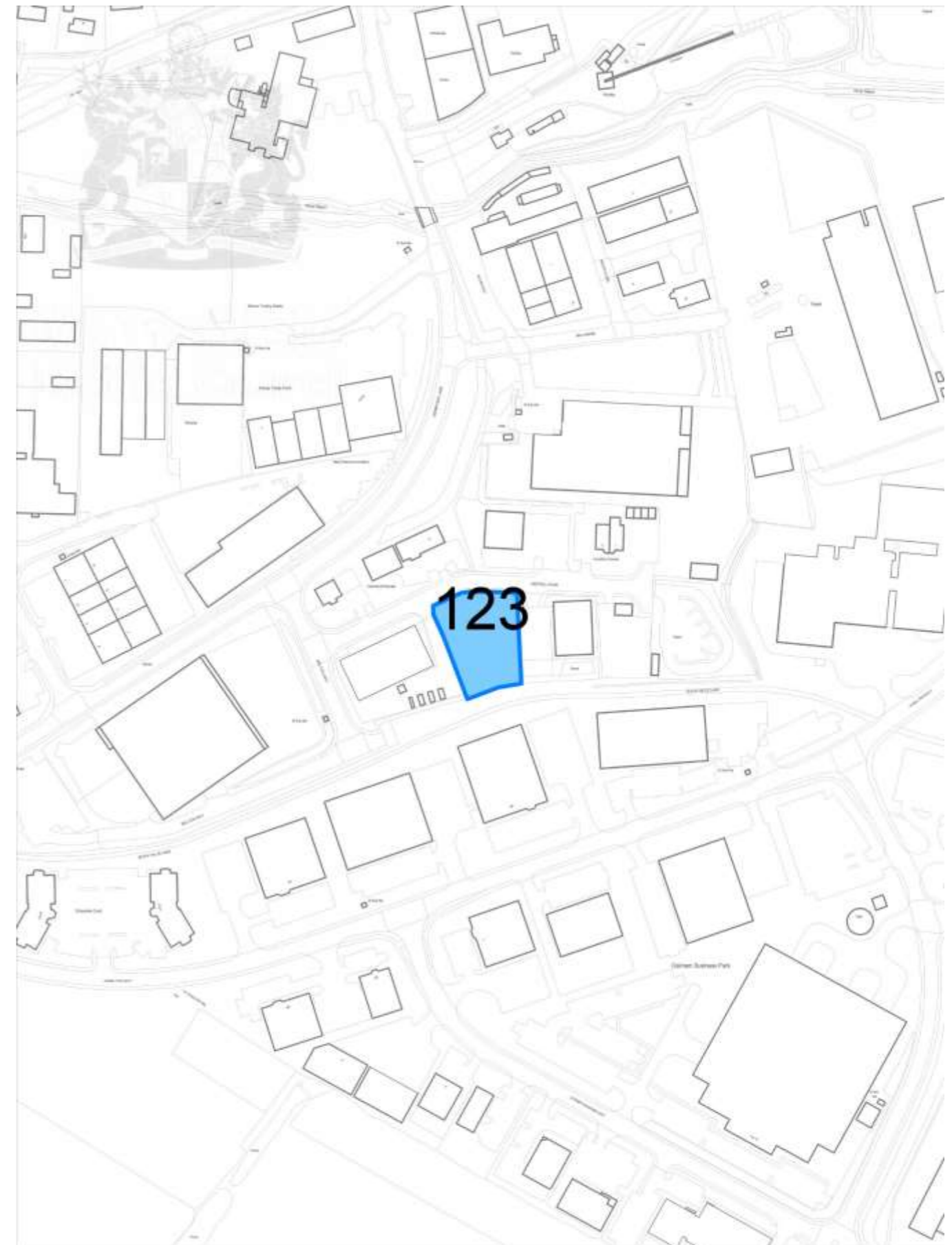
**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Deliverable (years 1-5) 592 sqm

Office	0	Industrial	592	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Site has planning permission and is located within a well established industrial estate.



<b>HELAA Ref</b>	<b>124</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Land off Pelham Street				
<b>Site Address</b>	Pelham Street				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454276 , 361022	<b>Plotted Site Area (Ha)</b>	0.10
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Resolution to grant subject to S106 (2017/0356/FUL).

**Suitability** Suitable

Resolution to grant subject to S106 (2017/0356/FUL).

**Achievability** Unlikely to be achievable

Small brownfield site in a lower value area. Site provides 14 flats to the rear of existing employment uses. The site is not considered achievable.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 14 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered achievable.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>125</b>	<b>Planning Status</b>	<b>HELAA Result</b>	<b>Excluded at Stage 2</b>	
<b>Site Name</b>	Sandy Lane Allotments				
<b>Site Address</b>	Sandy Lane				
<b>Ward</b>	Newgate				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454926 , 361324	<b>Plotted Site Area (Ha)</b>	4.04
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Planning application refusals or withdrawn				

**Assessment**

**Availability** Potentially available

Potentially available - Planning application submitted but not progressed. Discussions on alternative schemes are understood to be ongoing.

**Suitability** Unsuitable

The proposed use is compatible with adjoining uses and close to services and public transport. Subject to access to the site and the loss of any allotments being addressed the site could be suitable for development. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Unlikely to be achievable

A large greenfield site within a lower value area. Previous schemes have not progressed due to viability issues associated with land topography and development costs. The site is considered as not achievable.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

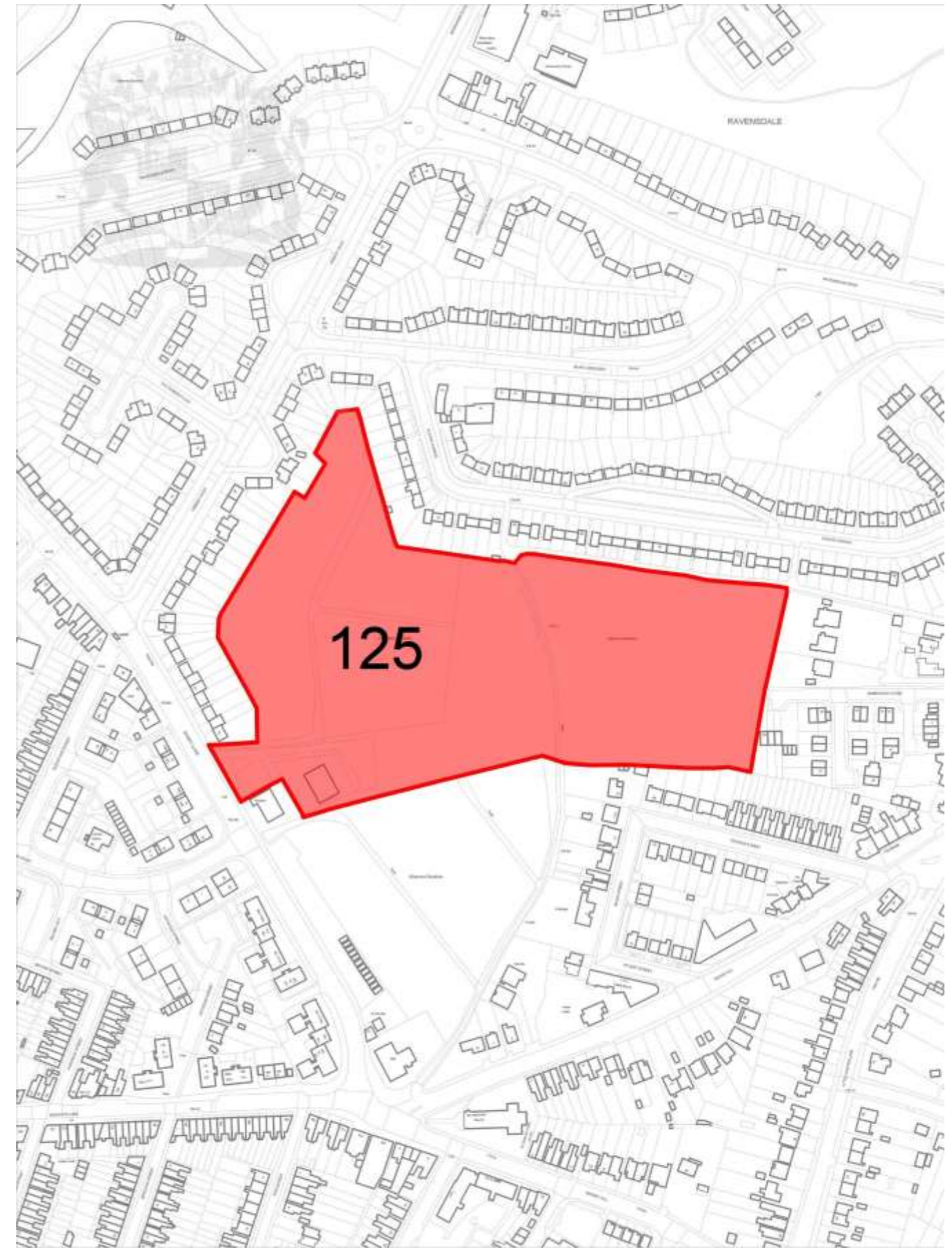
<span style="background-color: #7f7f7f; color: white; padding: 2px;">Years 1 - 5</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Years 6 - 10</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Years 11+</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Post Plan Period</span> 0
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Not considered suitable at present.

**Economic (sqm)** Not Assessed 0 sqm

<span style="background-color: #7f7f7f; color: white; padding: 2px;">Office</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Industrial</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Warehousing</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Leisure</span> 0
<span style="background-color: #7f7f7f; color: white; padding: 2px;">Comparison retail</span> 0	<span style="background-color: #7f7f7f; color: white; padding: 2px;">Convenience retail</span> 0		

N/A



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<b>HELAA Ref</b>	<b>126</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	William IV Public House				
<b>Site Address</b>	210 Stockwell Gate				
<b>Ward</b>	Ladybrook				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453107 , 360843	<b>Plotted Site Area (Ha)</b>	0.23
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Planning application refusals or withdrawn				

**Assessment**

**Availability** Not available

Application withdrawn Feb 2016; site is considered as not available as there is a new tenant in place operating the public house.

**Suitability** Potentially suitable

The site is close to services and public transport but access and compatability to adjoining uses may be an issue.

**Achievability** Potentially achievable

Small brownfield site within a lower value area. Located on a busy road adjacent to bus depot. It is considered as potentially achievable depending on developer, land owner and policy expectations.

**Estimated Deliverability**

**Housing** Not deliverable within the plan period 0 dwellings

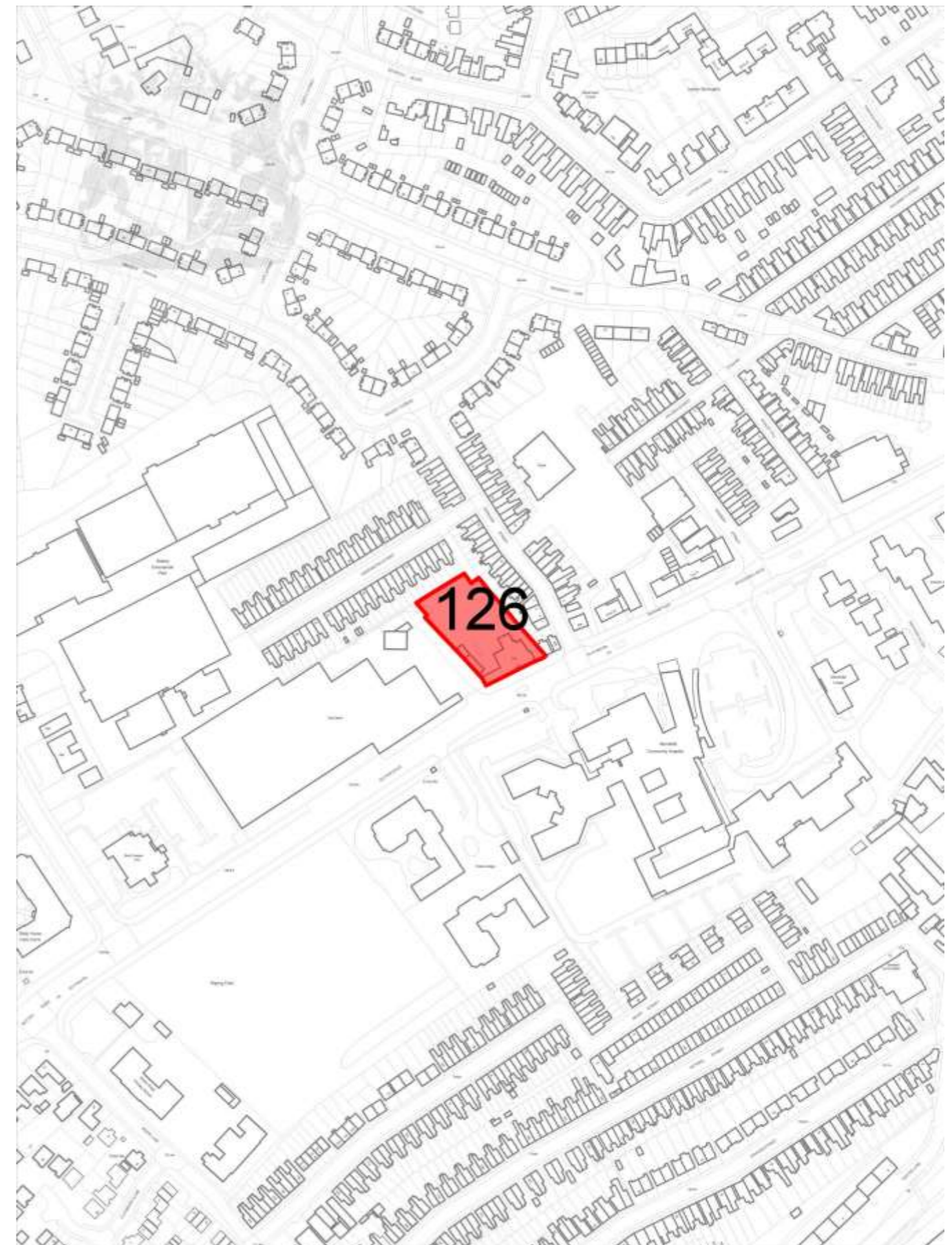
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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<b>HELAA Ref</b>	<b>127</b>	<b>Planning Status</b>			
<b>Site Name</b>	Former bus station site	<b>HELAA Result</b>	Reasonable alternative		
<b>Site Address</b>	Stockwell Gate North				
<b>Ward</b>	Woodlands				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453526 , 361067	<b>Plotted Site Area (Ha)</b>	0.59
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Available

Landowner has identified this site as available for development and is actively exploring a variety of commercial redevelopment opportunities suited to the town centre location.

**Suitability** Suitable

The site has good access, the proposed uses will be compatible with town centre location. The site is close to services and public transport. The loss of any carparking spaces will need to be considered as part of the wider transport strategy.

**Achievability** Potentially achievable

Viability of proposed uses to be considered - Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

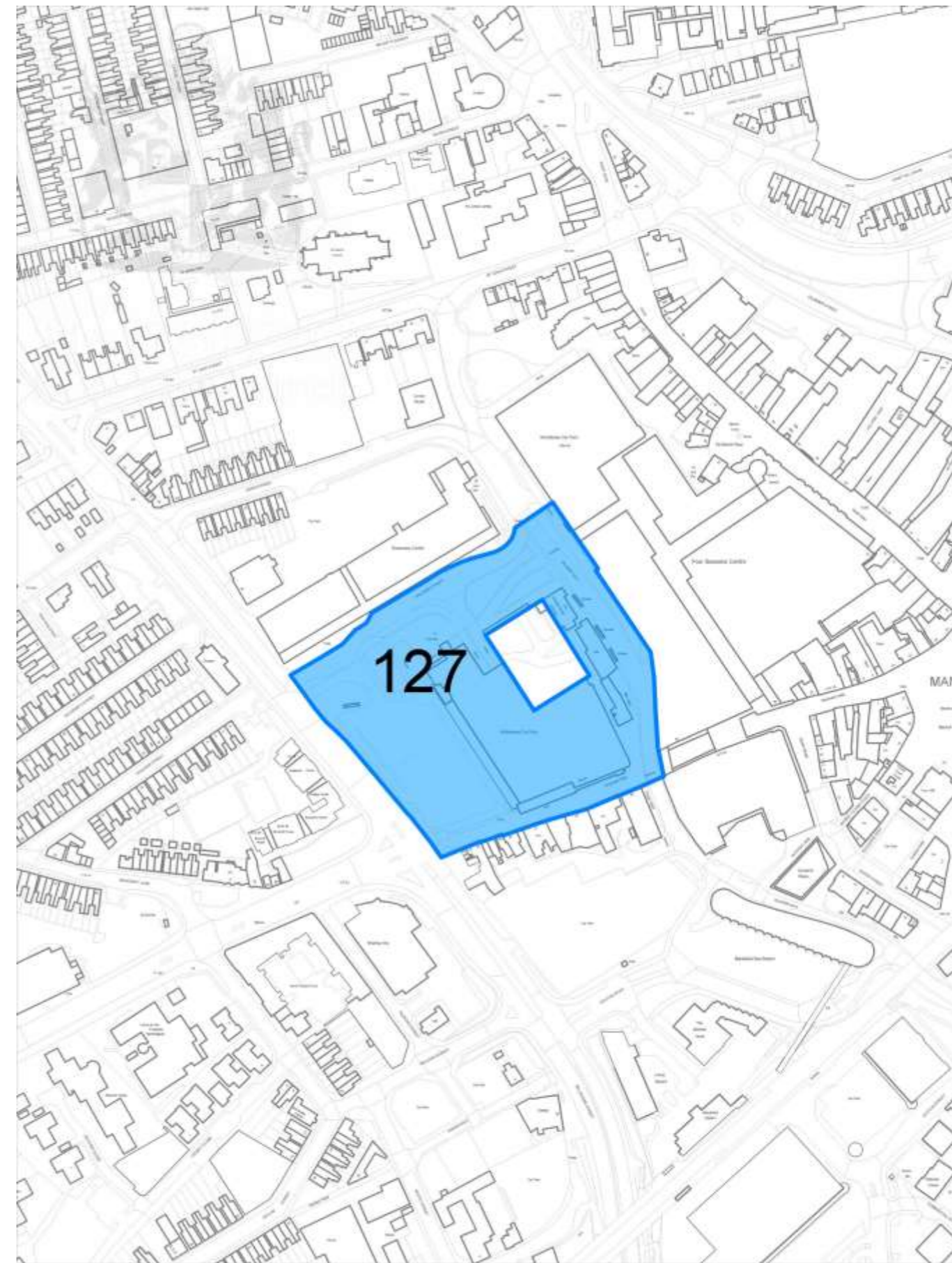
N/A as the site is proposed for retail / economic development.

**Economic (sqm)** Developable (years 6-10) 15775 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 775

Comparison retail 7500    Convenience retail 7500

Longstanding aspiration as part of improving vitality of Mansfield Town Centre. Development options currently being considered, with an intention to commence on site soon after.



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<b>HELAA Ref</b>	<b>128</b>	<b>Planning Status</b>	
<b>Site Name</b>	Clumber Street Car Park	<b>HELAA Result</b>	Excluded at Stage 1
<b>Site Address</b>	Clumber Street		
<b>Ward</b>	Woodlands		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453736 , 361306
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Plotted Site Area (Ha)** 0.20

**Assessment**

**Availability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Suitability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Achievability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

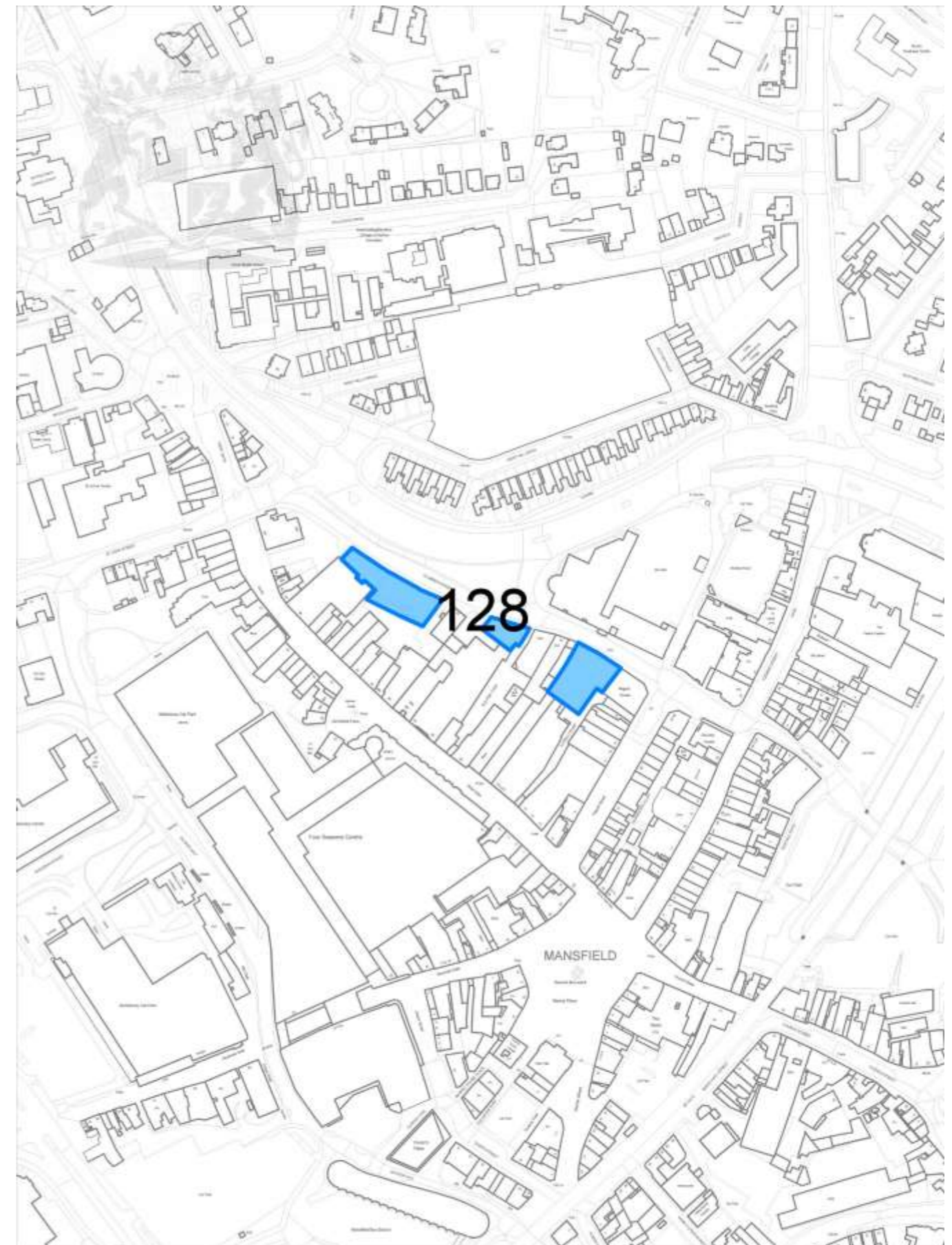
Site excluded at Stage 1 as it is below the threshold.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Site excluded at Stage 1 as it is below the threshold.



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<b>HELAA Ref</b>	<b>129</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 1		
<b>Site Name</b>	Land adjacent Crates and Grapes PH				
<b>Site Address</b>	High Street				
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456618 , 367753	<b>Plotted Site Area (Ha)</b>	0.08
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Suitability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Achievability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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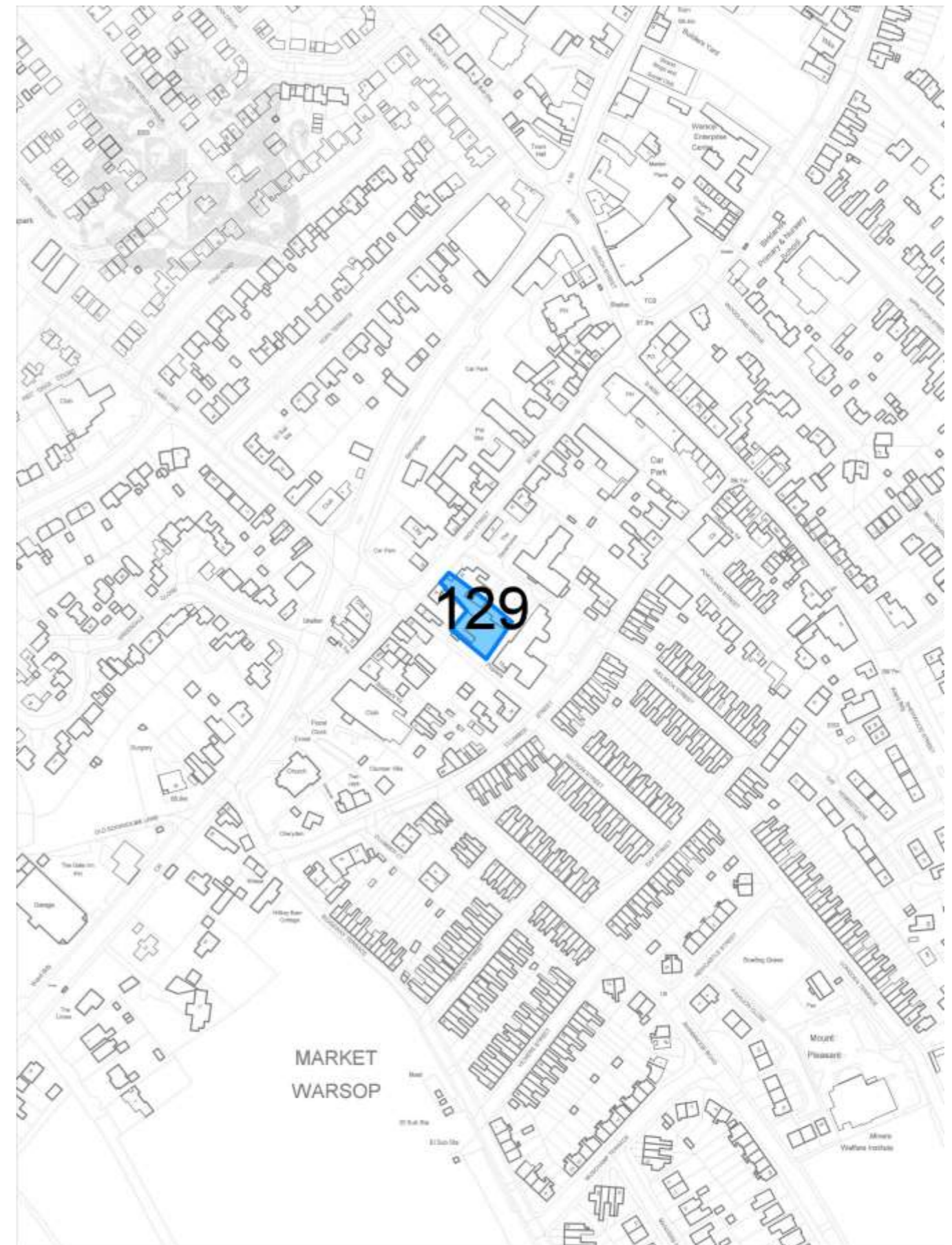
Site excluded at Stage 1 as it is below the threshold.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site excluded at Stage 1 as it is below the threshold.



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<b>HELAA Ref</b>	<b>130</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 1		
<b>Site Name</b>	Church Street car park				
<b>Site Address</b>	Church Street				
<b>Ward</b>	Market Warsop				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456612 , 367897	<b>Plotted Site Area (Ha)</b>	0.04
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Suitability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Achievability** Not Assessed

Site excluded at Stage 1 as it is below the threshold.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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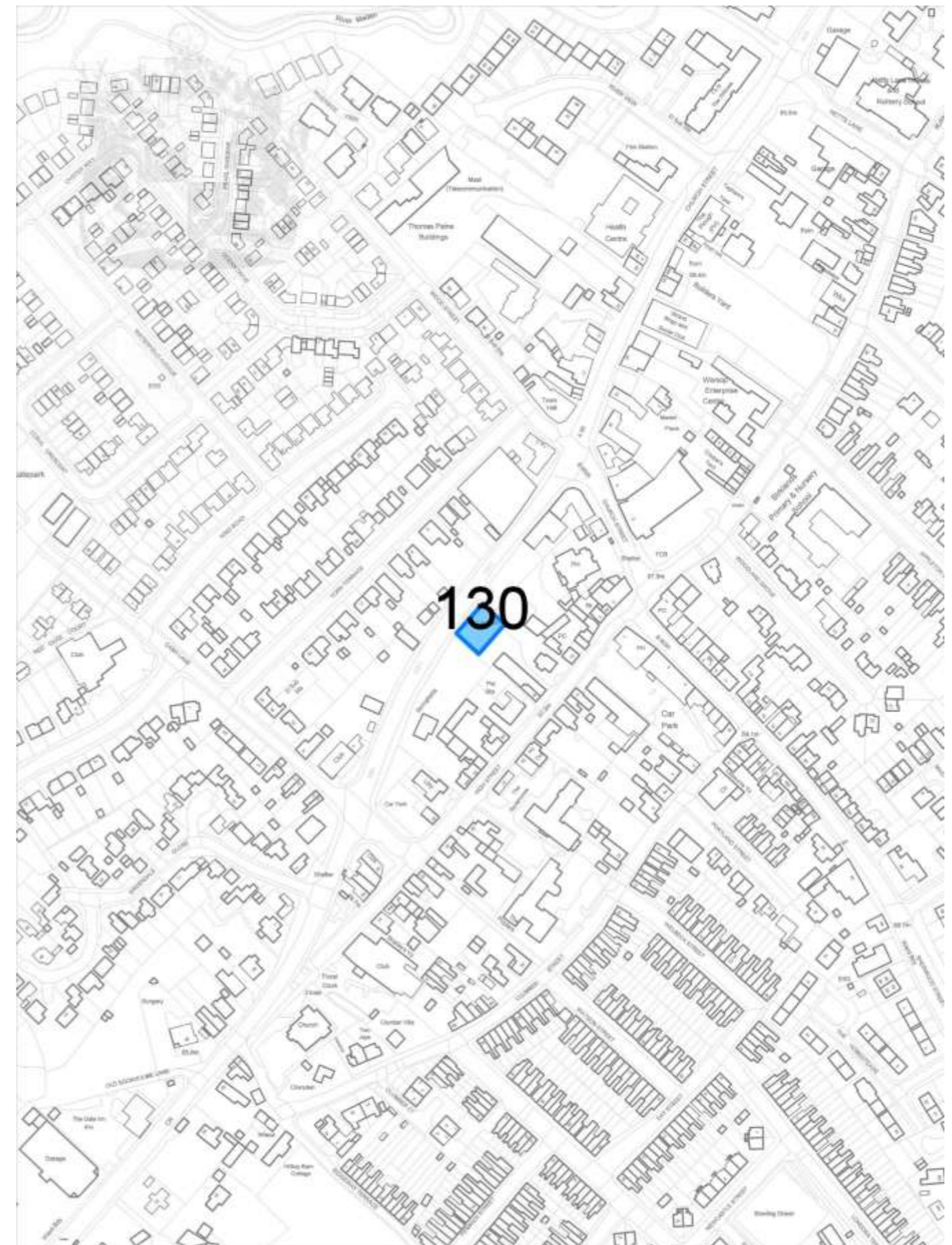
Site excluded at Stage 1 as it is below the threshold.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site excluded at Stage 1 as it is below the threshold.



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<b>HELAA Ref</b>	<b>131</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2		
<b>Site Name</b>	Toothill Lane Car Park				
<b>Site Address</b>	Toothill Lane				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453982 , 361171	<b>Plotted Site Area (Ha)</b>	0.19
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Mixed		
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers				

**Assessment**

**Availability** Not available

Site not currently being promoted by land owner through the HELAA. If this site was to come forward, the loss of car parking facility would need to be assessed before this site is considered available.

**Suitability** Potentially suitable

Site has suitable access, and is in close proximity of public transport and town centre facilities.

**Achievability** Potentially achievable

A market led mixed use could be considered as having some prospect of delivery, but much would depend on the end user being in place - based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

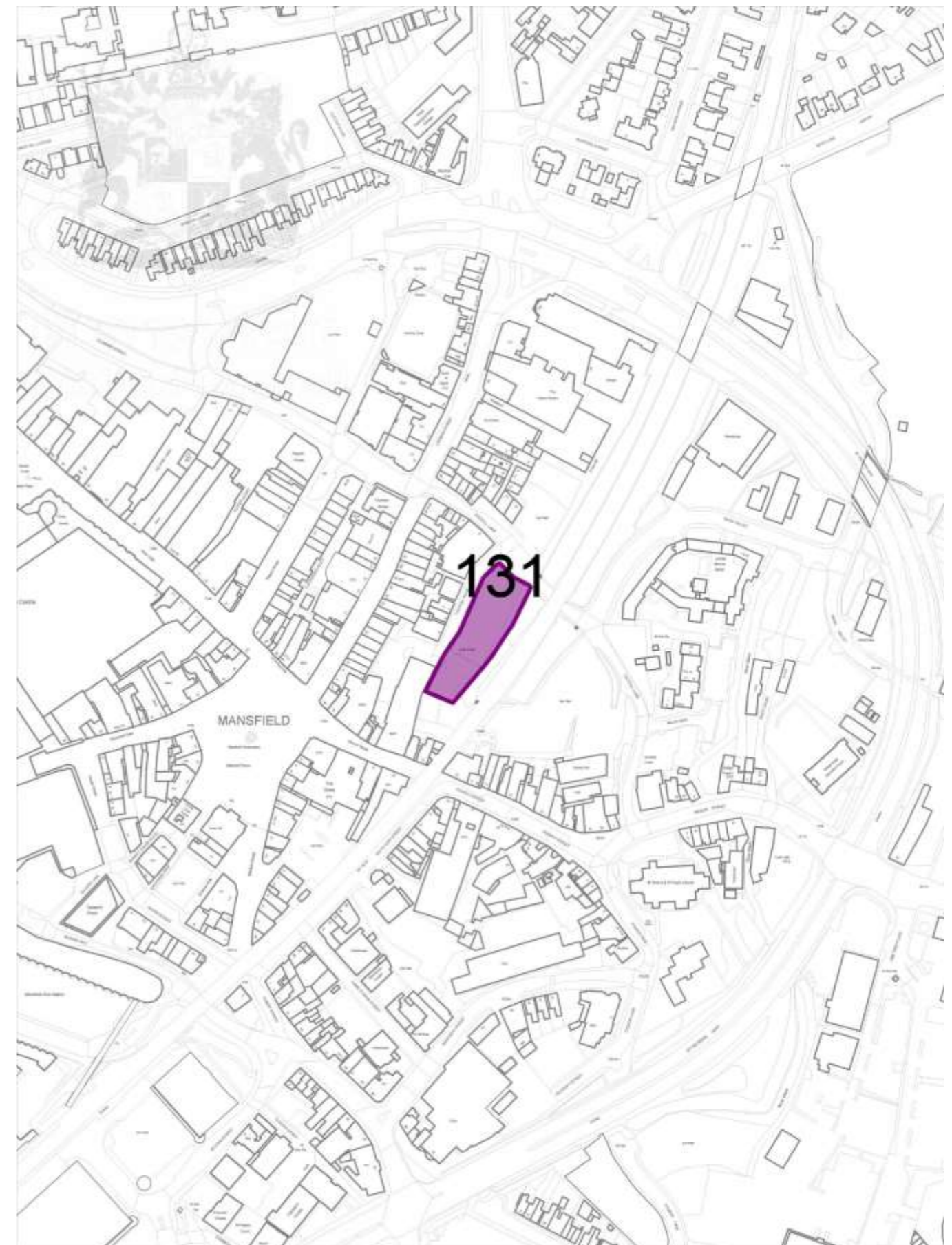
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>132</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Strand cinema	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Burns Lane / Church Street		
<b>Ward</b>	Meden		
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456754 , 368078
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Internal site suggestions from Planning Officers and other Officers		

**Plotted Site Area (Ha)** 0.49

### Assessment

**Availability** Available

Planning application (2016/0136/NT) approved July 2016

**Suitability** Suitable

Planning application (2016/0136/NT) approved July 2016

**Achievability** Achievable

Planning permission in place; site is close to town centre and likely to prove attractive for retail. Site is considered to have good prospects of achievability.

### Estimated Deliverability

**Housing** Not Assessed 0 dwellings

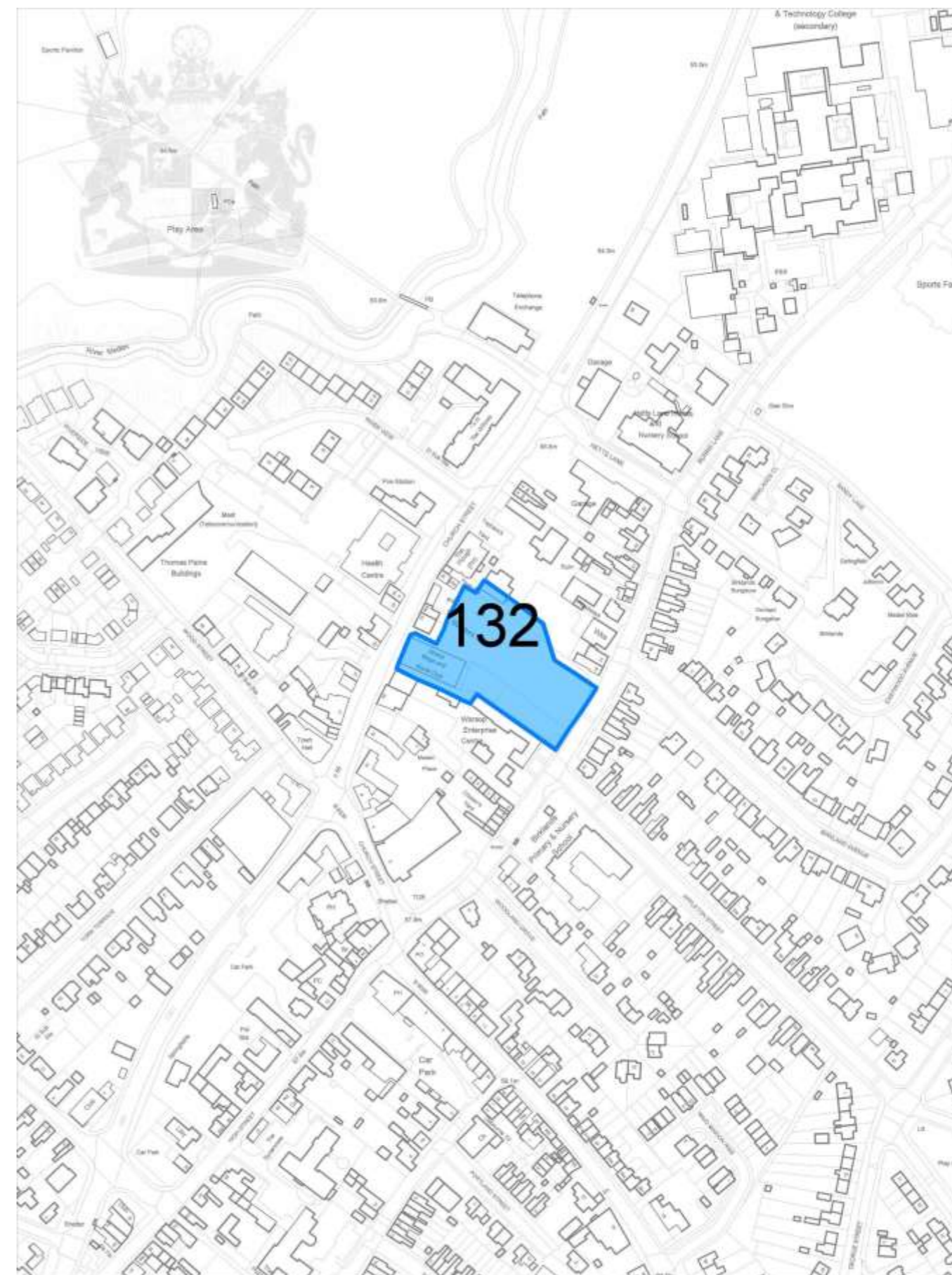
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Deliverable (years 1-5) 800 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	800
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Planning permission in place (2016/0136/NT) to develop site as a food store and associated car parking.



<b>HELAA Ref</b>	<b>133</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Excluded at Stage 2		
<b>Site Name</b>	Handley Arcade Car Park				
<b>Site Address</b>	Toothill Lane				
<b>Ward</b>	Portland				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454010 , 361230	<b>Plotted Site Area (Ha)</b>	0.11
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Expired planning permissions				

**Assessment**

**Availability** Not available

The site is not identified as available by the landowner at present and is currently used as a car park.

**Suitability** Suitable

The site has access off Toothill Lane, has a bus stop at the entrance to the site and a short wall to the Train station.

**Achievability** Potentially achievable

A previous expired planning consent for 71 flats and 4 retail units was not implemented. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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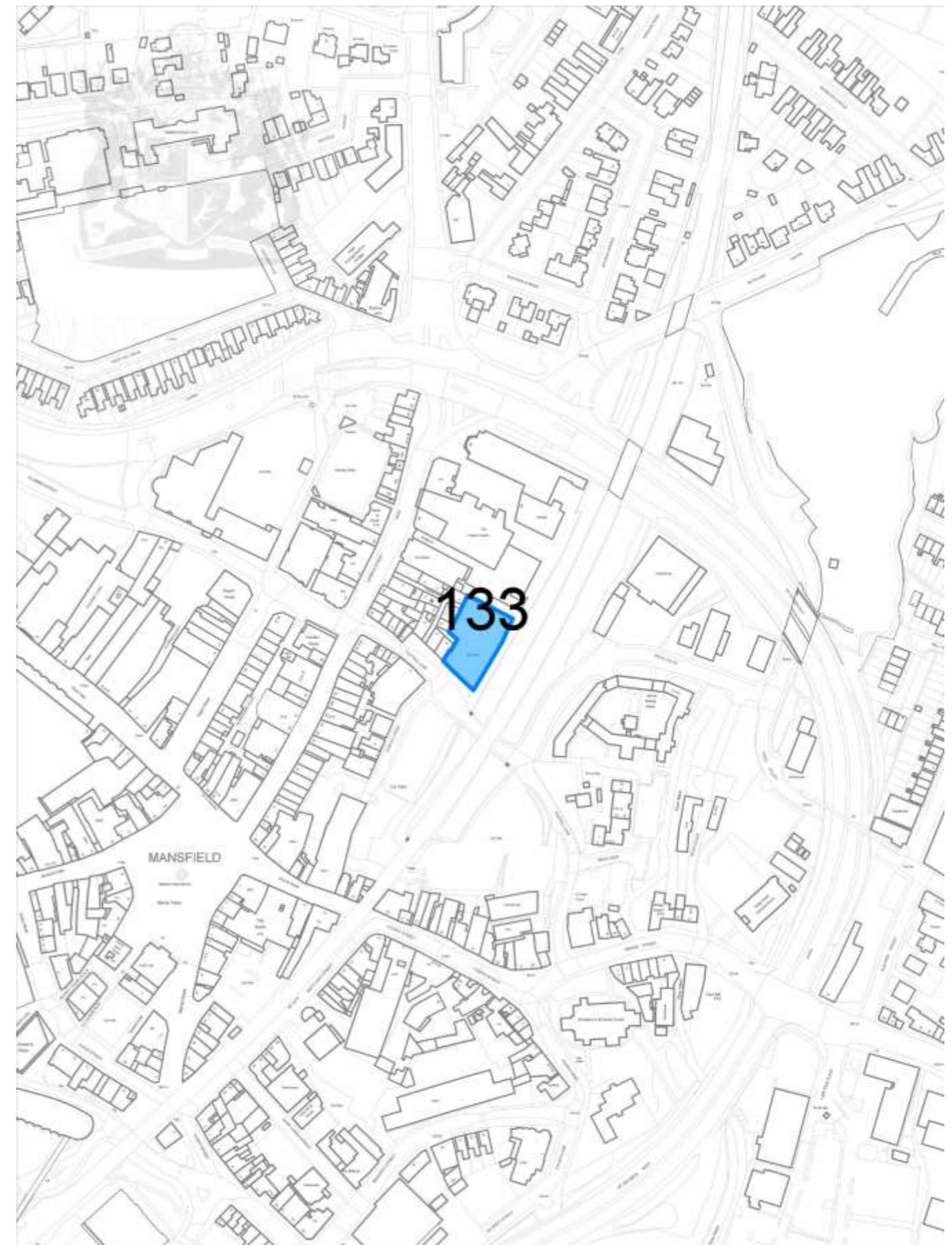
This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>134</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at Belvedere Street	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Stockwell Gate		
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453623 , 360961
<b>Land Type</b>	Brownfield	<b>Plotted Site Area (Ha)</b>	0.51
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
	<b>Proposal</b>	Economic	

**Assessment**

**Availability** Available

Outline planning permission in place and owner promoting development.

**Suitability** Suitable

The site has extant planning permission and considered suitable for economic use.

**Achievability** Potentially achievable

Prominent town centre location with good access to public transport. However, site has not been developed for retail uses and has been used for car parking instead. Based on this it is assumed that in the current economic climate, new town centre retail development is unlikely to be attractive in the town centre in the short to medium term.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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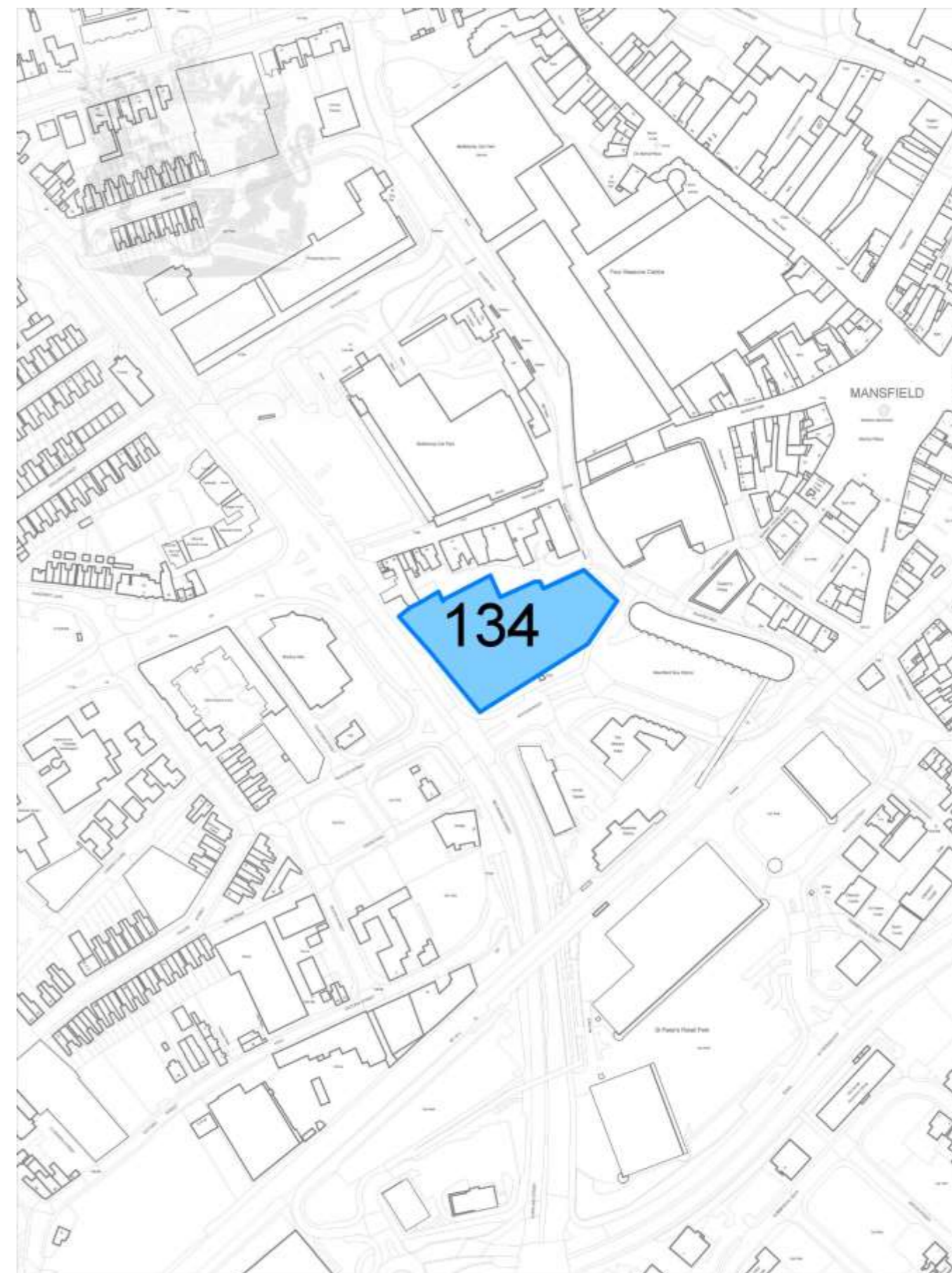
Not assessed

**Economic (sqm)** Developable (years 11+) 2608 sqm

Office	1020	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	1588
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Although there is a willing owner in place the site has had planning permission for a number of years and no occupier has been identified, unlikely to be delivered in the short term.



<b>HELAA Ref</b>	<b>135</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	190 Ladybrook Lane				
<b>Site Address</b>					
<b>Ward</b>	Ladybrook				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452294 , 361102	<b>Plotted Site Area (Ha)</b>	0.26
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development. Planning permission in place (2014/0587/ST ).

**Suitability** Suitable

Planning permission granted (2014/0587/ST ).

**Achievability** Potentially achievable

The site is considered to have reasonable prospects of achievability but needs to identify end user.

**Estimated Deliverability**

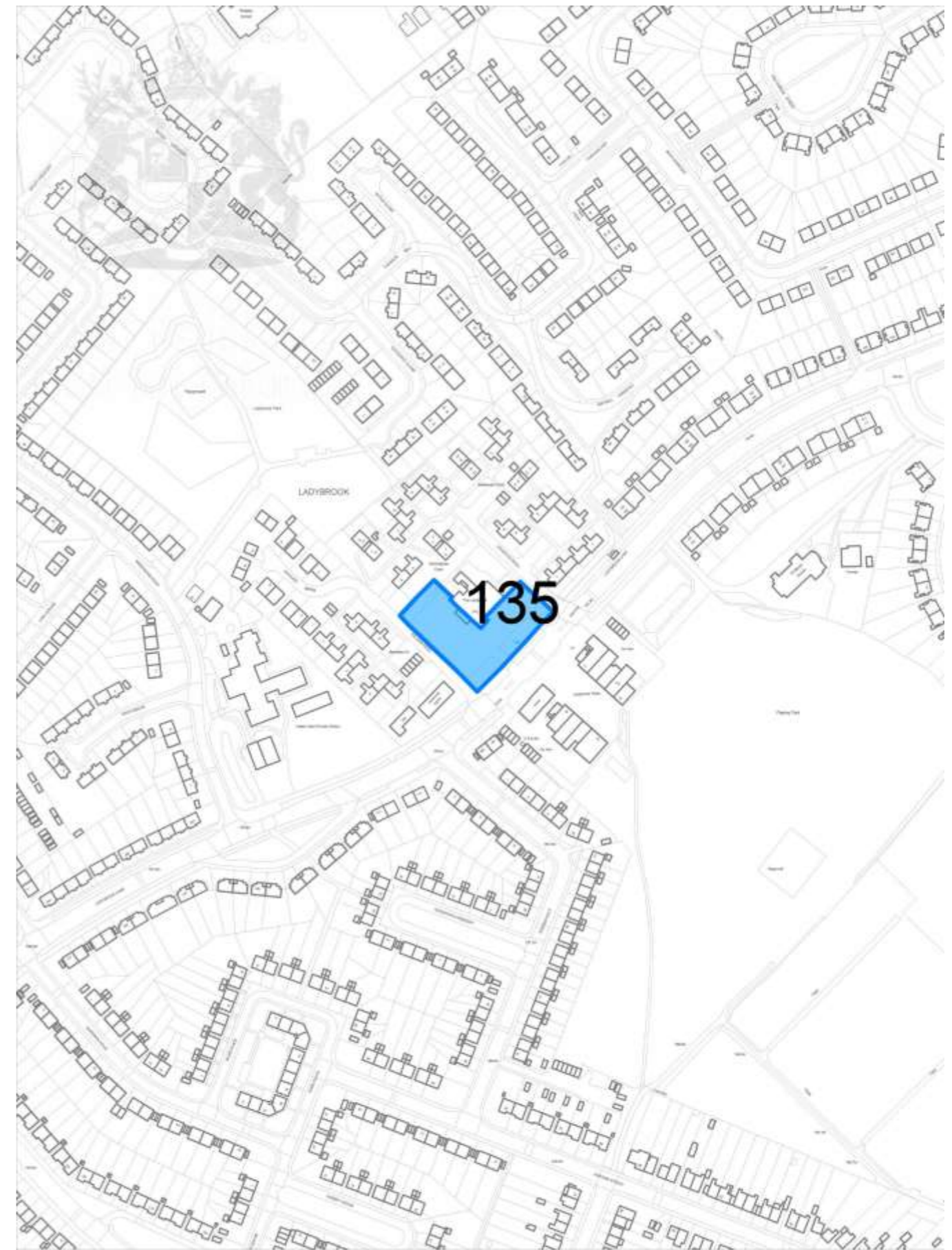
**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Deliverable (years 1-5) 400 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	400				

Extant planning permission in place since 2014, but uncertain whether a developer is in place.



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<b>HELAA Ref</b>	<b>136</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Nottingham Road Retail Park	<b>HELAA Result</b>	Excluded at Stage 1
<b>Site Address</b>	Nottingham Road		
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453790 , 360328
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.11		

**Assessment**

**Availability** Not Assessed

Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.

**Suitability** Not Assessed

Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.

**Achievability** Not Assessed

Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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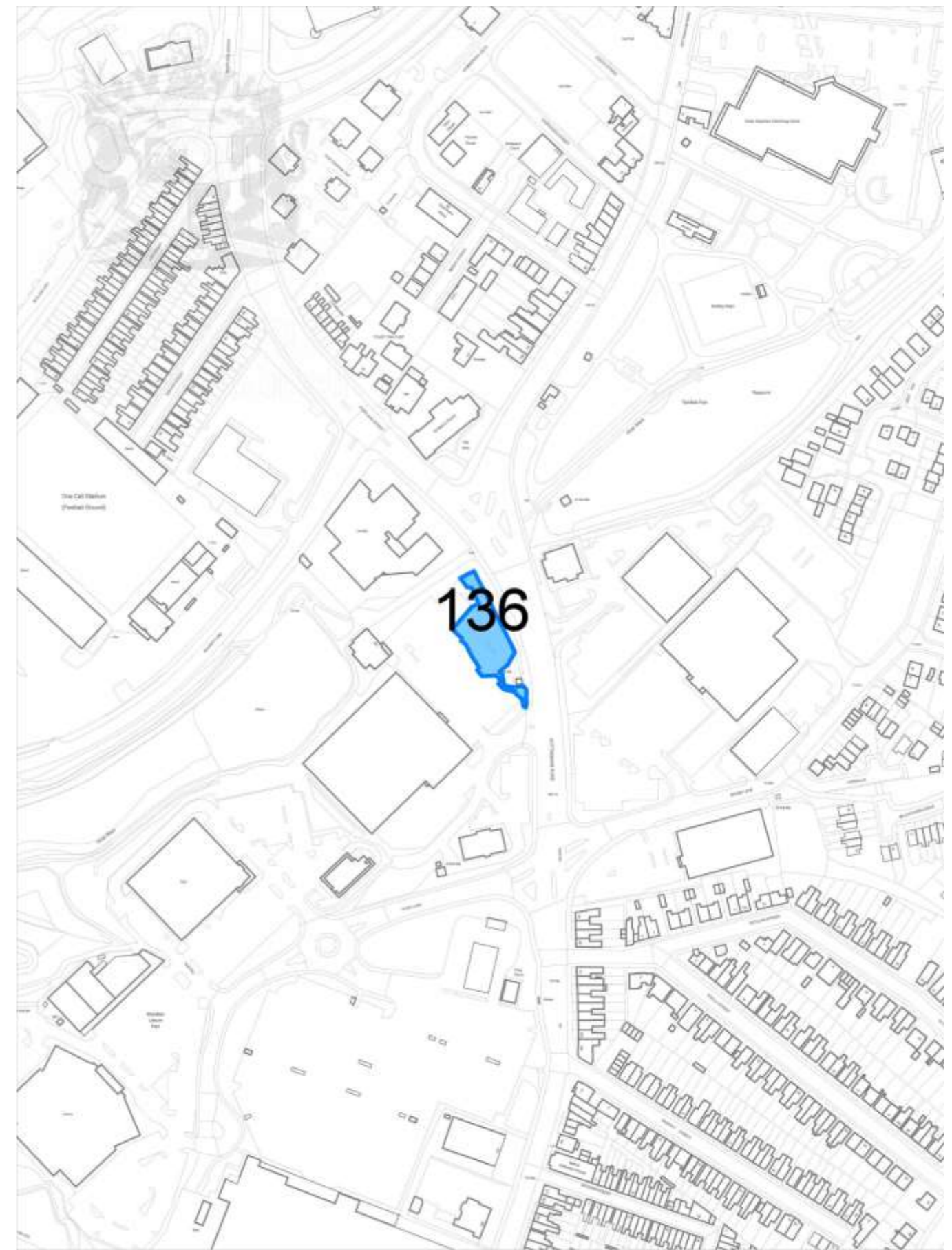
Site and proposed economic floorspace too small.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.



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<b>HELAA Ref</b>	<b>137</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Plot 17				
<b>Site Address</b>	Long Stoop Way, Crown Farm Estate				
<b>Ward</b>	Ling Forest				
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456861 , 361448	<b>Plotted Site Area (Ha)</b>	0.25
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Potentially available

Potentially available - Intentions of landowner unknown and no awareness of any developer interest. To follow up. Previous planning permission lapsed in July 2016.

**Suitability** Suitable

The site has previously had planning permission (2013/0276/ST) - assumed continues to be suitable on the same basis.

**Achievability** Achievable

The site is considered to have reasonable prospects of achievability and is currently being marketed.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed

**Economic (sqm)** Developable (years 6-10) 1000 sqm

Office	0	Industrial	0	Warehousing	1000	Leisure	0
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Comparison retail	0	Convenience retail	0
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Commencement assumed during the 6 - 10 year timeframe as no planning permission in place.



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**HELAA Ref** 138  
**Site Name** Bellamy Road Industrial Estate (Site B)  
**Site Address** Southwell Road West  
**Ward** Lindhurst  
**Locality** Mansfield **Grid Ref** 456750 , 359363 **Plotted Site Area (Ha)** 0.51  
**Land Type** Brownfield **Proposal** Economic  
**Source** Sites recommended for residential or mixed use in a recent Employment Land Review

**Planning Status** Permission granted  
**HELAA Result** Excluded at Stage 2

#### Assessment

**Availability** Not available

Planning permission for non-residential development (2014/0684/ST) has been implemented and so the site is no longer considered as available.

**Suitability** Not Assessed

Not available.

**Achievability** Not Assessed

Not available.

#### Estimated Deliverability

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

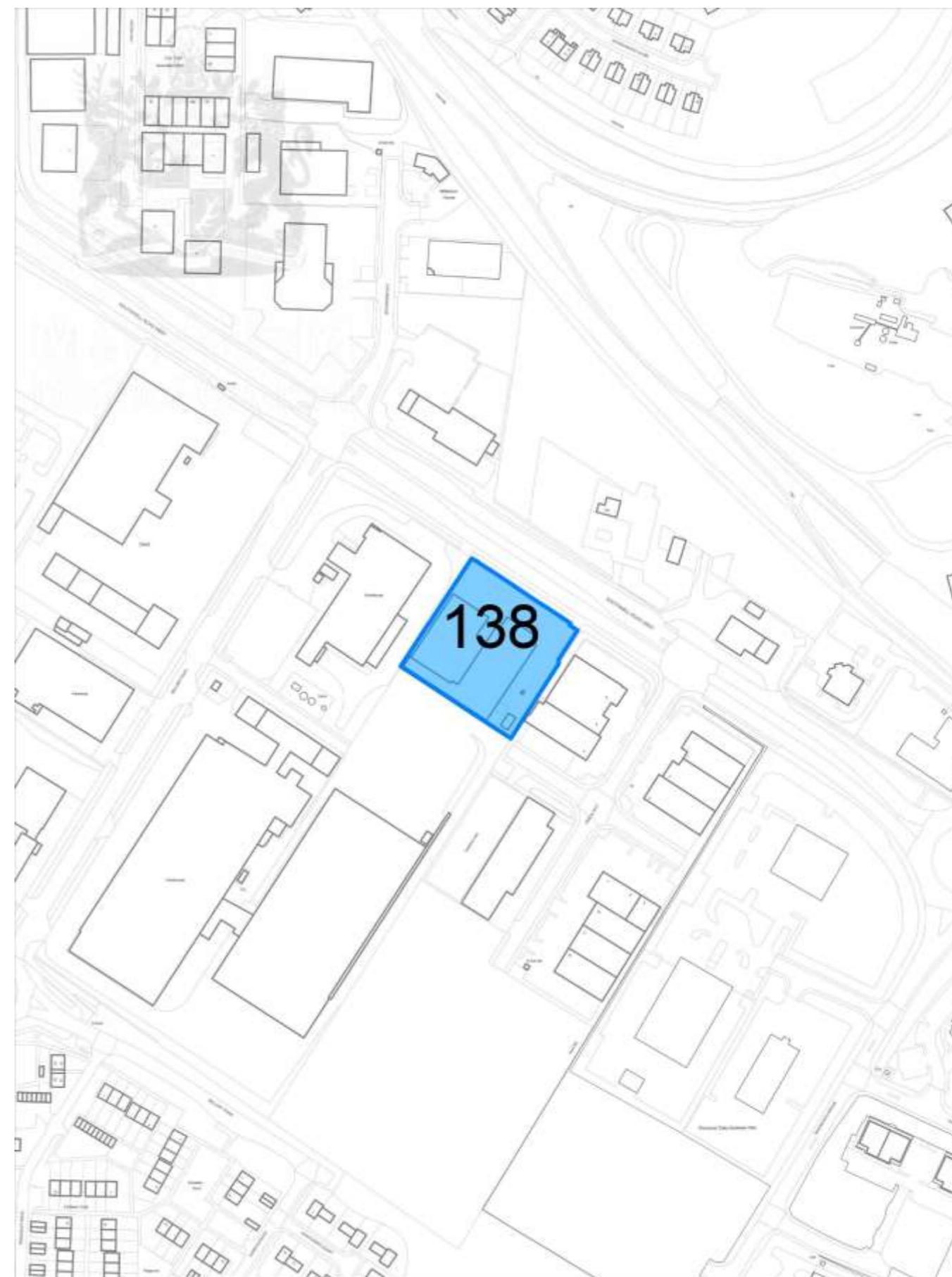
Not available.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Planning consent for storage and repair of caravan and motorhomes implemented and site is no longer considered as available for HELAA.



<b>HELAA Ref</b>	<b>139</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Frontage to Ransom Wood Business Park				
<b>Site Address</b>	Southwell Road West				
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457094 , 359287	<b>Plotted Site Area (Ha)</b>	2.25
<b>Land Type</b>	Mixed	<b>Proposal</b>	Economic		
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review				

**Assessment**

**Availability** Available

Land owner has identified this site as available for development. Site is being marketed.

**Suitability** Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Achievable

Site is considered to have good prospects of achievability in a prominent location in a well proven commercial area.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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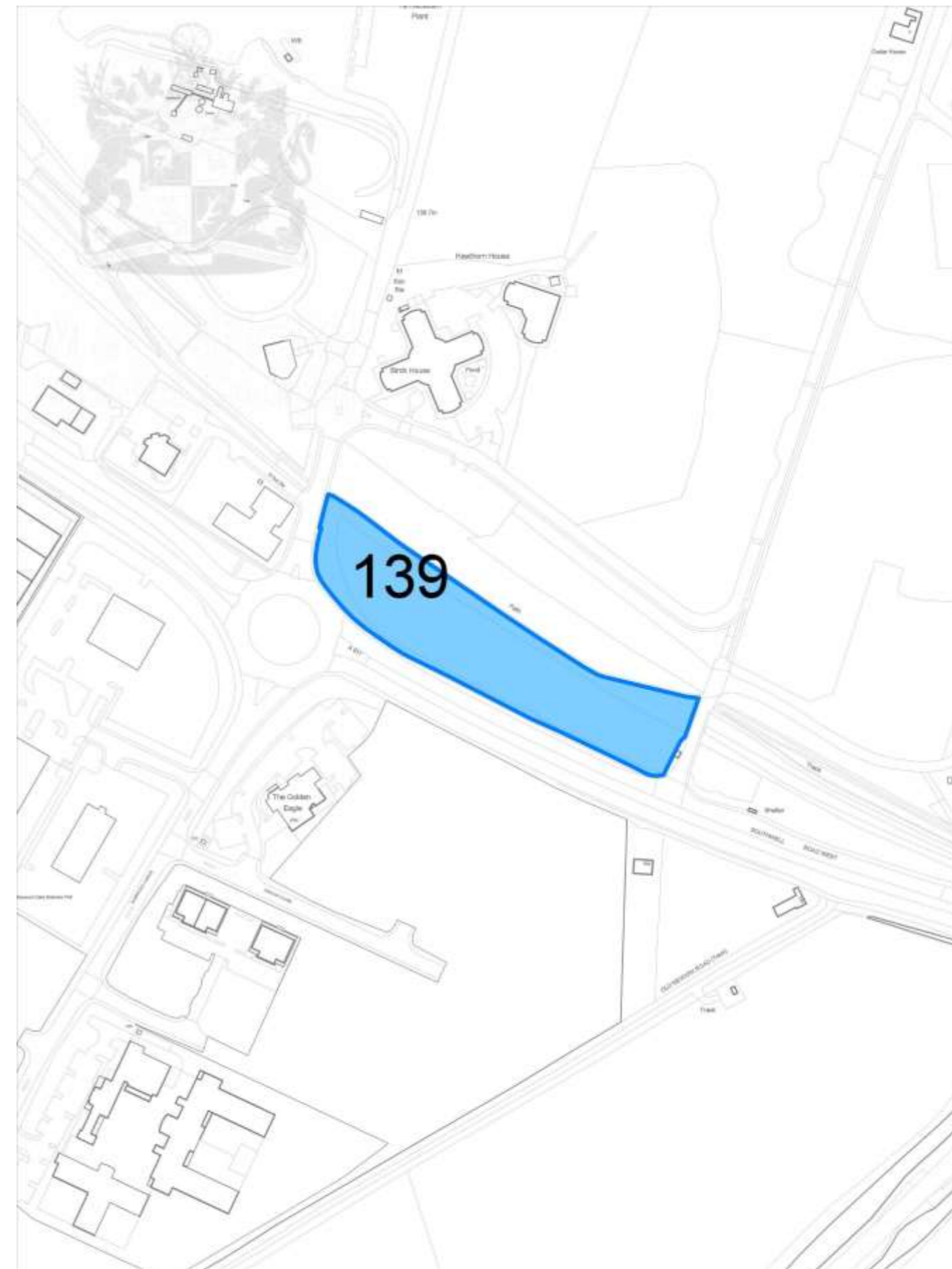
N/A

**Economic (sqm)** Developable (years 6-10) 1750 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	1000
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Comparison retail	0	Convenience retail	750
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Commencement assumed during the 6 - 10 year timeframe but much will depend on developer demand. No current application or developer confirmed in place though site is proactively being marketed. Development of this site may be dependant on provision of replacement carpark.



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<b>HELAA Ref</b>	<b>140</b>	<b>Planning Status</b>	Permission granted
<b>HELAA Result</b>		<b>HELAA Result</b>	Reasonable alternative
<b>Site Name</b>	Hermitage Lane Industrial Estate (Site A)		
<b>Site Address</b>	Hermitage Lane		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452424 , 359779
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review		
<b>Plotted Site Area (Ha)</b>	0.40		

**Assessment**

**Availability** Available

Site is considered as available and has detailed planning permission for 3 light industrial units (2016/0086/ST).

**Suitability** Suitable

The site has planning permission (2016/0086/ST).

**Achievability** Achievable

Site is considered to have good prospects of achievability as there are identified end user shown in the planning application.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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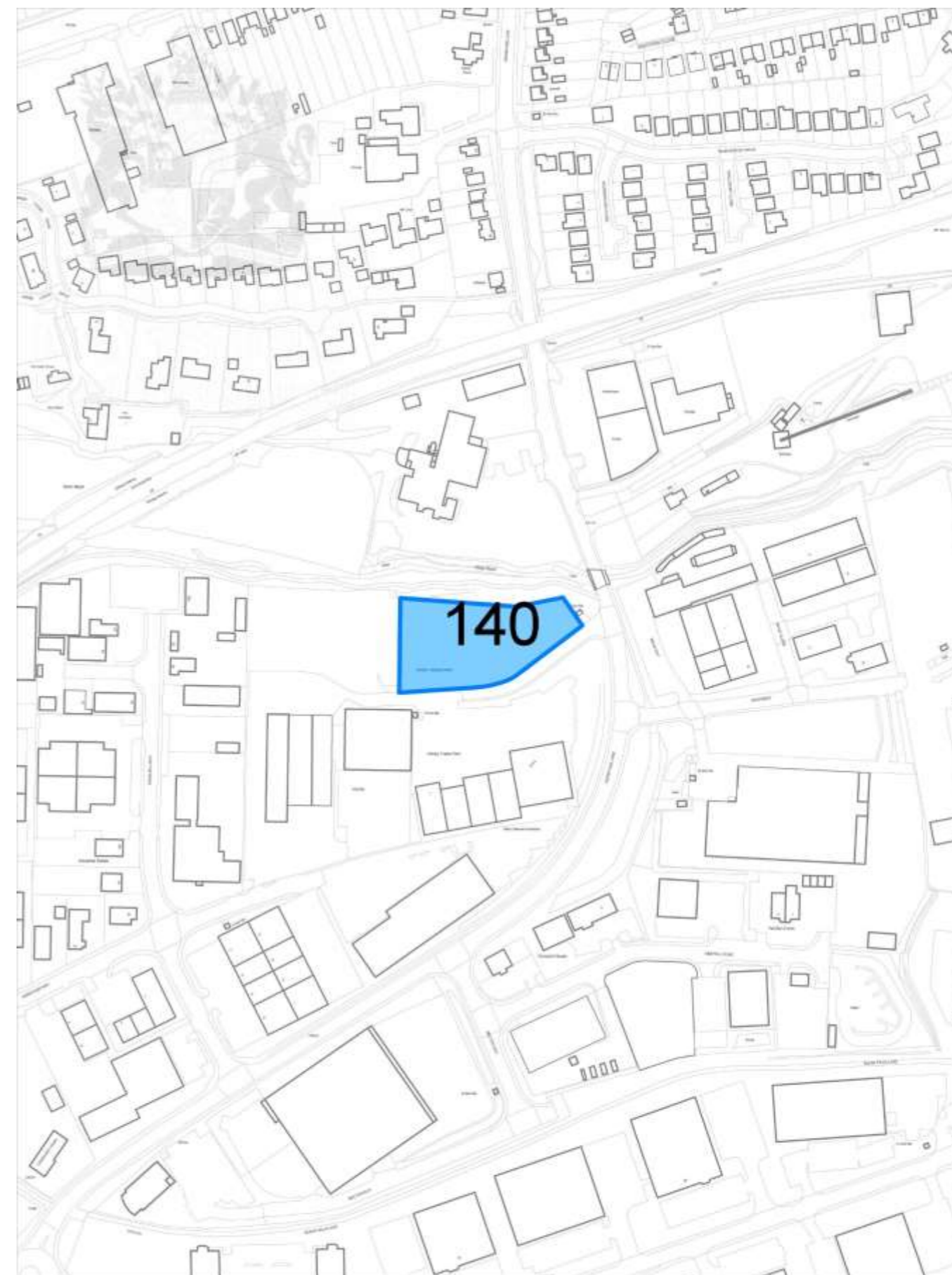
N/A

**Economic (sqm)** Deliverable (years 1-5) 1115 sqm

Office	0	Industrial	1115	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Detailed planning permission granted in May 2016 with end users identified.



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<b>HELAA Ref</b>	<b>141</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative		
<b>Site Name</b>	Oakham Business Park (Site A)				
<b>Site Address</b>	Hamilton Way				
<b>Ward</b>	Oakham				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452795 , 359725	<b>Plotted Site Area (Ha)</b>	0.17
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review				

**Assessment**

**Availability** Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner via the HELAA.

**Suitability** Suitable

Site is considered to have suitable access and is considered suitable for economic use at this stage

**Achievability** Potentially achievable

Site maybe have some prospects of achievability, however the small plot size may narrow the market appeal.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

**Economic (sqm)** Not deliverable within the plan period 680 sqm

Office	0	Industrial	340	Warehousing	340	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



<b>HELAA Ref</b>	<b>142</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Oakham Business Park (Site B)		
<b>Site Address</b>	Hamilton Way		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452862 , 359606
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review		
<b>Plotted Site Area (Ha)</b>	0.22		

**Assessment**

**Availability** Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner.

**Suitability** Suitable

Site use and access is considered suitable at this stage

**Achievability** Potentially achievable

This is a small plot which may narrow the market appeal of the site.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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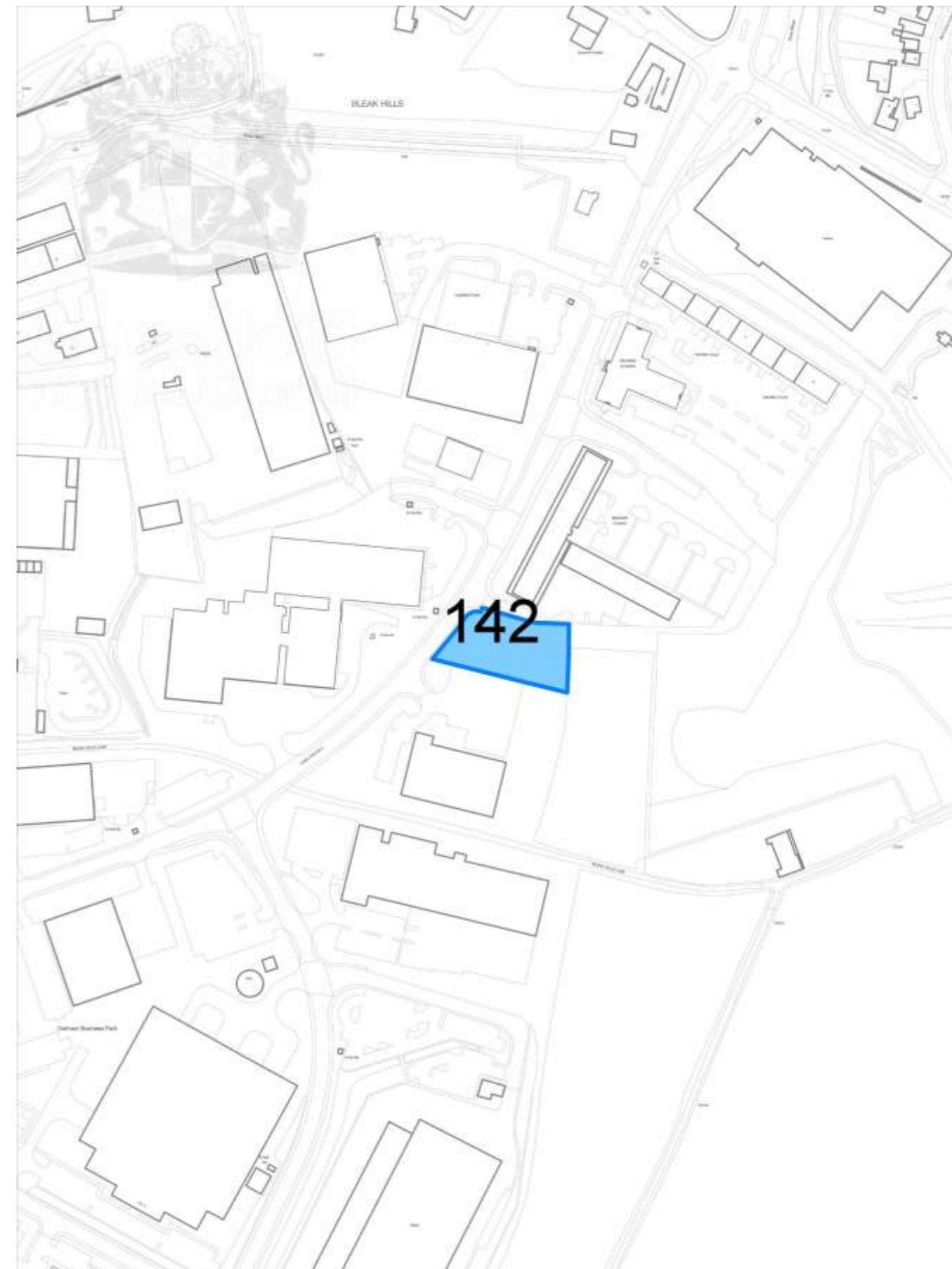
N/A

**Economic (sqm)** Not deliverable within the plan period 880 sqm

Office	0	Industrial	440	Warehousing	440	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



<b>HELAA Ref</b>	<b>143</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Crown Farm Industrial Estate (Site A)				
<b>Site Address</b>	Crown Farm Way				
<b>Ward</b>	Kingsway				
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456991 , 361782	<b>Plotted Site Area (Ha)</b>	2.77
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review				

**Assessment**

**Availability** Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

**Suitability** Suitable

Site use and access is considered suitable at this stage

**Achievability** Achievable

Site is considered to have reasonable prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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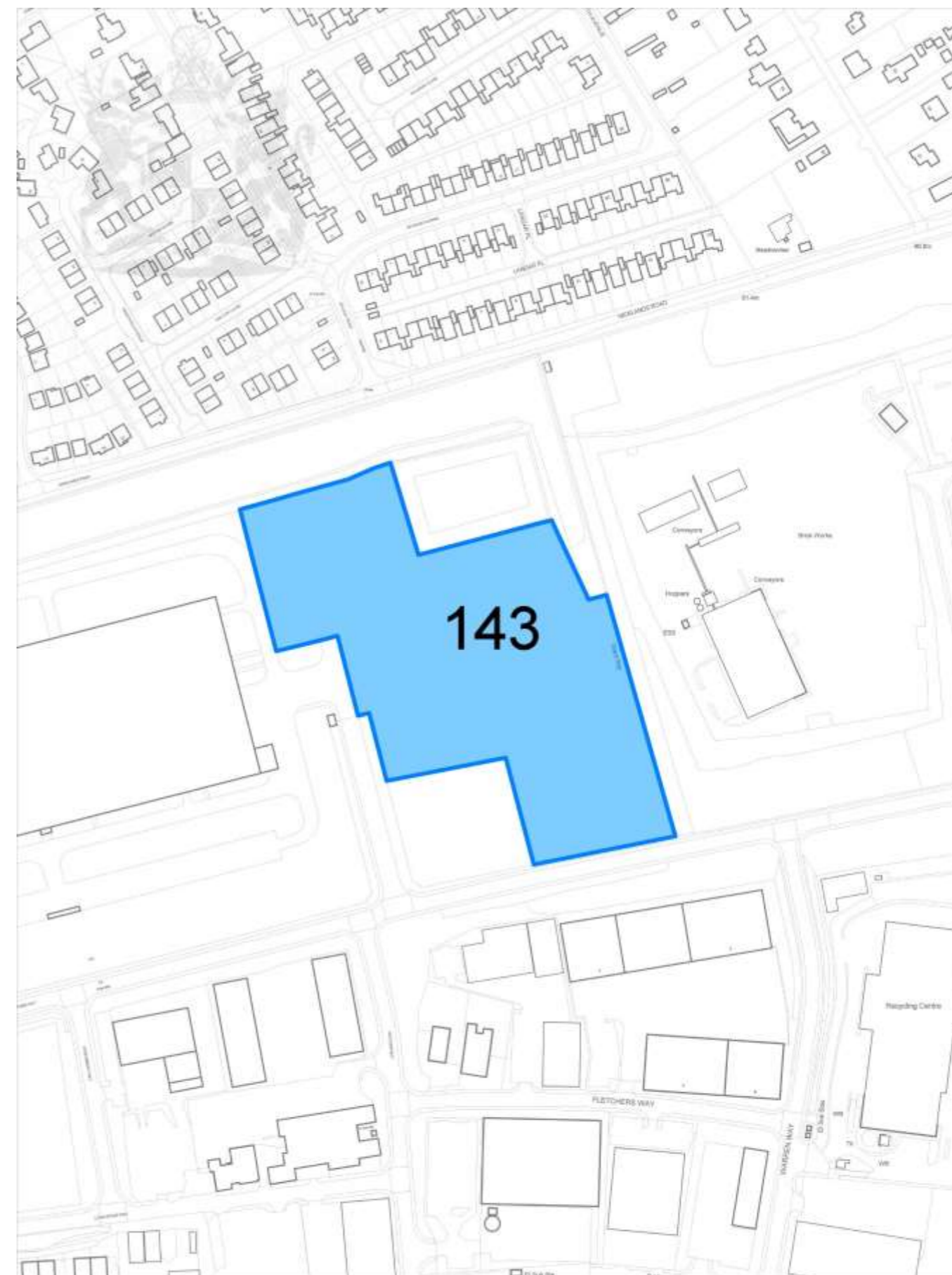
N/A

**Economic (sqm)** Not deliverable within the plan period 11080 sqm

Office	0	Industrial	5540	Warehousing	5540	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>144</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Sherwood Street	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Yeoman Hill		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453652 , 362977
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review		
<b>Plotted Site Area (Ha)</b>	0.23		

**Assessment**

**Availability** Available

The site is considered as available and has secured planning permission recently (2016/0082/NT).

**Suitability** Suitable

The site is considered as suitable as has secured planning permission recently (2016/0082/NT).

**Achievability** Achievable

Site is considered to have reasonable prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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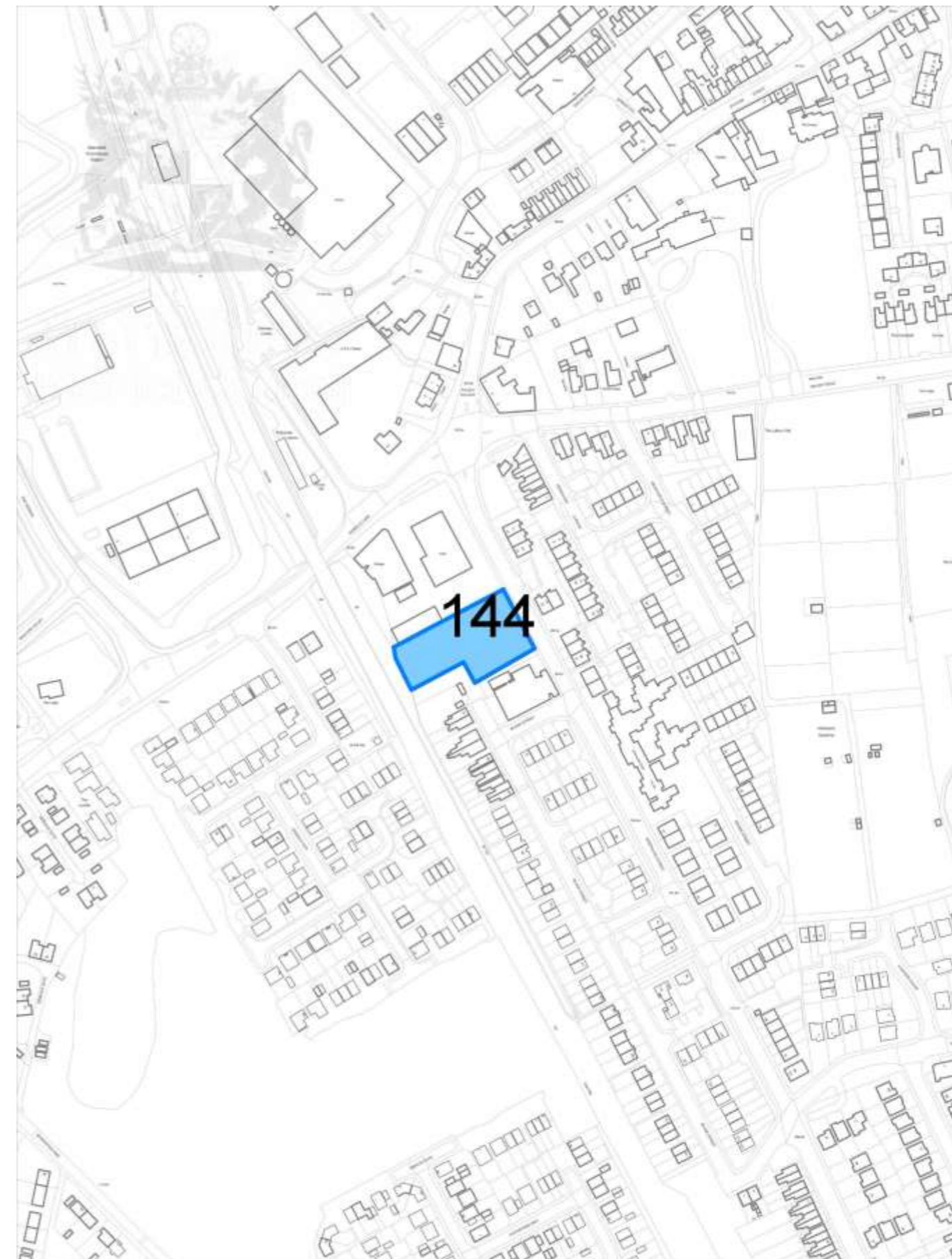
N/A

**Economic (sqm)** Deliverable (years 1-5) 836 sqm

Office	0	Industrial	0	Warehousing	836	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site has detailed planning permission granted in July 2016 and is expected to be developed in the next five years.



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<b>HELAA Ref</b>	<b>145</b>	<b>Planning Status</b>			
<b>HELAA Result</b>	Reasonable alternative				
<b>Site Name</b>	Sherwood Business Park (Site A)				
<b>Site Address</b>	Southwell Road West				
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457431 , 359153	<b>Plotted Site Area (Ha)</b>	0.51
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review				

**Assessment**

**Availability** Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

**Suitability** Suitable

Site use and access is considered suitable at this stage

**Achievability** Achievable

Site is considered to have reasonable prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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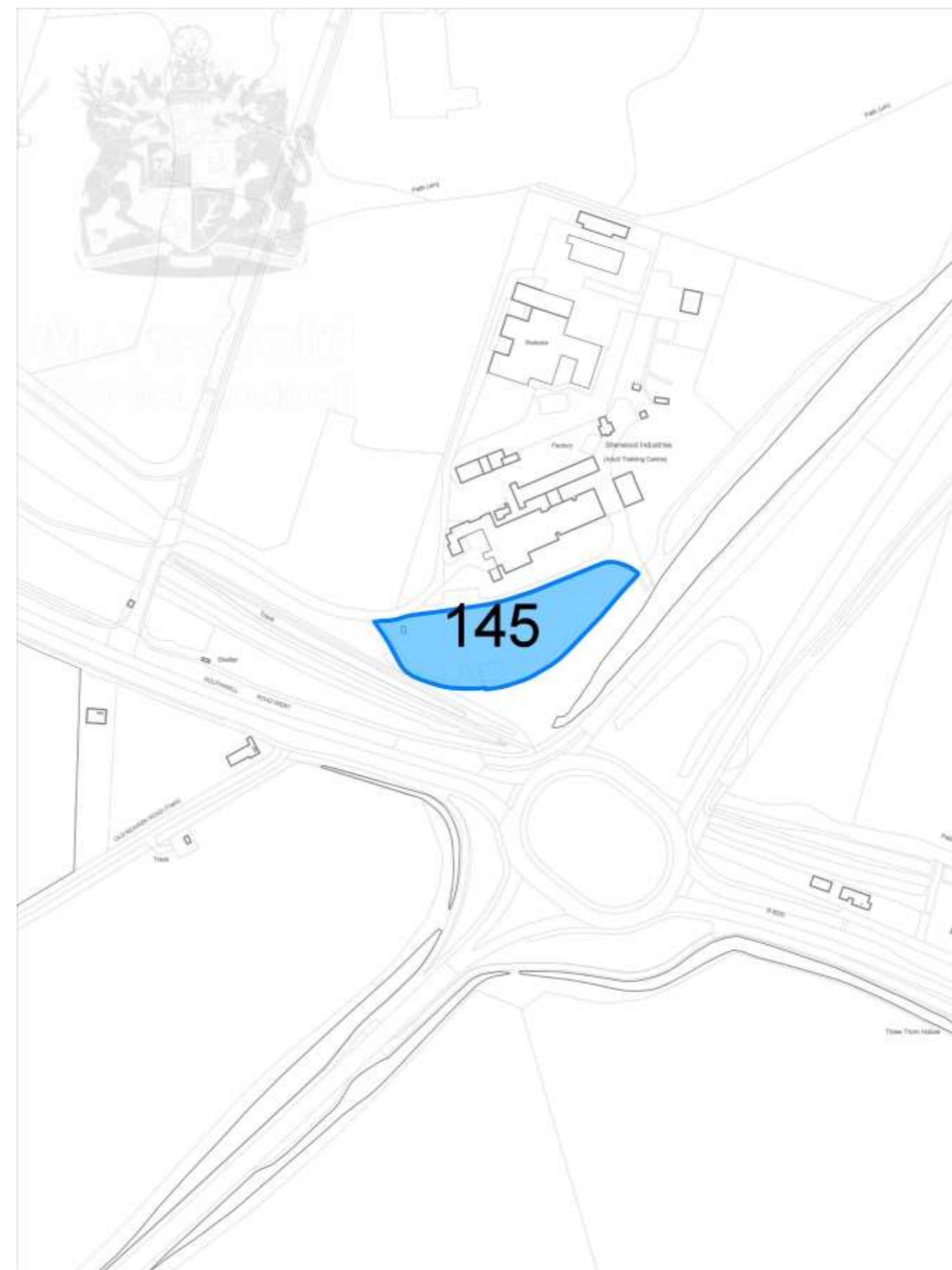
N/A

**Economic (sqm)** Not deliverable within the plan period 2040 sqm

Office	0	Industrial	1020	Warehousing	1020	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.





<b>HELAA Ref</b>	<b>146</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative	
<b>Site Name</b>	Sherwood Business Park (Site B)			
<b>Site Address</b>	Southwell Road West			
<b>Ward</b>	Ransom Wood			
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457532 , 359264	<b>Plotted Site Area (Ha)</b> 0.27
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic	
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review			

**Assessment**

**Availability** Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

**Suitability** Suitable

Employment use is compatible with adjoining location and access is considered suitable.

**Achievability** Achievable

Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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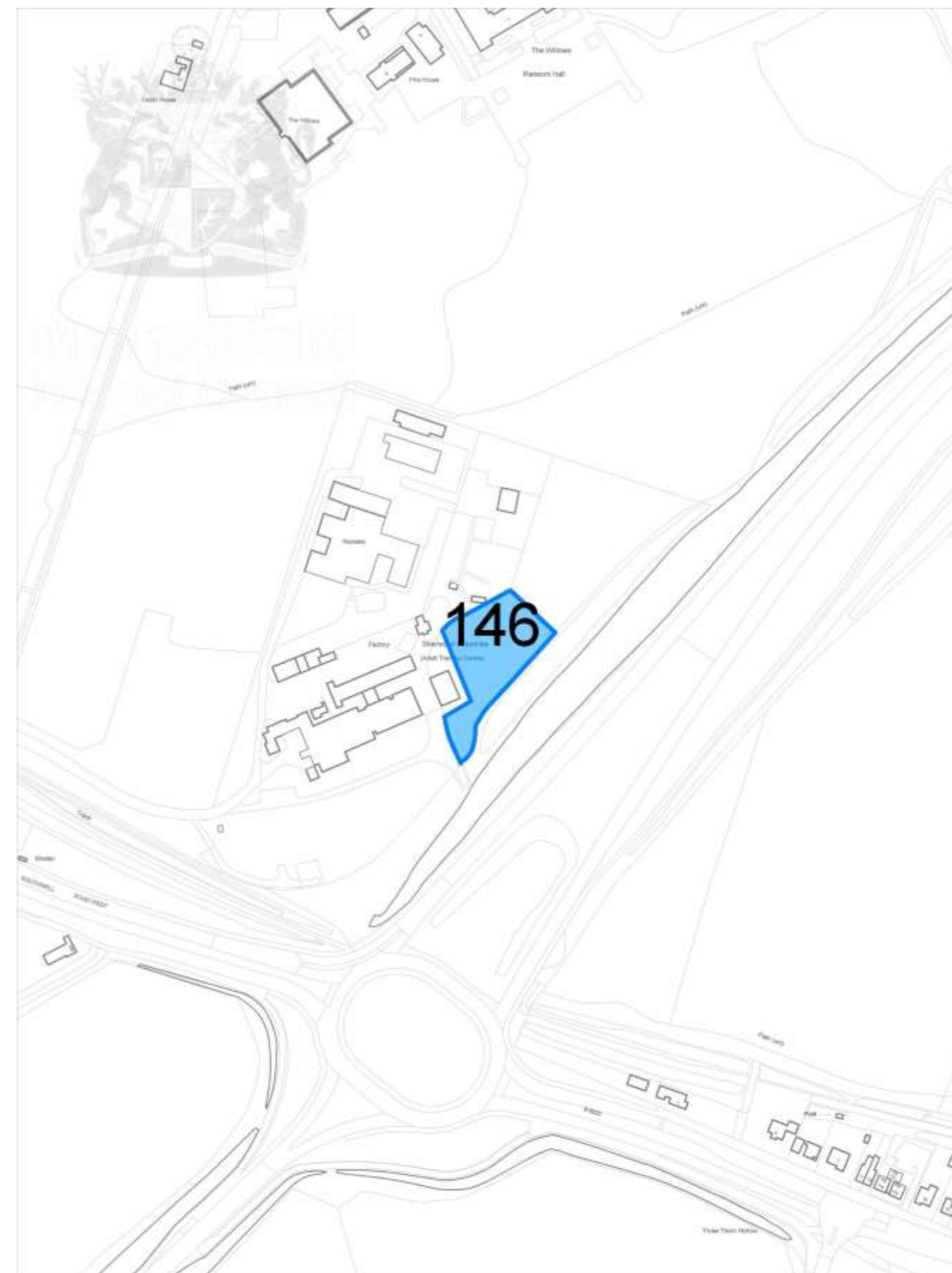
N/A

**Economic (sqm)** Not deliverable within the plan period 1080 sqm

Office	0	Industrial	540	Warehousing	540	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



<b>HELAA Ref</b>	<b>148</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Millenium Business Park (Site A)				
<b>Site Address</b>	Concorde Way				
<b>Ward</b>	Sherwood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452161 , 362830	<b>Plotted Site Area (Ha)</b>	0.32
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review				

**Assessment**

**Availability** Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

**Suitability** Suitable

Employment use is compatible with adjoining location and access is considered suitable.

**Achievability** Achievable

Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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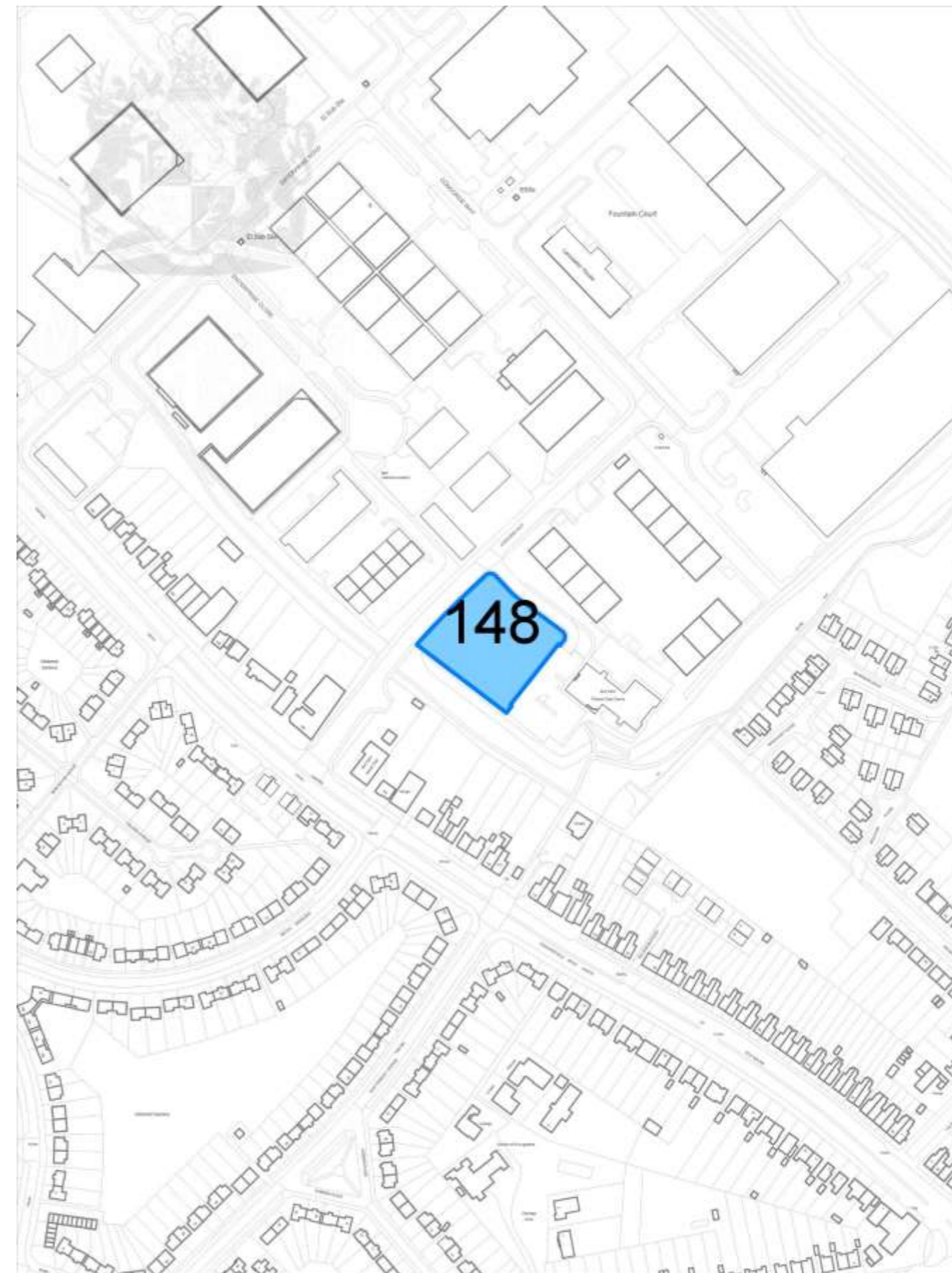
N/A

**Economic (sqm)** Not deliverable within the plan period 1280 sqm

Office	0	Industrial	640	Warehousing	640	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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<b>HELAA Ref</b>	<b>149</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Grove Way	<b>HELAA Result</b>	Excluded at Stage 1
<b>Site Address</b>	Grove Street		
<b>Ward</b>	Woodhouse		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453657 , 363261
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review		
<b>Plotted Site Area (Ha)</b>	0.08		

**Assessment**

**Availability** Not Assessed

Site is below the HELAA threshold and so not assessed

**Suitability** Not Assessed

Site is below the HELAA threshold and so not assessed

**Achievability** Not Assessed

Site is below the HELAA threshold and so not assessed

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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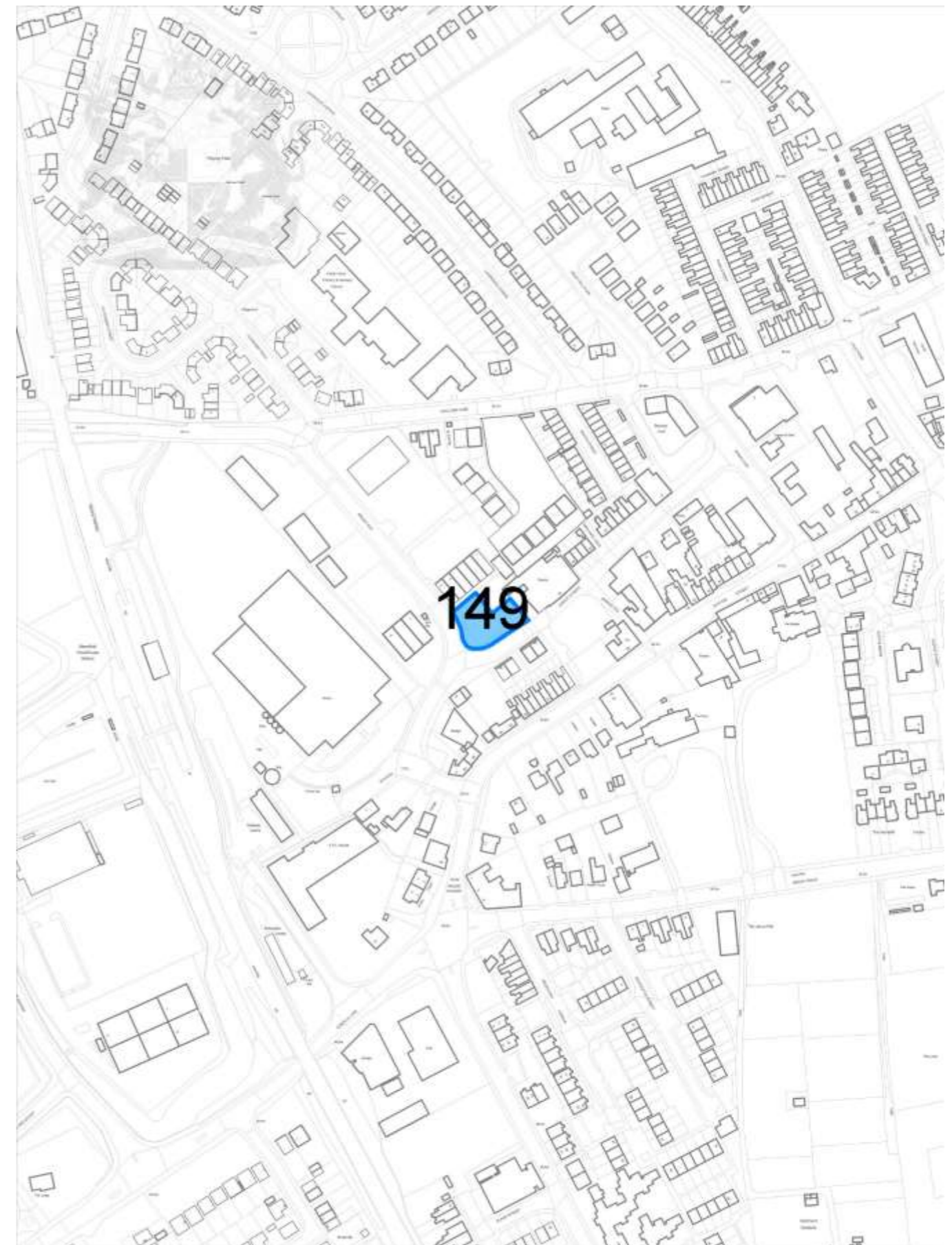
Site is below the HELAA threshold and so not assessed

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site is below the HELAA threshold and so not assessed



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<b>HELAA Ref</b>	<b>150</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Ratcher Hill Quarry		
<b>Site Address</b>	Southwell Road West		
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457177 , 359841
		<b>Plotted Site Area (Ha)</b>	4.88
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

Land owner has identified this site as available for development and is actively being promoted.

**Suitability** Potentially suitable

The proposed use is compatible with adjoining uses and close to services and public transport. The proposed access for the site needs to be confirmed.

**Achievability** Achievable

Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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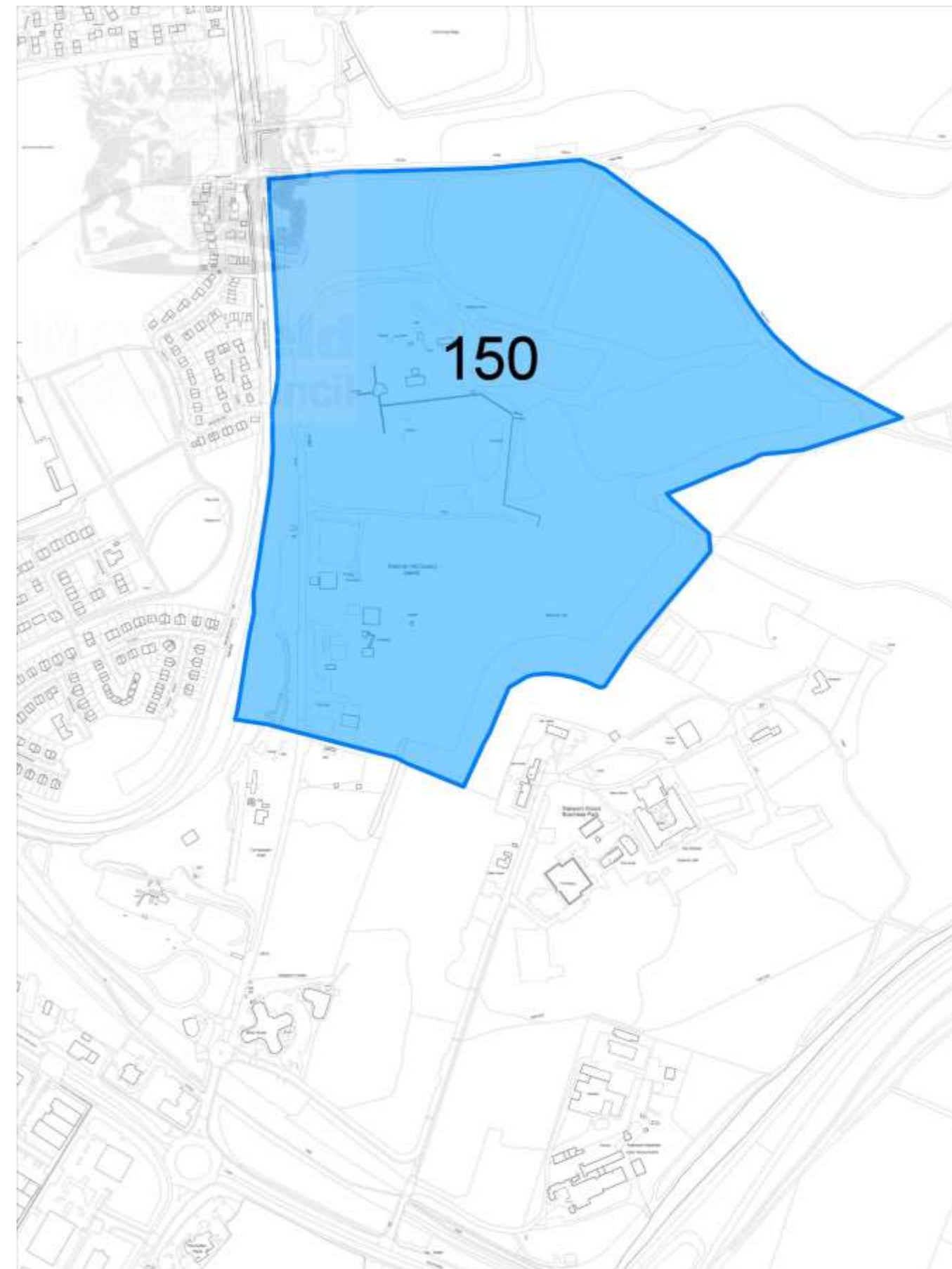
N/A

**Economic (sqm)** Developable (years 6-10) 19520 sqm

Office	9760	Industrial	9760	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Commencement assumed during the 6 - 10 year timeframe as no planning permission in place.



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<b>HELAA Ref</b>	<b>151</b>	<b>Planning Status</b>	<b>HELAA Result</b> Excluded at Stage 2	
<b>Site Name</b>	Carpark opposite Birch House			
<b>Site Address</b>	Ransom Wood, Southwell Road West			
<b>Ward</b>	Ransom Wood			
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	457016 , 359362	<b>Plotted Site Area (Ha)</b> 0.22
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic	
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation			

**Assessment**

**Availability** Not available

Discussions with land owners indicate the site is no longer available for development at this point in time.

**Suitability** Suitable

Site is suitably located for office development, with access to road network.

**Achievability** Achievable

Site is considered to have good prospects of achievability.

**Estimated Deliverability**

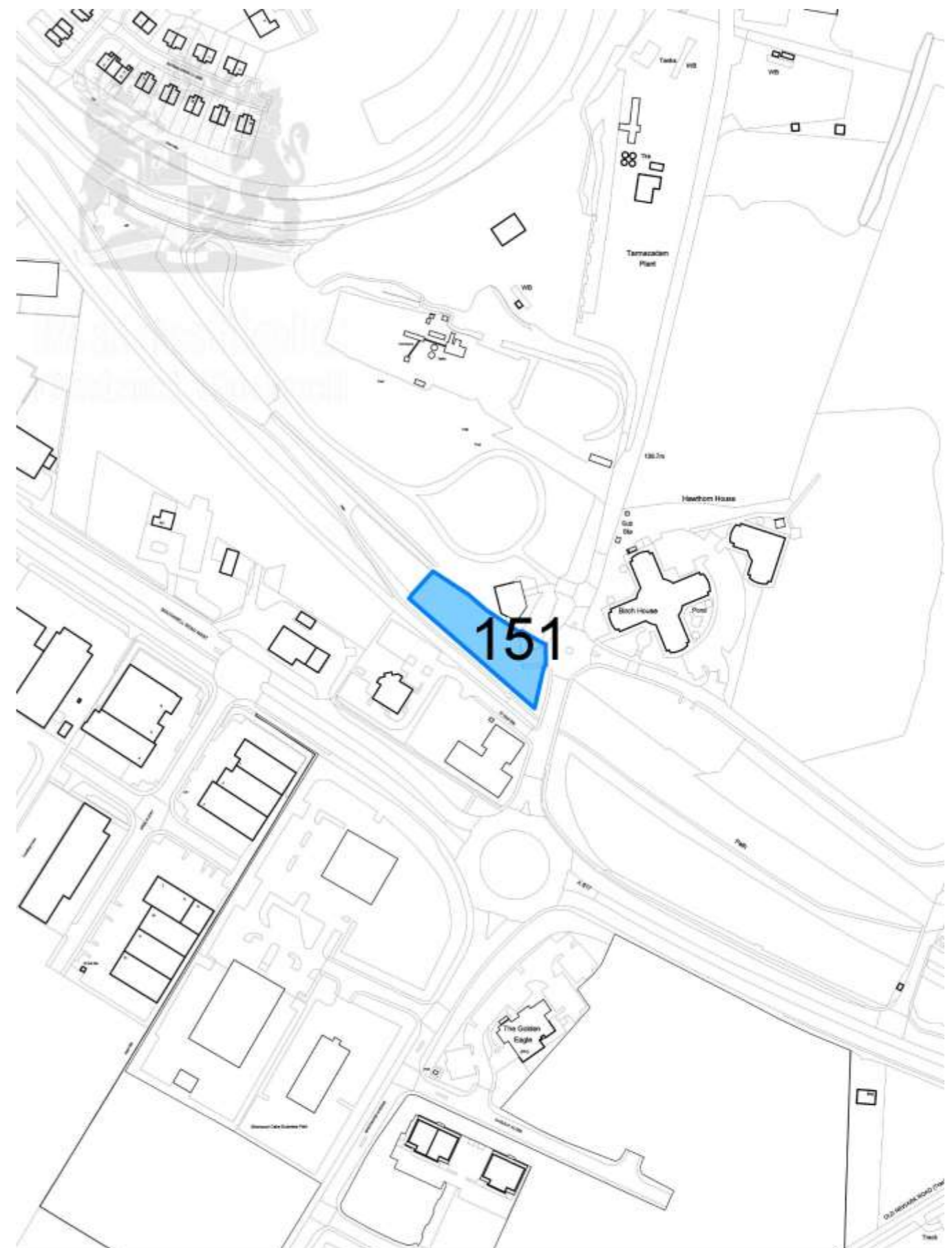
**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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**Economic (sqm)** Developable (years 6-10) 880 sqm

Office	880	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Commencement assumed during the 6 - 10 year timeframe as no planning permission in place. Development of this site is dependant on the relocation of the existing carpark which will require a lead in time.



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<b>HELAA Ref</b>	<b>152</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Birch Street		
<b>Site Address</b>	Birch Street		
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456094 , 369177
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	1.41		

**Assessment**

**Availability** Available

Planning permission in place (2014/0302/NT)

**Suitability** Suitable

Planning permission in place (2014/0302/NT)

**Achievability** Achievable

The site is under construction and is almost complete. Lower sales value expected. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 30 dwellings

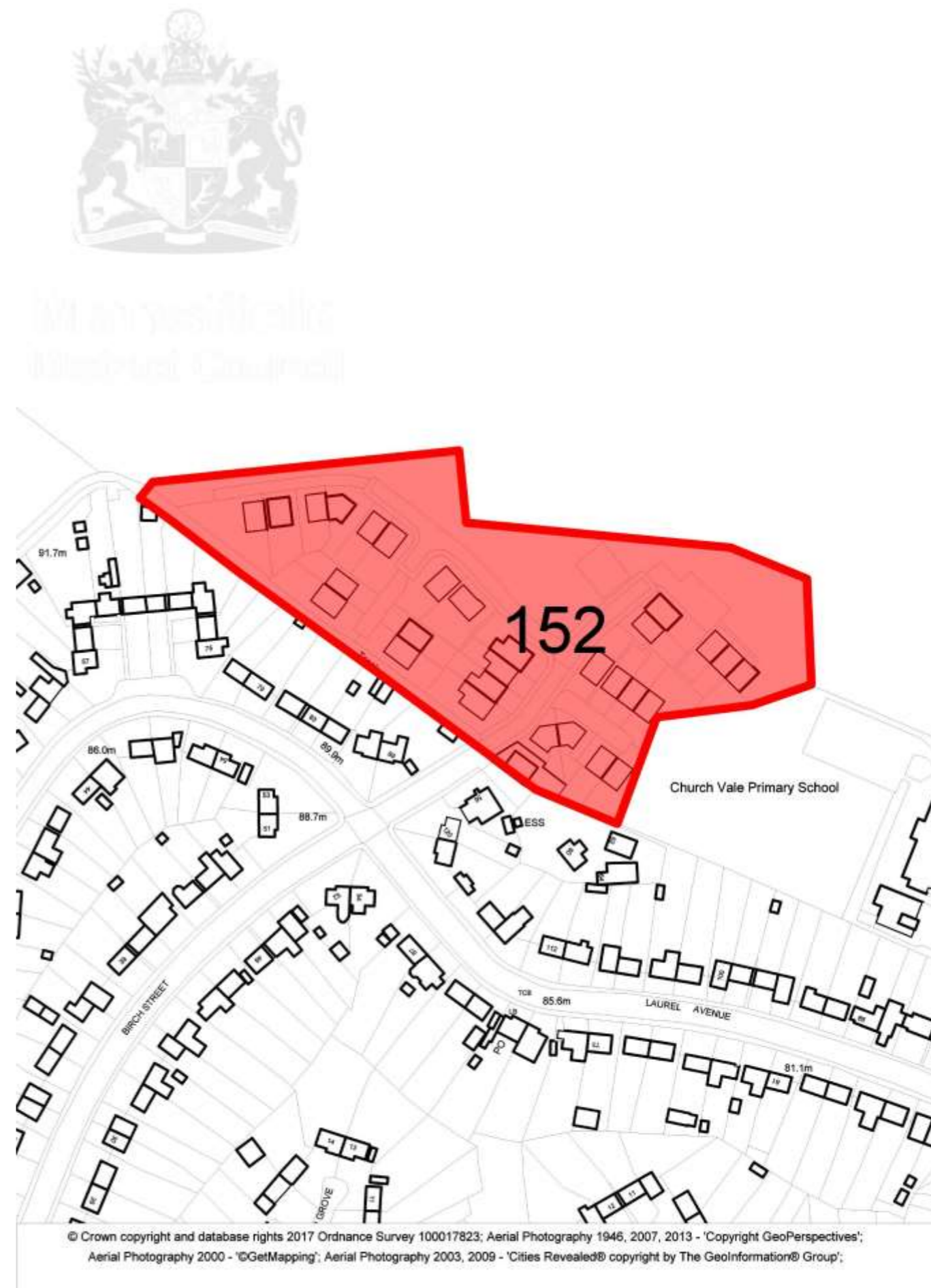
Years 1 - 5	20	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site has been completed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>153</b>			<b>Planning Status</b>	
<b>HELAA Result</b>					Reasonable alternative
<b>Site Name</b>	The Royal Estate				
<b>Site Address</b>	Land off King Road / Wood Street				
<b>Ward</b>	Warsop Carrs				
<b>Locality</b>	Market Warsop	<b>Grid Ref</b>	456441 , 368083	<b>Plotted Site Area (Ha)</b>	7.24
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Housing and Economic Development sites under construction				

**Assessment**

**Availability** Available

Planning permission in place (2006/0079/NT, 2009/0506/NT and 2010/0444/NT).

**Suitability** Suitable

Planning permission in place (2006/0079/NT, 2009/0506/NT and 2010/0444/NT).

**Achievability** Achievable

The site is under construction and is almost complete. Medium sales value expected. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 255 dwellings

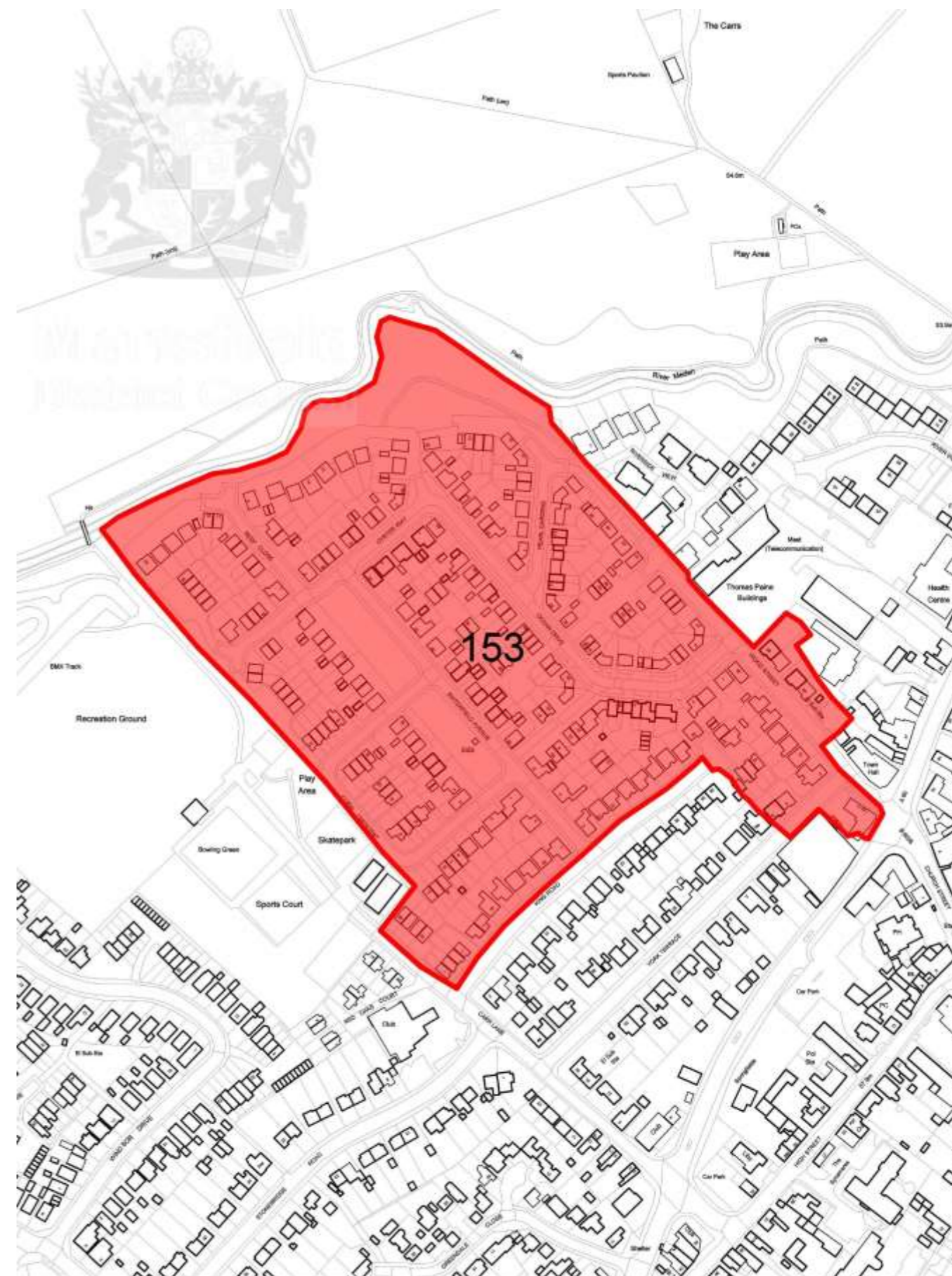
Years 1 - 5	33	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site completed

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>154</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Land at West St and King St				
<b>Site Address</b>	inc. Greenshank Road				
<b>Ward</b>	Warsop Carrs				
<b>Locality</b>	Warsop Vale	<b>Grid Ref</b>	454749 , 367996	<b>Plotted Site Area (Ha)</b>	5.45
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Housing and Economic Development sites under construction				

**Assessment**

**Availability** Available

Planning permission in place (2006/0071/NT and 2011/0463/NT).

**Suitability** Suitable

Planning permission in place (2006/0071/NT and 2011/0463/NT).

**Achievability** Achievable

The site is under construction and is almost complete. Medium sales values expected. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 156 dwellings

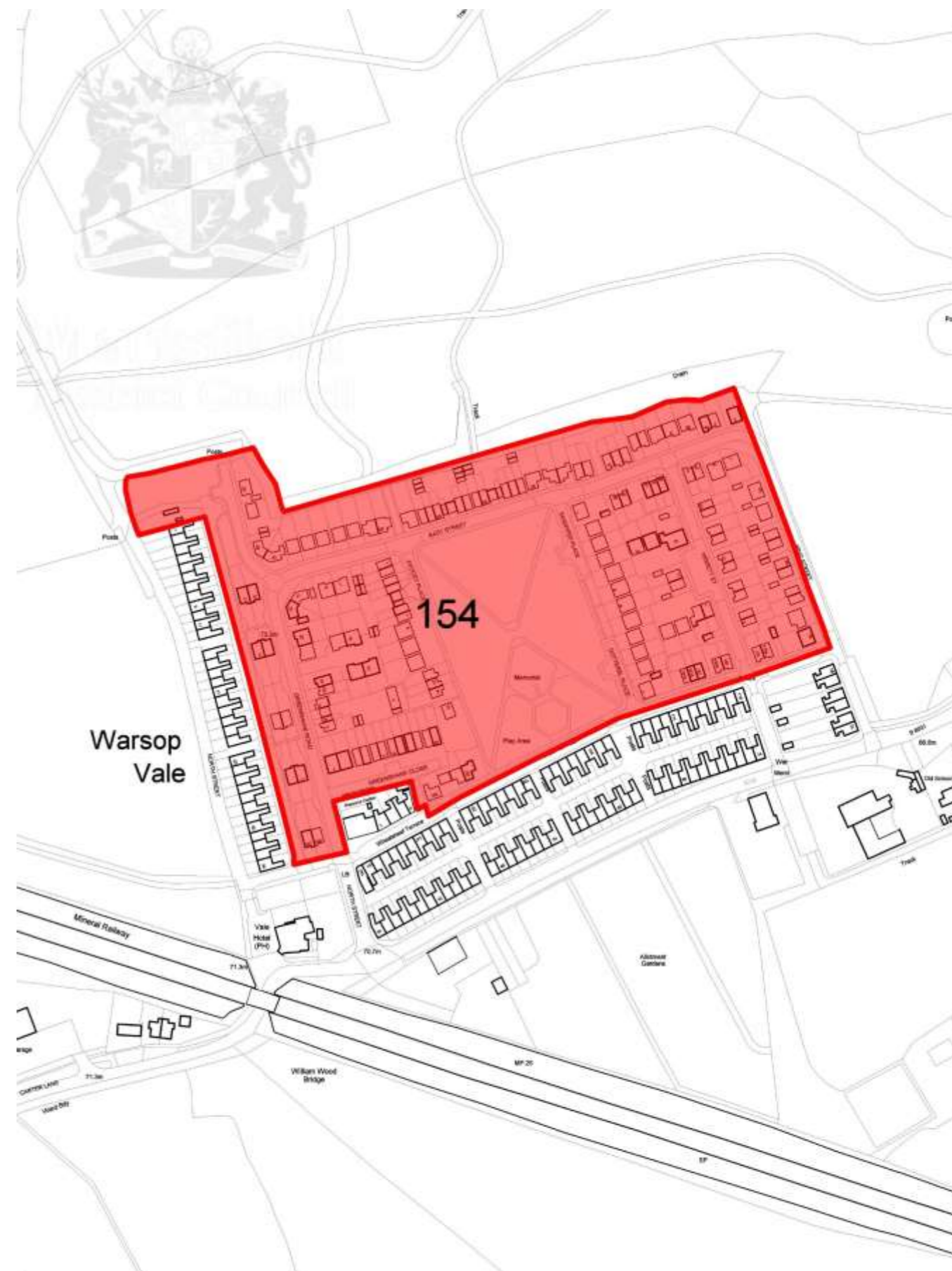
Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site complete

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>155</b>	<b>Planning Status</b>	<b>HELAA Result</b> Reasonable alternative	
<b>Site Name</b>	Berry Hill Hall			
<b>Site Address</b>	Berry Hill Lane			
<b>Ward</b>	Berry Hill			
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454987 , 359529	<b>Plotted Site Area (Ha)</b> 2.11
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing	
<b>Source</b>	Housing and Economic Development sites under construction			

**Assessment**

**Availability** Available

Planning permission in place (2003/0768/ET) and completed.

**Suitability** Suitable

Planning permission in place (2003/0768/ET) and completed.

**Achievability** Achievable

Site is under construction. Higher value area. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 58 dwellings

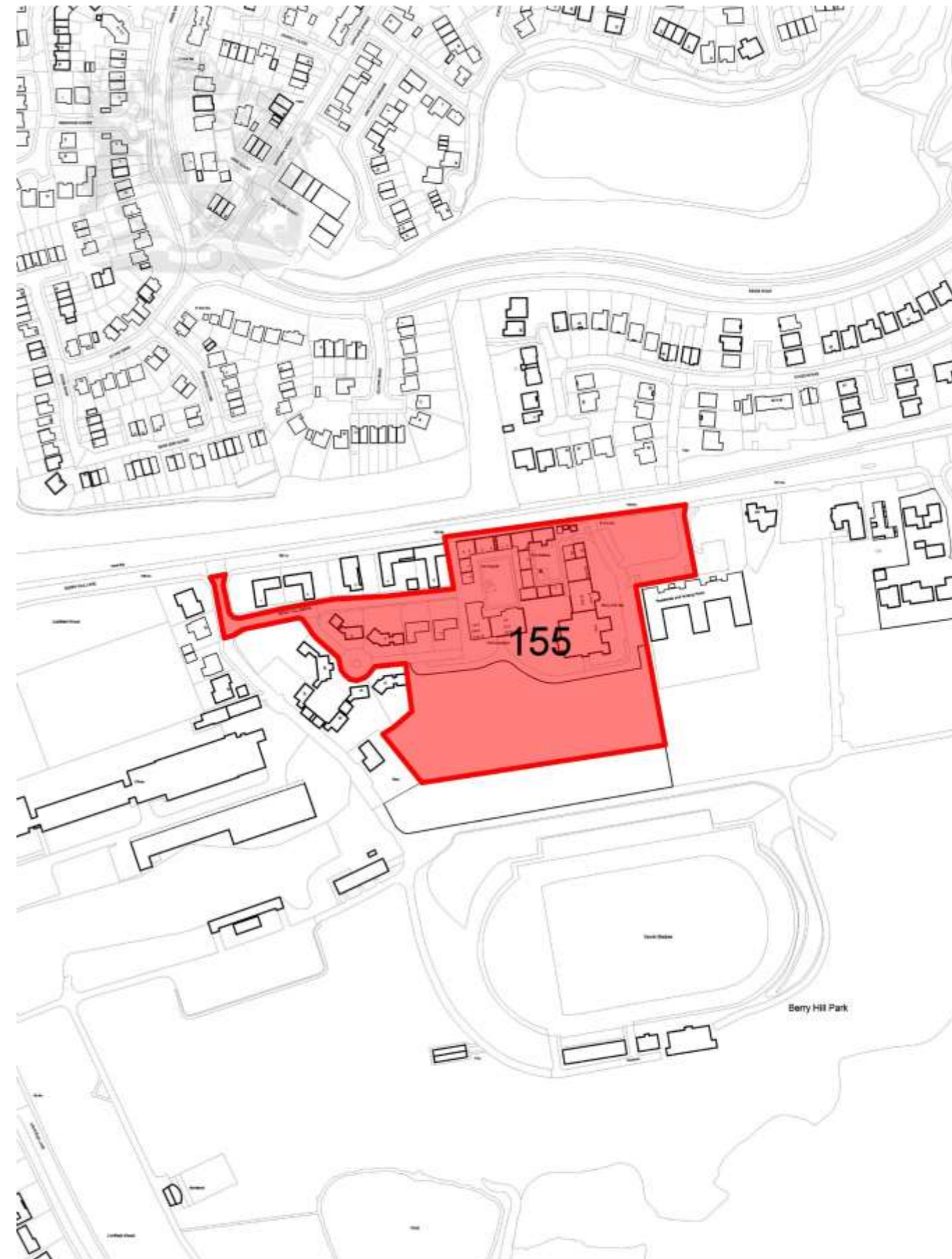
Years 1 - 5	43	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Additional development was permitted by the original application but it is now understood that this is not expected to take place. The site is considered to be complete.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>156</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former Miners Offices	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Berry Hill Lane		
<b>Ward</b>	Berry Hill		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455236 , 359594
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.93		

#### Assessment

**Availability** Available

Planning permission in place (2014/0719/ST).

**Suitability** Suitable

Planning permission in place (2014/0719/ST).

**Achievability** Achievable

Site is under construction.

#### Estimated Deliverability

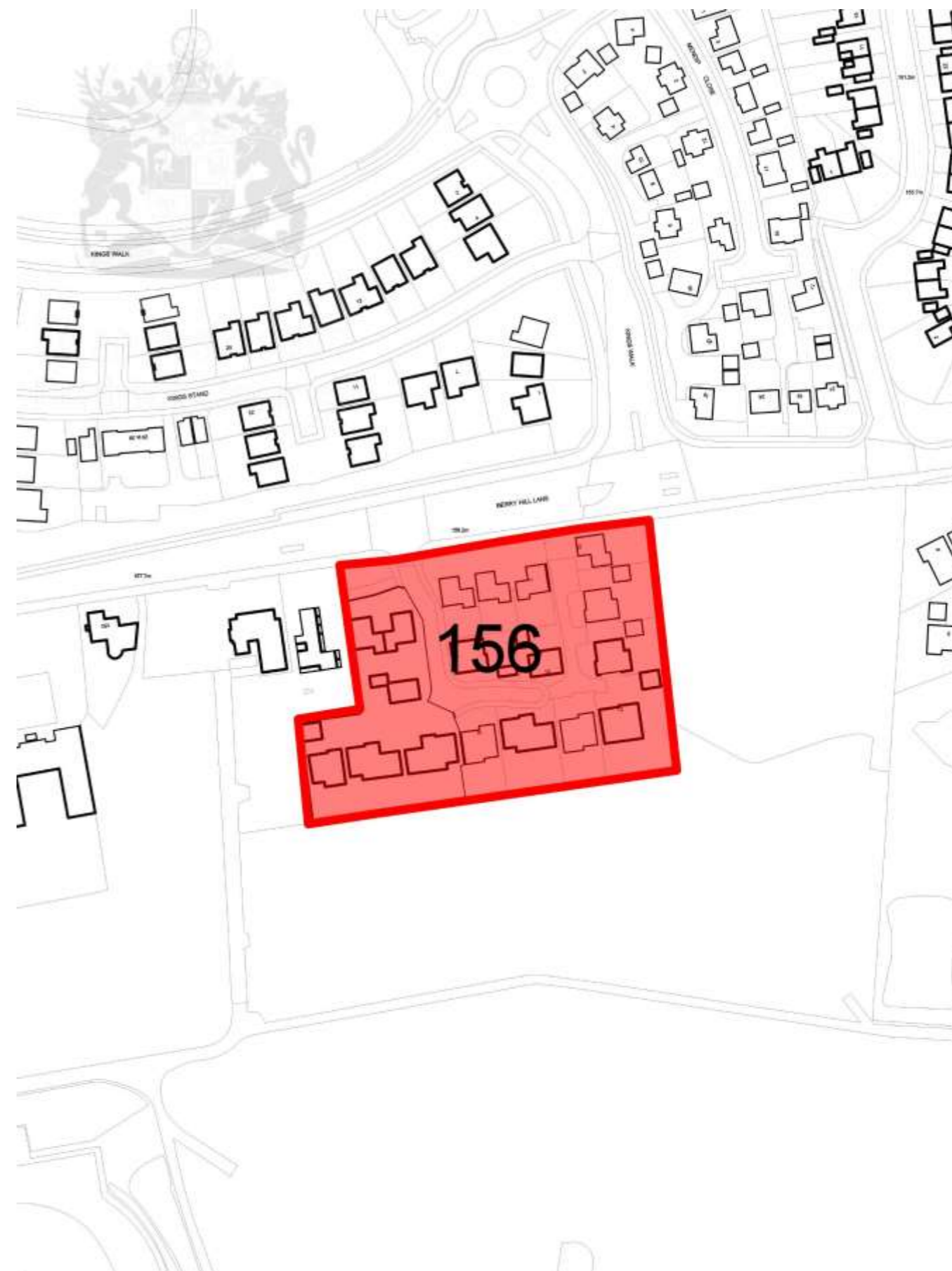
**Housing** Deliverable (years 1-5) 18 dwellings

Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Based on annual monitoring up to March 2018, it is expected that the site will be completed in 2018/19.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	<b>157</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	The Ridge	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	The Park		
<b>Ward</b>	Carr Bank		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454194 , 362079
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
		<b>Plotted Site Area (Ha)</b>	1.66

**Assessment**

**Availability** Available

Planning permission in place (2012/0442/NT).

**Suitability** Suitable

Planning permission in place (2012/0442/NT).

**Achievability** Achievable

Site is under construction. Higher value area. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

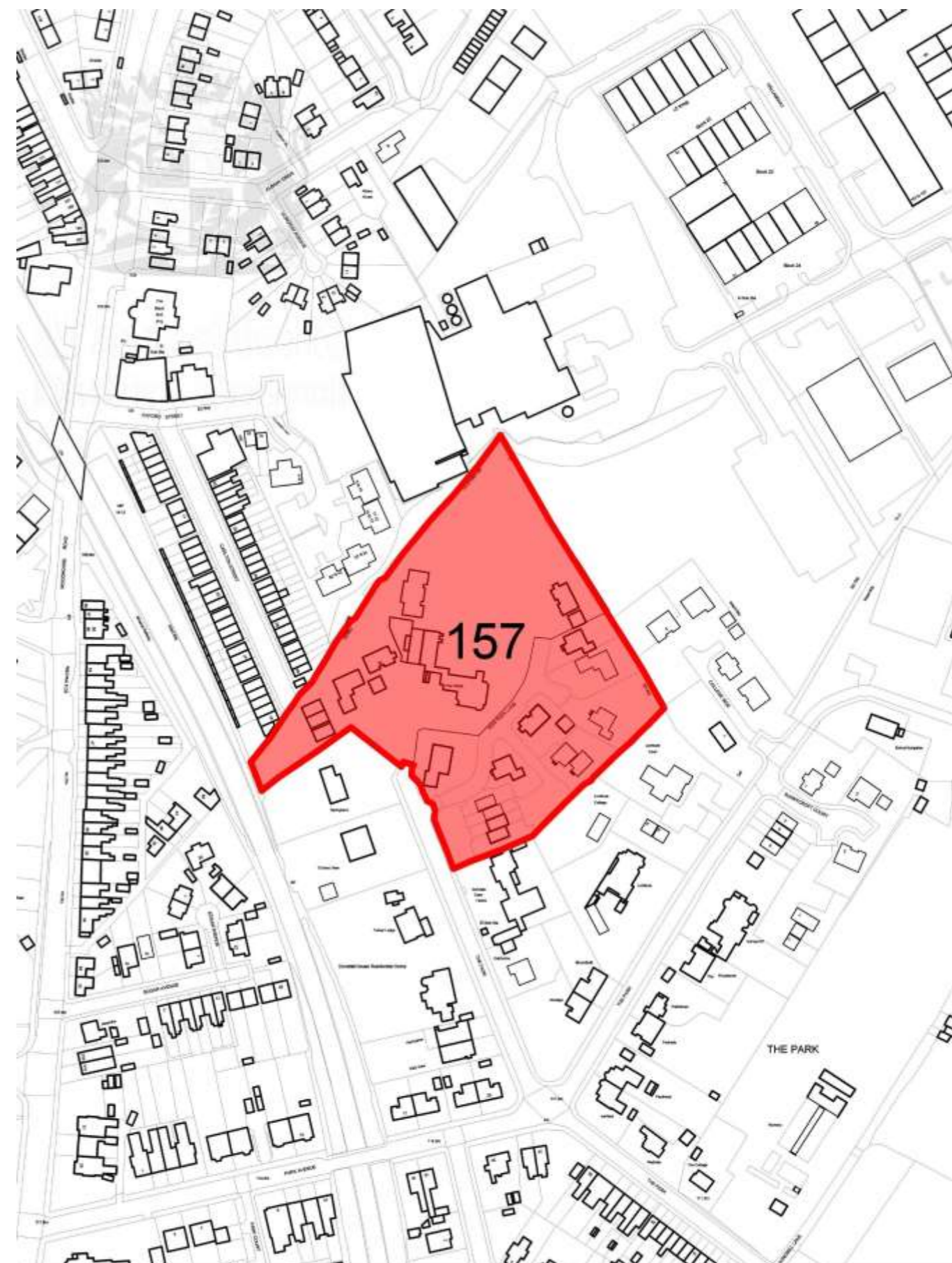
**Housing** Deliverable (years 1-5) 43 dwellings

Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Development halted, 31/3/17. Delivery was based upon standard assumptions. Site in discussion with Homes England.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>158</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Land off Sandlands Way				
<b>Site Address</b>	off New Mill Lane				
<b>Ward</b>	Maun Valley				
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	455636 , 362943	<b>Plotted Site Area (Ha)</b>	13.46
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Housing and Economic Development sites under construction				

**Assessment**

**Availability** Available

Planning permission in place (2007/1120/NT) and development completed.

**Suitability** Suitable

Planning permission in place (2007/1120/NT).

**Achievability** Achievable

Site is under construction and almost complete. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

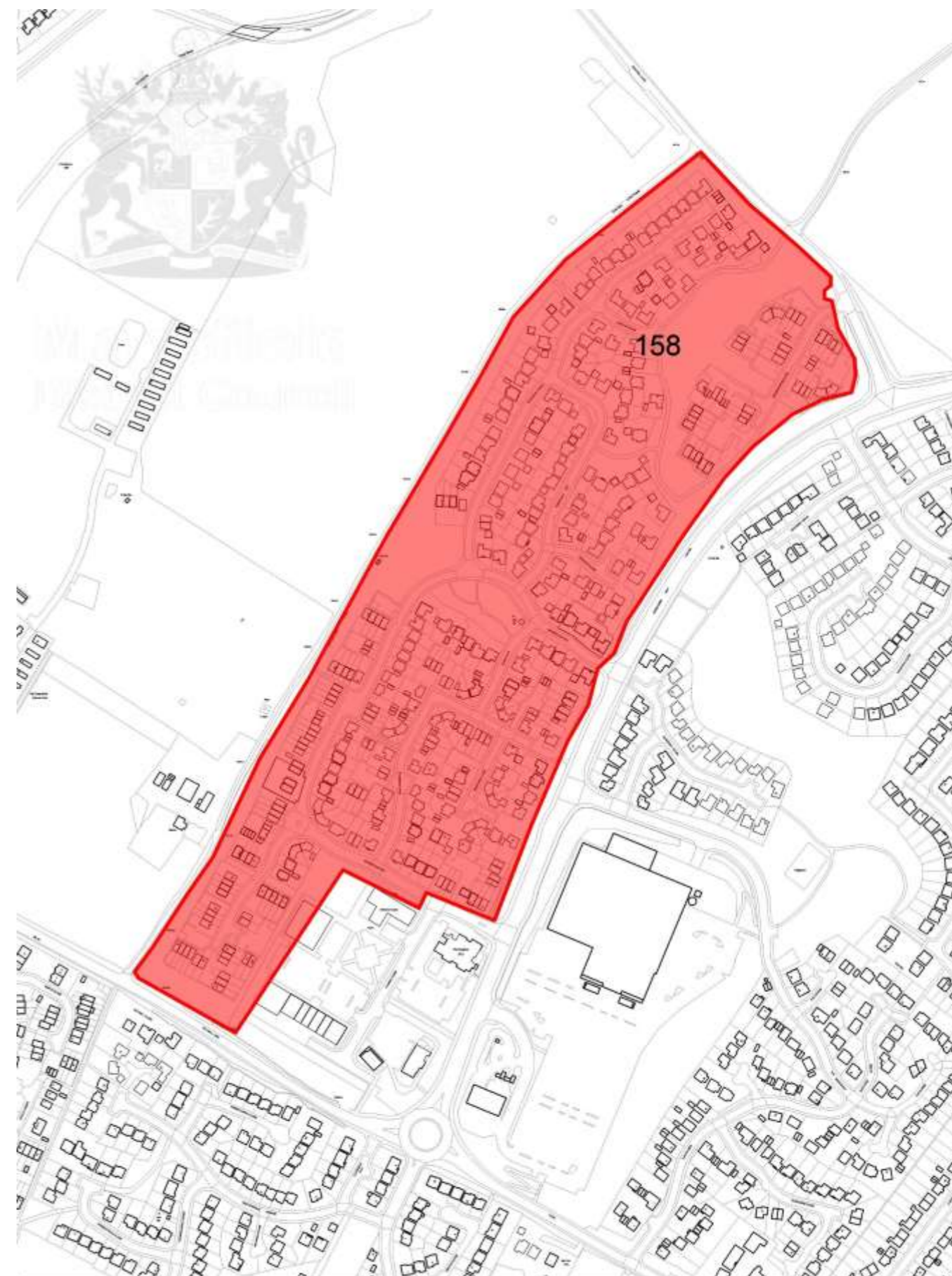
**Housing** Deliverable (years 1-5) 329 dwellings

Years 1 - 5	21	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site now complete (as of 31/3/2017).

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	159	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Birchlands off Old Mill Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Old Mill Lane		
<b>Ward</b>	Maun Valley		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456019 , 362066
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.25		

**Assessment**

**Availability** Available

Planning permission in place (2014/0162/NT).

**Suitability** Suitable

Planning permission in place (2014/0162/NT).

**Achievability** Achievable

Site is under construction. Site is considered to have good prospects of achievability.

**Estimated Deliverability**

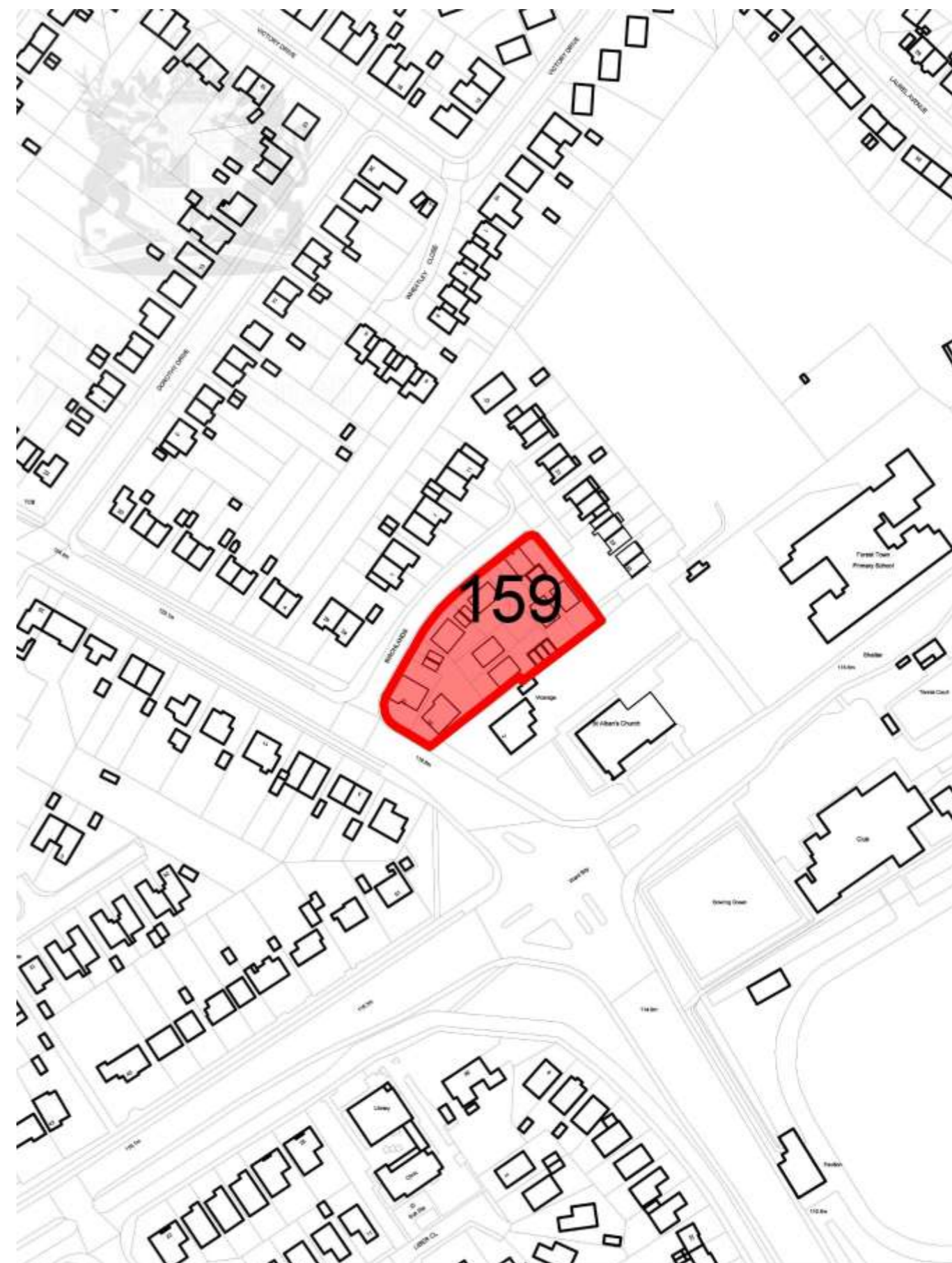
**Housing** Deliverable (years 1-5) 9 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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This site has commenced as of 31/3/17. Site will be completed 2018/19

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	160	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	32 Warsop Road	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>			
<b>Ward</b>	Peafields		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454617 , 363450
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
		<b>Plotted Site Area (Ha)</b>	0.07

**Assessment**

**Availability** Available

Planning permission in place (2012/0100/NT).

**Suitability** Suitable

Planning permission in place (2012/0100/NT).

**Achievability** Unlikely to be achievable

Site under construction since March 2016 though no completions to March 2017. A greenfield site in a lower value area. Site is considered to have moderate prospects of achievability. Site under construction since March 2016 though no completions to March 2018. As such the site is considered to have stalled and is not considered deliverable during the plan period.

**Estimated Deliverability**

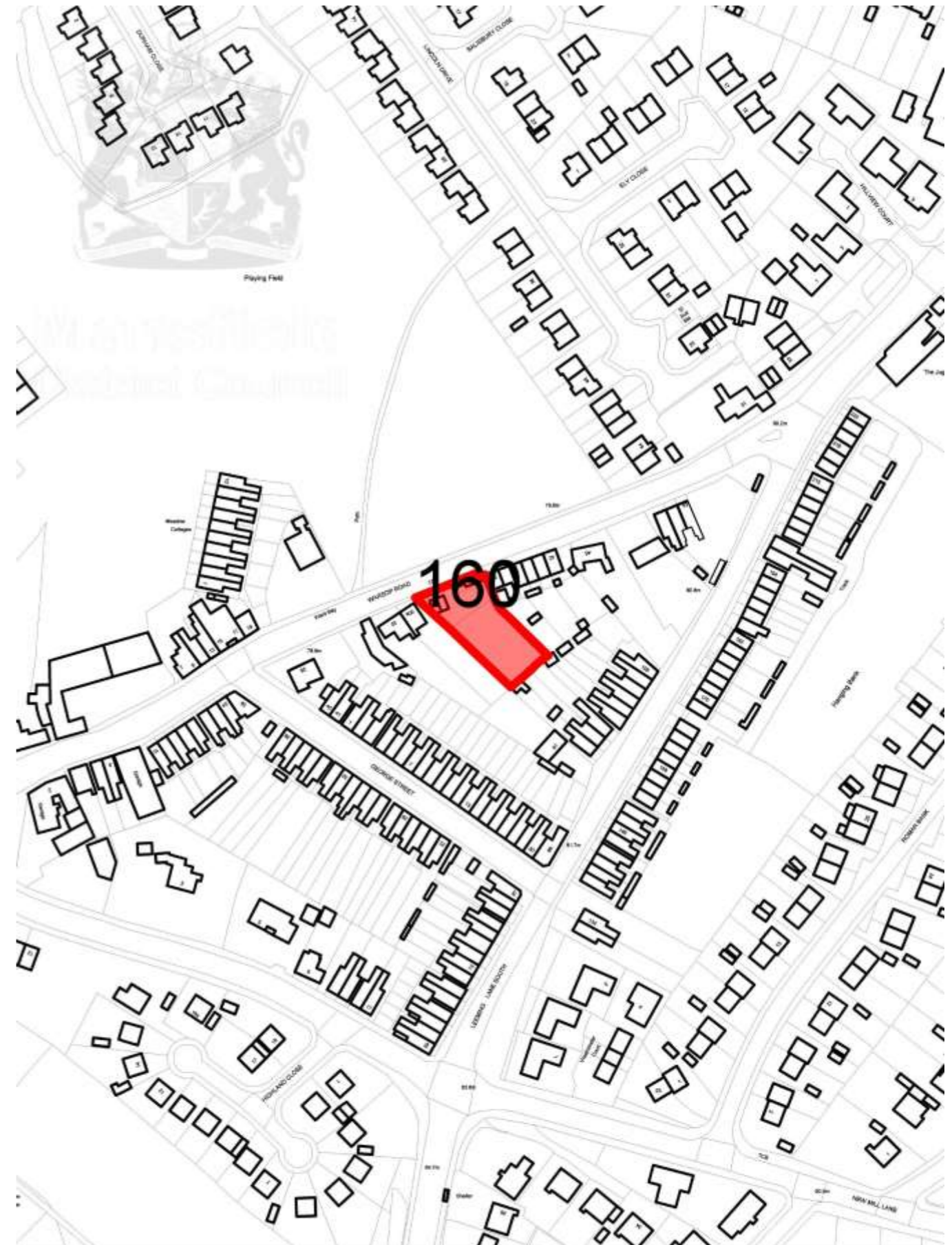
**Housing** Not deliverable within the plan period 5 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

A greenfield site with planning permission. Site under construction since March 2016 though no completions to March 2018. As such the site is considered to have stalled and is not considered deliverable during the plan period.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0



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<b>HELAA Ref</b>	161	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	13 - 15 Albert Street	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>			
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453872 , 360928
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.02		

**Assessment**

**Availability** Available

Planning permission in place (2015/0342/NT).

**Suitability** Suitable

Planning permission in place (2015/0342/NT).

**Achievability** Unlikely to be achievable

Planning permission in place however development hasn't yet started. Conversion to 1 bed flats within the town centre. Not considered achievable at present.

**Estimated Deliverability**

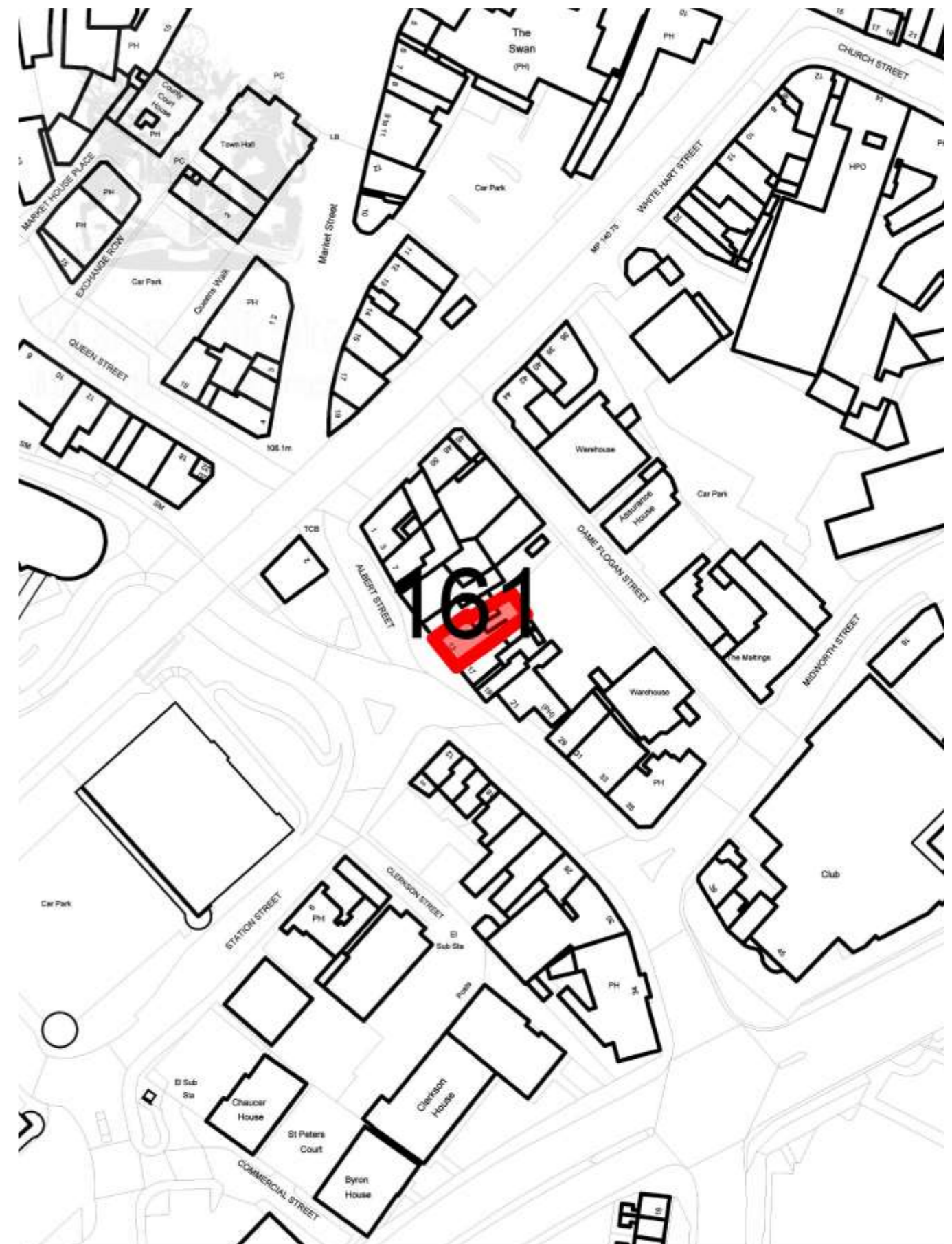
**Housing** Not Assessed 5 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered achievable at present however the site could come forward for development and would be captured in the Annual Monitoring Report.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>162</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Sherwood Rise (Former Sherwood Colliery)				
<b>Site Address</b>					
<b>Ward</b>	Sherwood				
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453607 , 362654	<b>Plotted Site Area (Ha)</b>	14.65
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Housing and Economic Development sites under construction				

**Assessment**

**Availability** Available

Planning permission in place (2003/0416/WT) and development completed.

**Suitability** Suitable

Planning permission in place (2003/0416/WT).

**Achievability** Achievable

The site has consent for 279 dwellings. Of this 267 dwellings have been built with 12 units remaining. 31/3/17 all dwellings have been built, the site is now complete.

**Estimated Deliverability**

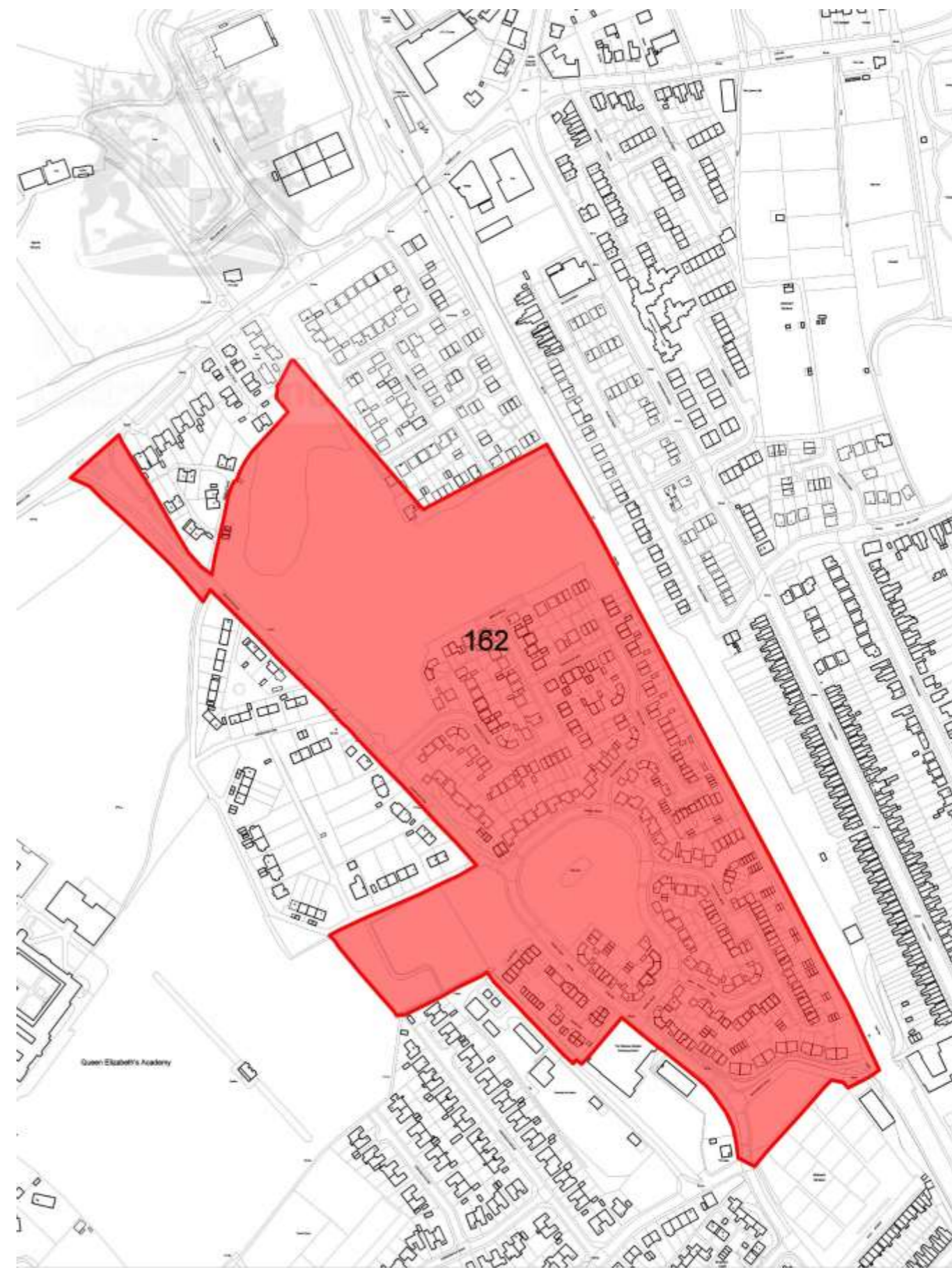
**Housing** Deliverable (years 1-5) 279 dwellings

Years 1 - 5	12	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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As of 31/3/2017 this site has been completed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	<b>163</b>	<b>Planning Status</b>	
<b>Site Name</b>	Development off Debdale Lane	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Sherwood Rise		
<b>Ward</b>	Sherwood		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453533 , 362914
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
		<b>Plotted Site Area (Ha)</b>	2.38

**Assessment**

**Availability** Available

Planning permission in place (2012/0433/NT) and development completed.

**Suitability** Suitable

Planning permission in place (2012/0433/NT).

**Achievability** Achievable

Site is now complete.

**Estimated Deliverability**

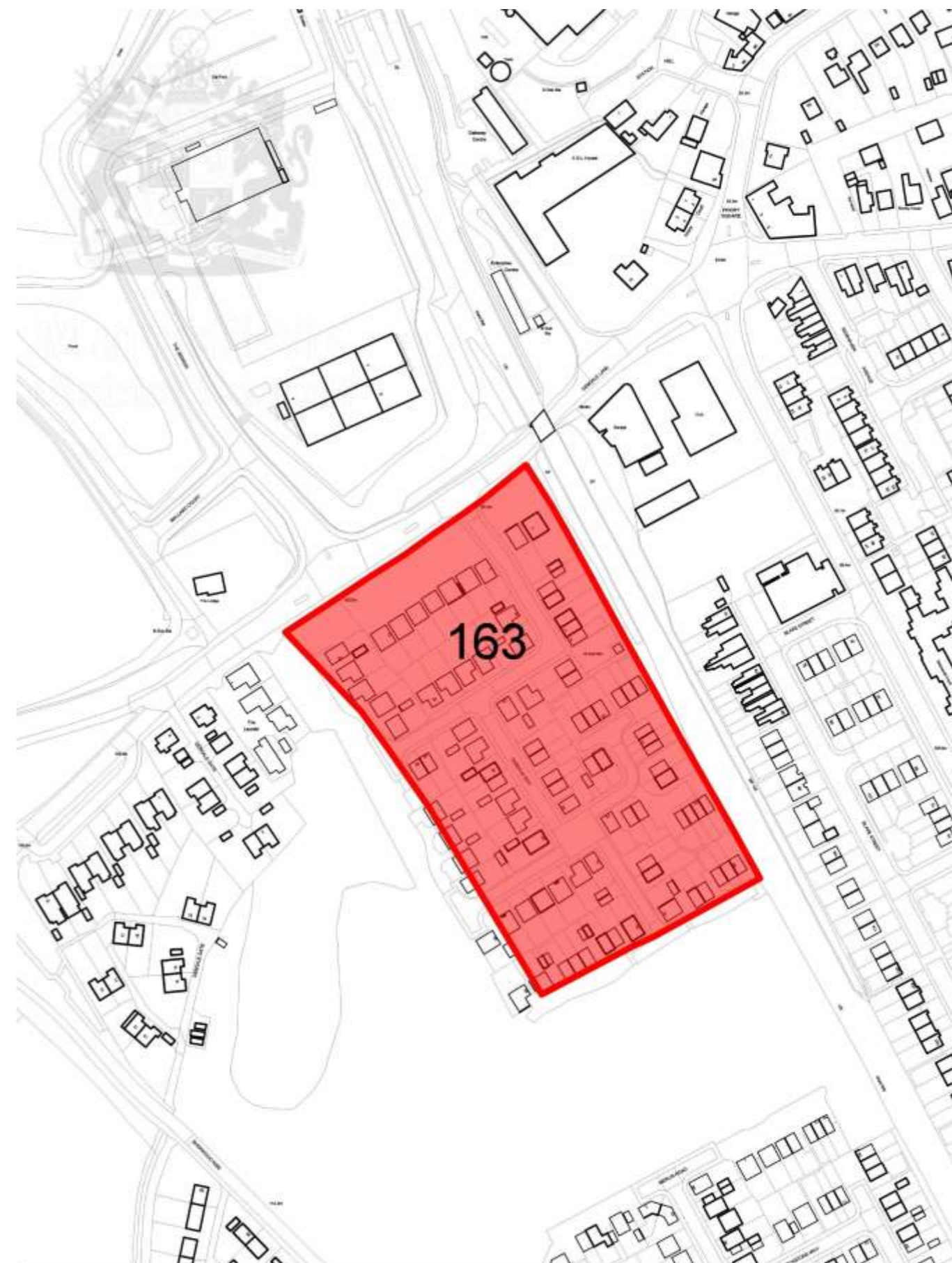
**Housing** Deliverable (years 1-5) 90 dwellings

Years 1 - 5	13	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site now completed as of 3/11/16.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	164	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Former garage site Alexandra Avenue	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Woodhouse		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	453742 , 363984
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
		<b>Plotted Site Area (Ha)</b>	0.19

**Assessment**

**Availability** Available

Planning permission in place (2014/0018/NT).

**Suitability** Suitable

Planning permission in place (2014/0018/NT).

**Achievability** Achievable

Planning permission in place and construction underway. Former garage site in lower value area. Site is considered to have a good prospects of achievability.

**Estimated Deliverability**

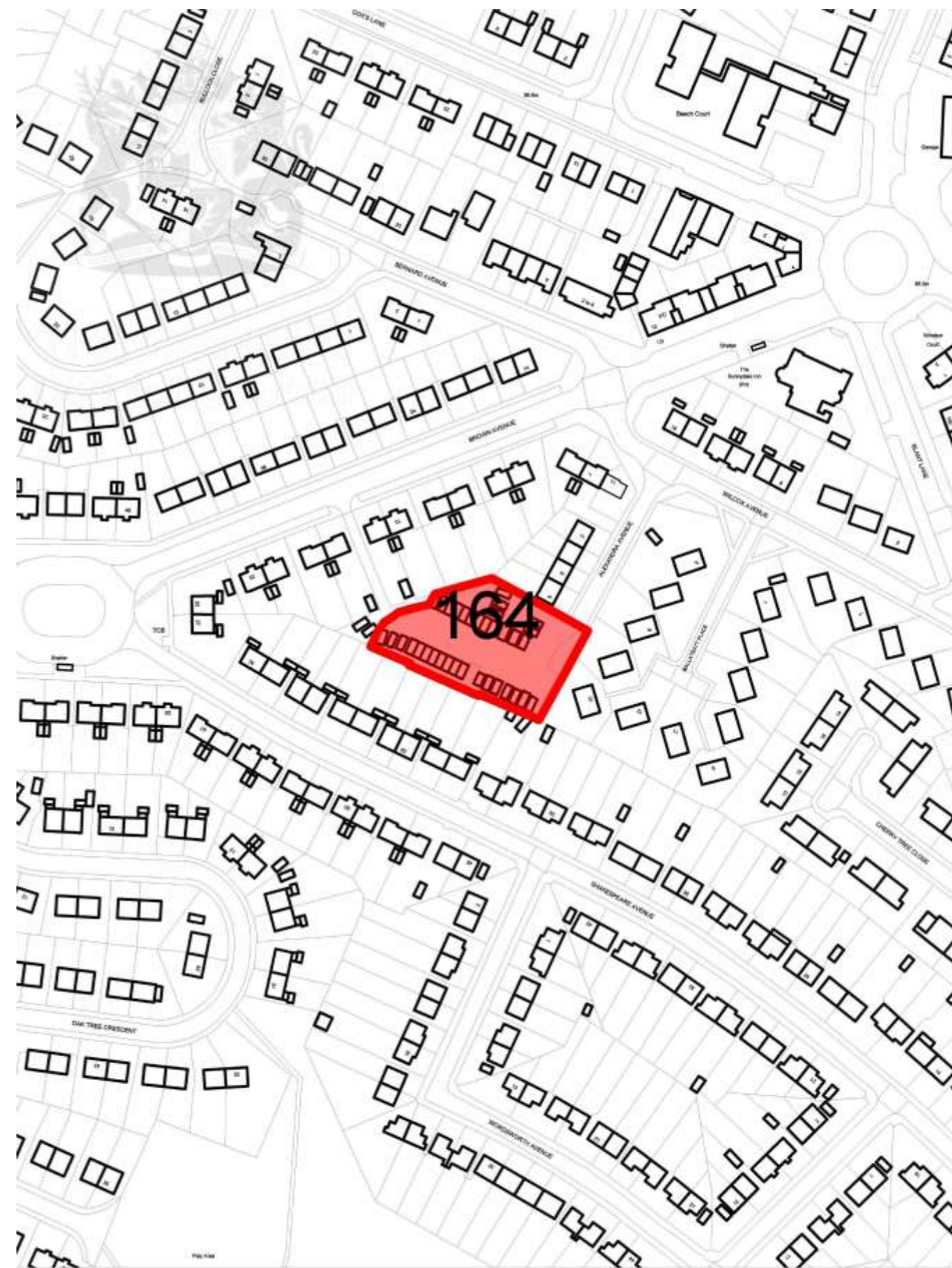
**Housing** Deliverable (years 1-5) 7 dwellings

Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Small brownfield site with planning permission; construction underway, two new dwellings added to this site 2017/0642/FUL. Assume site to complete in 2019/20.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	165	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Ashmead Chambers	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	11-21, Regent Street		
<b>Ward</b>	Woodlands		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453854 , 361228
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Housing and Economic Development sites under construction		
<b>Plotted Site Area (Ha)</b>	0.08		

#### Assessment

**Availability** Available

Planning permission (2016/0562/ST) granted April 2018.

**Suitability** Suitable

Planning permission (2016/0562/ST) granted April 2018.

**Achievability** Potentially achievable

Planning permission (2016/0562/ST) granted April 2018. Includes 2 bed flats. Potentially achievable based on realistic expectations of values.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 8 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A town centre conversion; planning permission (2016/0562/ST) granted April 2018. Expected that homes will be delivered in 2020/21; as flats assumed all developed at once.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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<b>HELAA Ref</b>	166	<b>Planning Status</b>	HELAA Result		Reasonable alternative	
<b>Site Name</b>	Land off Portland Street (West)					
<b>Site Address</b>						
<b>Ward</b>	Park Hall					
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	454319 , 363434		<b>Plotted Site Area (Ha)</b>	0.83
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing			
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings					

**Assessment**

**Availability** Available

Planning permissions in place (2007/1125/NT)

**Suitability** Suitable

Planning permissions in place (2007/1125/NT)

**Achievability** Achievable

Planning permission is in place (2007/1125/NT). Aerial photography shows the site to be complete.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 31 dwellings

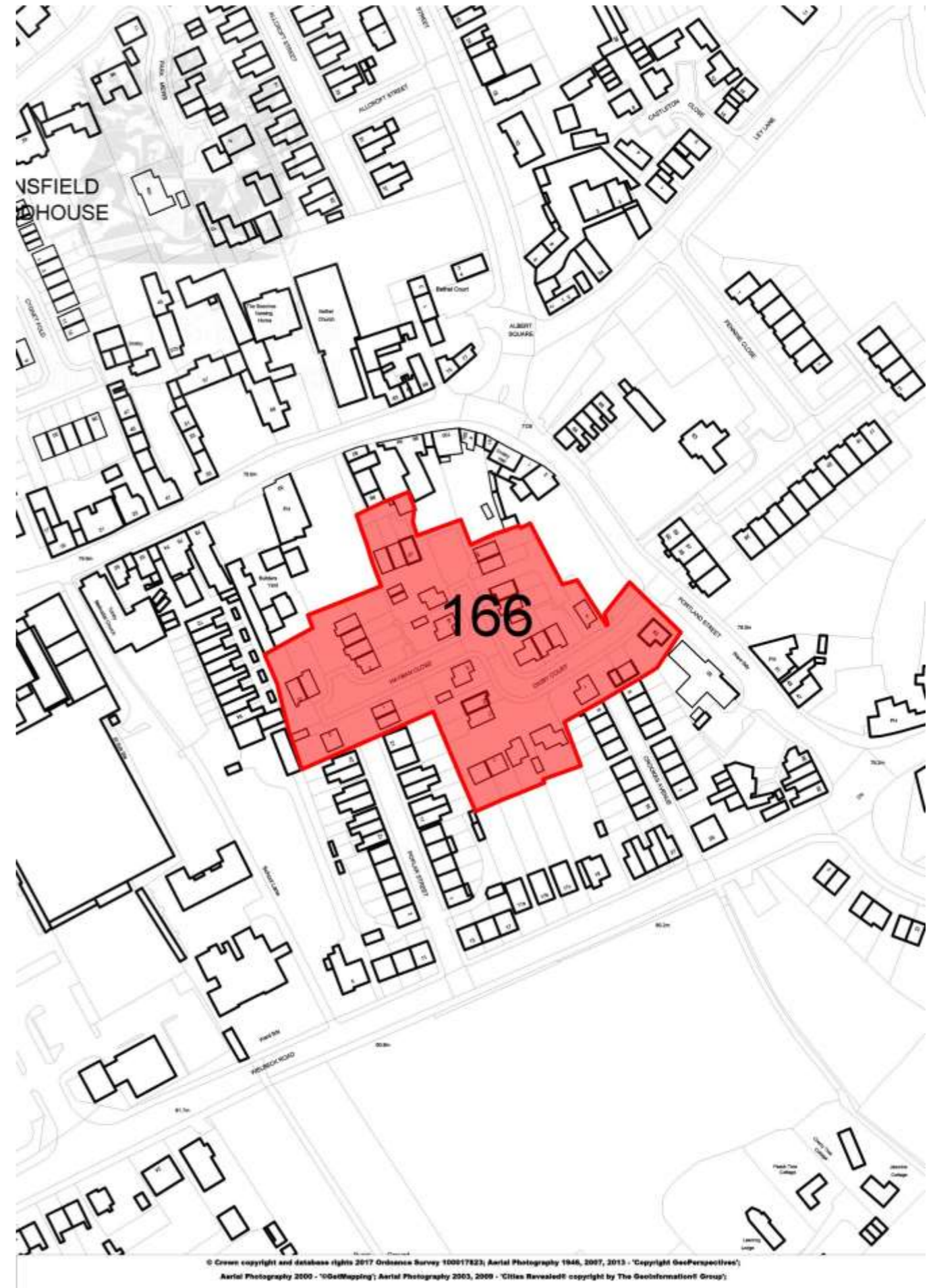
Years 1 - 5	5	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is complete.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>167</b>	<b>Planning Status</b>			
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Poppy Fields				
<b>Site Address</b>	Land at Brownlow Road & Bould Street				
<b>Ward</b>	Broomhill				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452914 , 362122	<b>Plotted Site Area (Ha)</b>	2.43
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission in place (2013/0212/ST) and development completed.

**Suitability** Suitable

Planning permission in place (2013/0212/ST) and development completed.

**Achievability** Achievable

Planning permission in place (2013/0212/ST). Recent monitoring records show that development has finished.

**Estimated Deliverability**

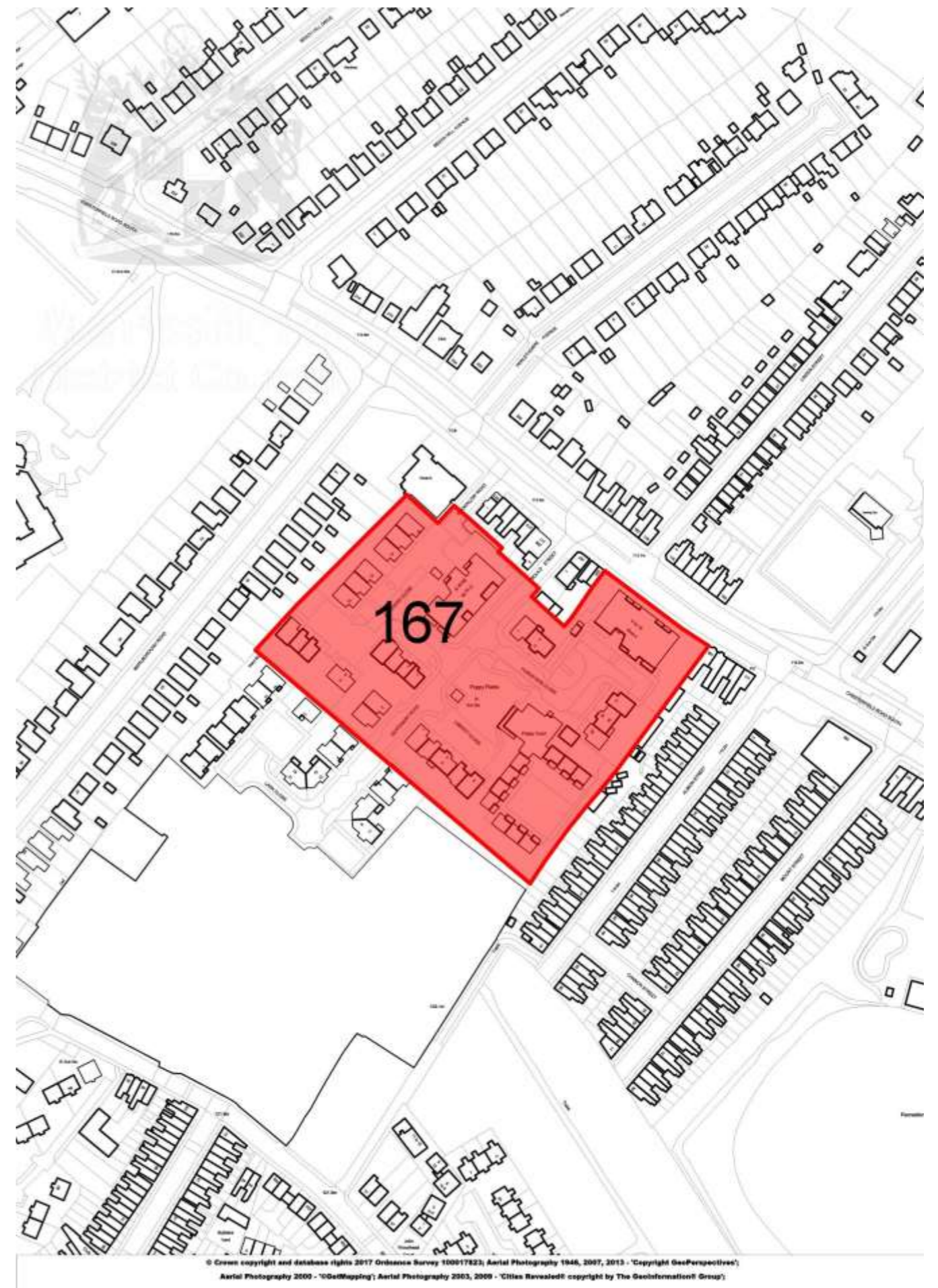
**Housing** Deliverable (years 1-5) 84 dwellings

Years 1 - 5	60	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Planning permission in place (2013/0212/ST) and site completed.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	168			<b>Planning Status</b>	Permission granted
<b>Site Name</b>	10A Montague Street			<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Montague Street				
<b>Ward</b>	Newgate				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455063 , 360993	<b>Plotted Site Area (Ha)</b>	0.11
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

#### Assessment

**Availability** Available

Planning permission in place (2013/0555/ST).

**Suitability** Suitable

Planning permission in place (2013/0212/ST).

**Achievability** Achievable

Planning permission is in place (2013/0212/ST). Aerial photography shows the site to be complete.

#### Estimated Deliverability

**Housing** Deliverable (years 1-5) 8 dwellings

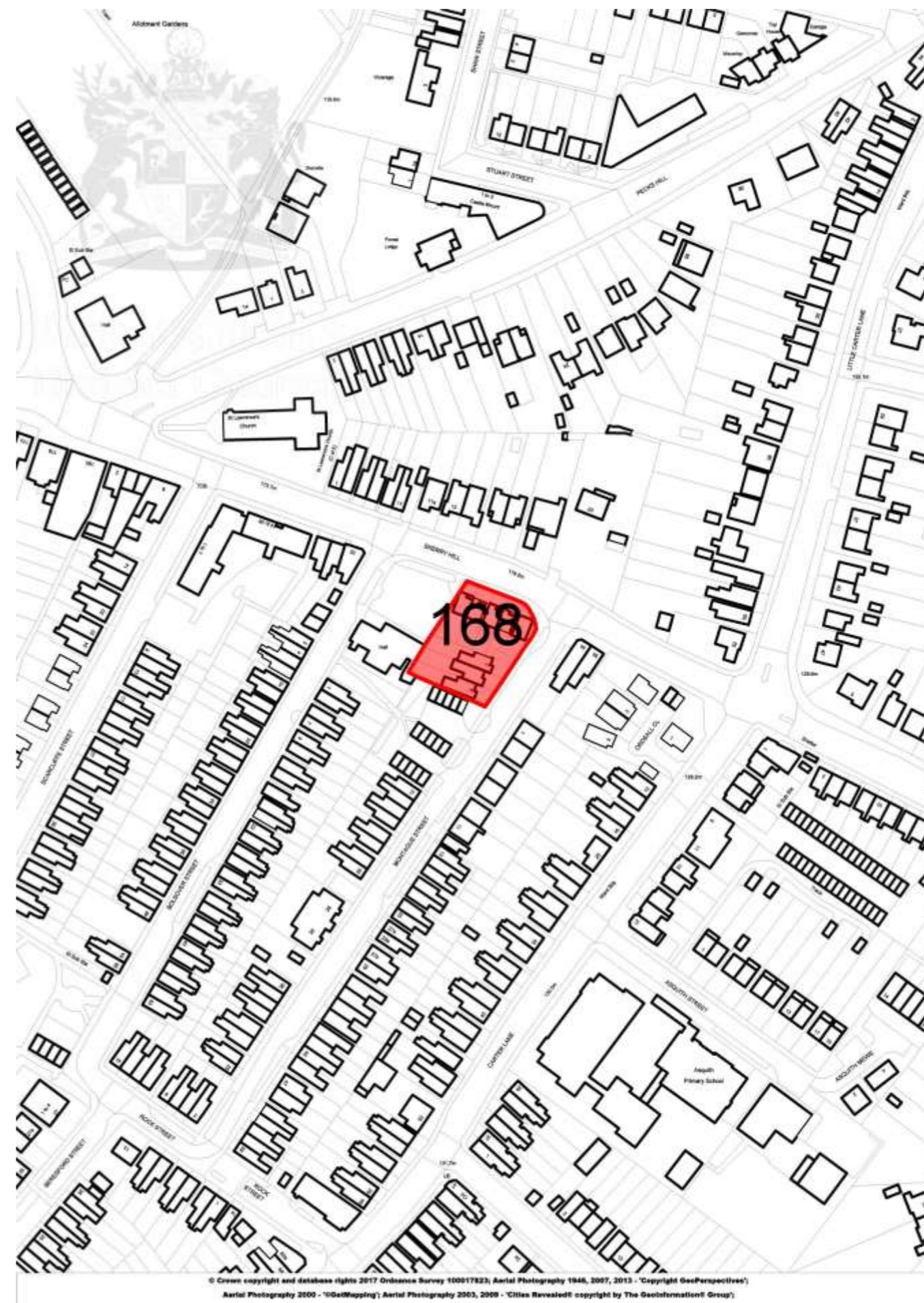
Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Planning permission is in place (2013/0212/ST). All building has commenced as of 31/3/17 monitoring. Build rate expected to continue as 2 per year and site complete by 2019/20.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>169</b>	<b>Planning Status</b>	Permission granted		
<b>HELAA Result</b>			Reasonable alternative		
<b>Site Name</b>	Land Adjacent Unit 3, Sherwood Oaks Close				
<b>Site Address</b>					
<b>Ward</b>	Ransom Wood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	456987 , 359036	<b>Plotted Site Area (Ha)</b>	0.12
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission in place.

**Suitability** Suitable

The site has planning permission, good access, the proposed use is compatible with adjoining uses and close to services and public transport.

**Achievability** Achievable

The site has planning permission, and is located in a prime employment location.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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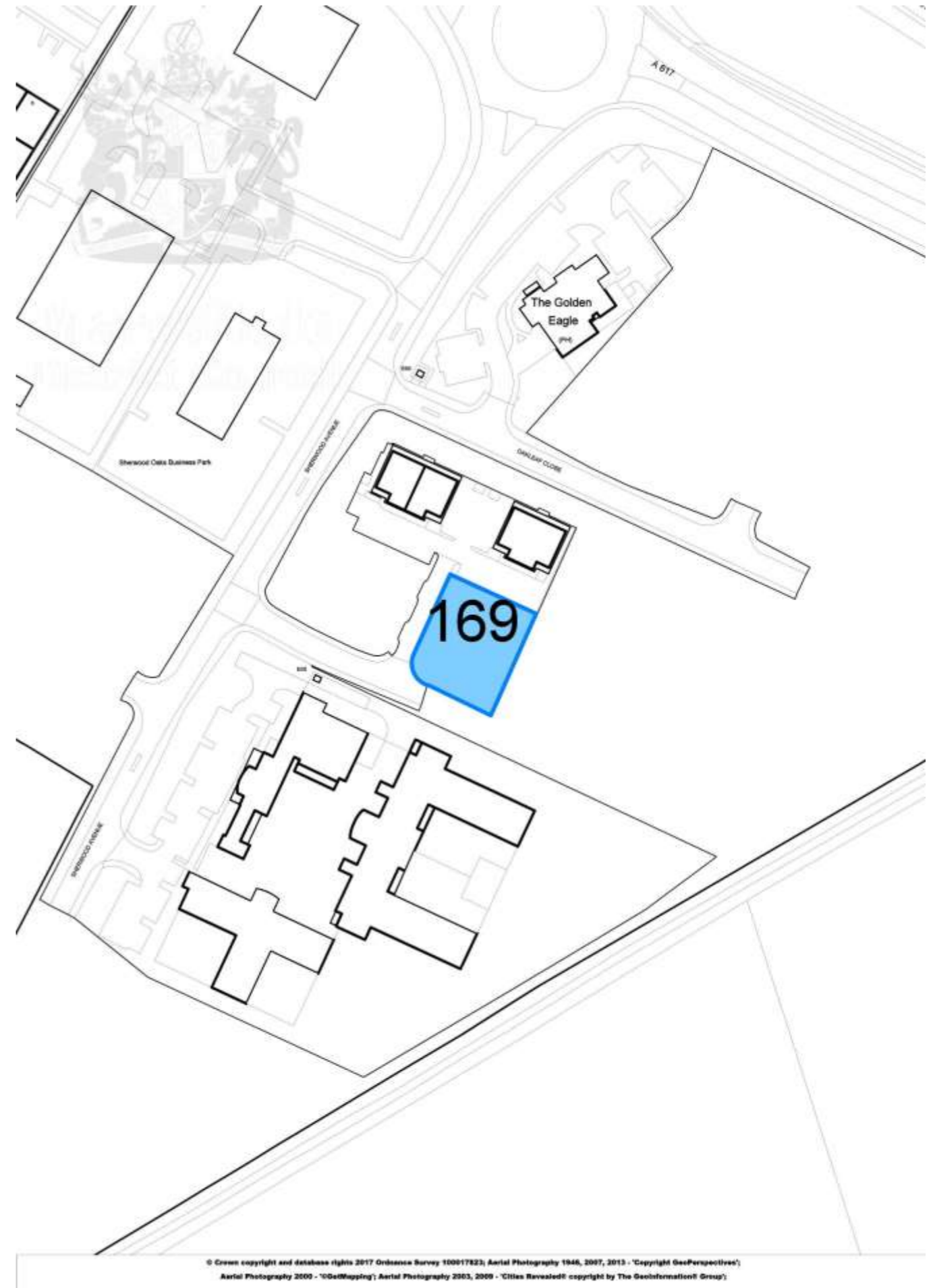
Site has planning permission for office use.

**Economic (sqm)** Deliverable (years 1-5) 627 sqm

Office	627	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site has valid planner permission for office use as at April 2016.



<b>HELAA Ref</b>	<b>170</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Wharmby Avenue	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Pleasley		
<b>Ward</b>	Bull Farm and Pleasley Hill		
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	451453 , 363104
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	3.81		

**Assessment**

**Availability** Available

The landowner is actively promoting development of the site.

**Suitability** Suitable

The site has good access and is close to public transport and facilities. The proposed use is compatible with adjoining uses. The site is suitable but should be developed holistically as part of the strategic adjacent site (ref 52); access for the likely combination of sites will need to be considered further. SUDs will be required to deal with run off.

**Achievability** Potentially achievable

This site forms part of a strategic site. It is expected to have medium sales values and will require infrastructure and various mitigations to reflect this scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site progresses to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable.

**Estimated Deliverability**

**Housing** Developable (years 11+) 125 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	110	Post Plan Period	15
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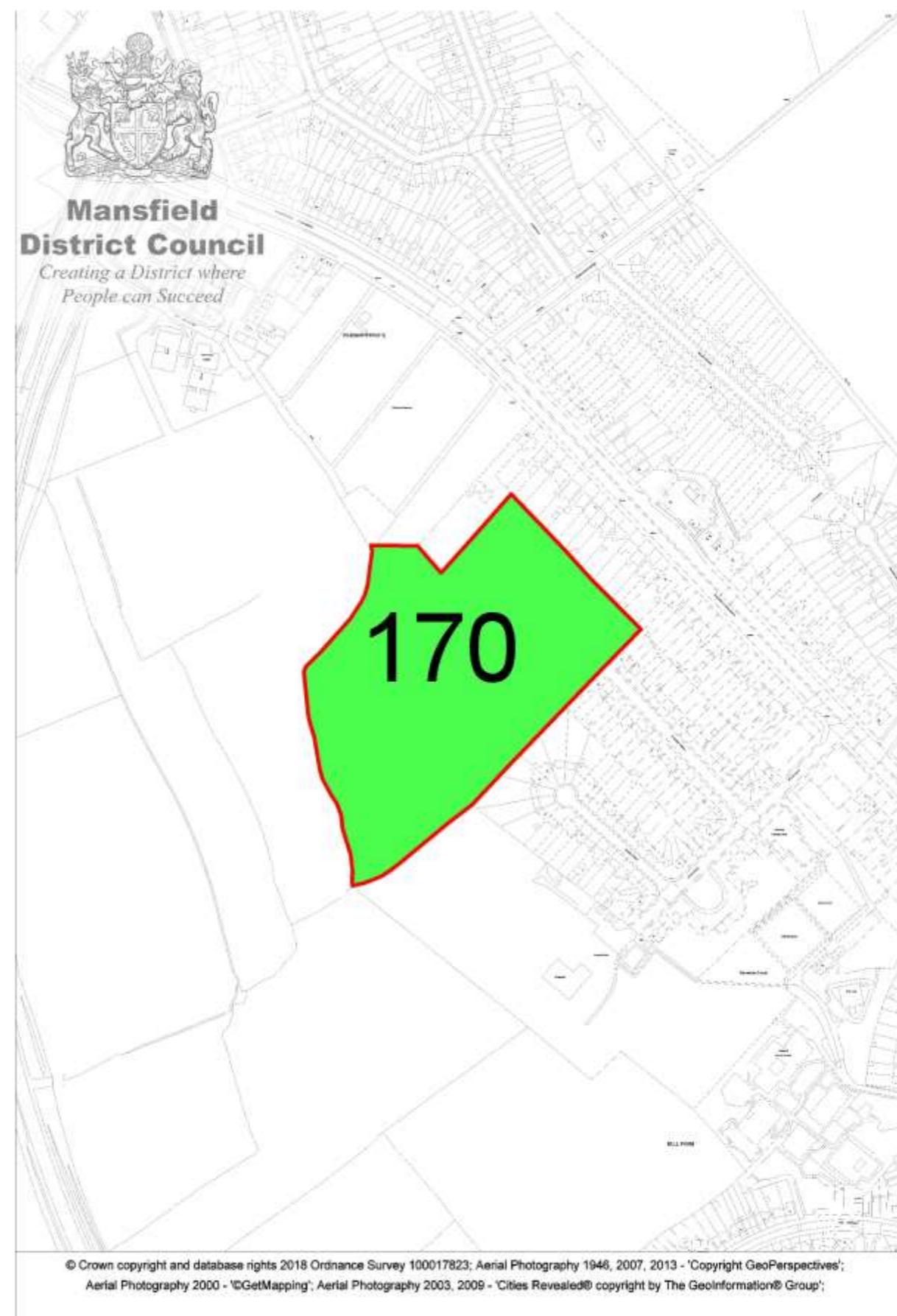
This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2012/22; this is based on an application being submitted in 2018/19 and reflects the nature of initial work, nature of landowner, strategic connections and potential market issues. Assuming up to 3 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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No employment





<b>HELAA Ref</b>	<b>171</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	High Oakham Farm (west)				
<b>Site Address</b>					
<b>Ward</b>	Oakham				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453350 , 359119	<b>Plotted Site Area (Ha)</b>	10.43
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

The site has been promoted for development by the landowner. It is understood to be available for development.

**Suitability** Unsuitable

The site is sustainably located and is compatible with adjoining uses; SUDs will be required to address surface water flooding. A site of this scale would require two points of access; only one point can currently be identified (through adjacent site ref 270). The site is not considered suitable for development.

**Achievability** Achievable

A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 237 dwellings

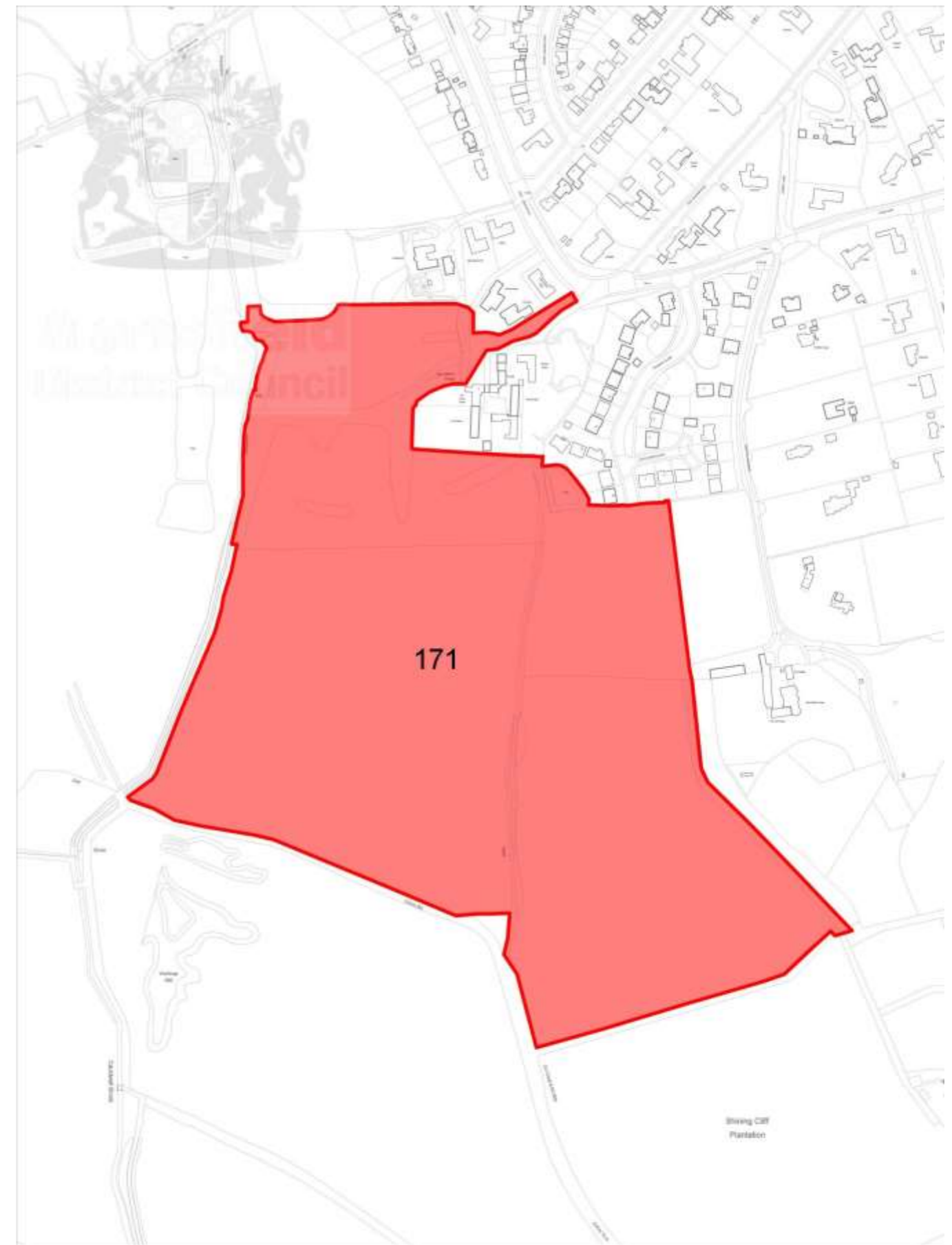
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered suitable for development.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

No employment.



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**HELAA Ref** 172  
**Site Name** Land Adjacent The Stables  
**Site Address** Newlands Road  
**Ward** Newlands  
**Locality** Forest Town **Grid Ref** 457945 , 362439 **Plotted Site Area (Ha)** 0.06  
**Land Type** Greenfield **Proposal** Housing  
**Source** Planning application refusals or withdrawn

**Planning Status**  
**HELAA Result** Excluded at Stage 1

**Assessment**

**Availability** Not Assessed

Excluded at Stage 1

**Suitability** Not Assessed

Excluded at Stage 1

**Achievability** Not Assessed

Excluded at Stage 1

**Estimated Deliverability**

**Housing** Not Assessed 2 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

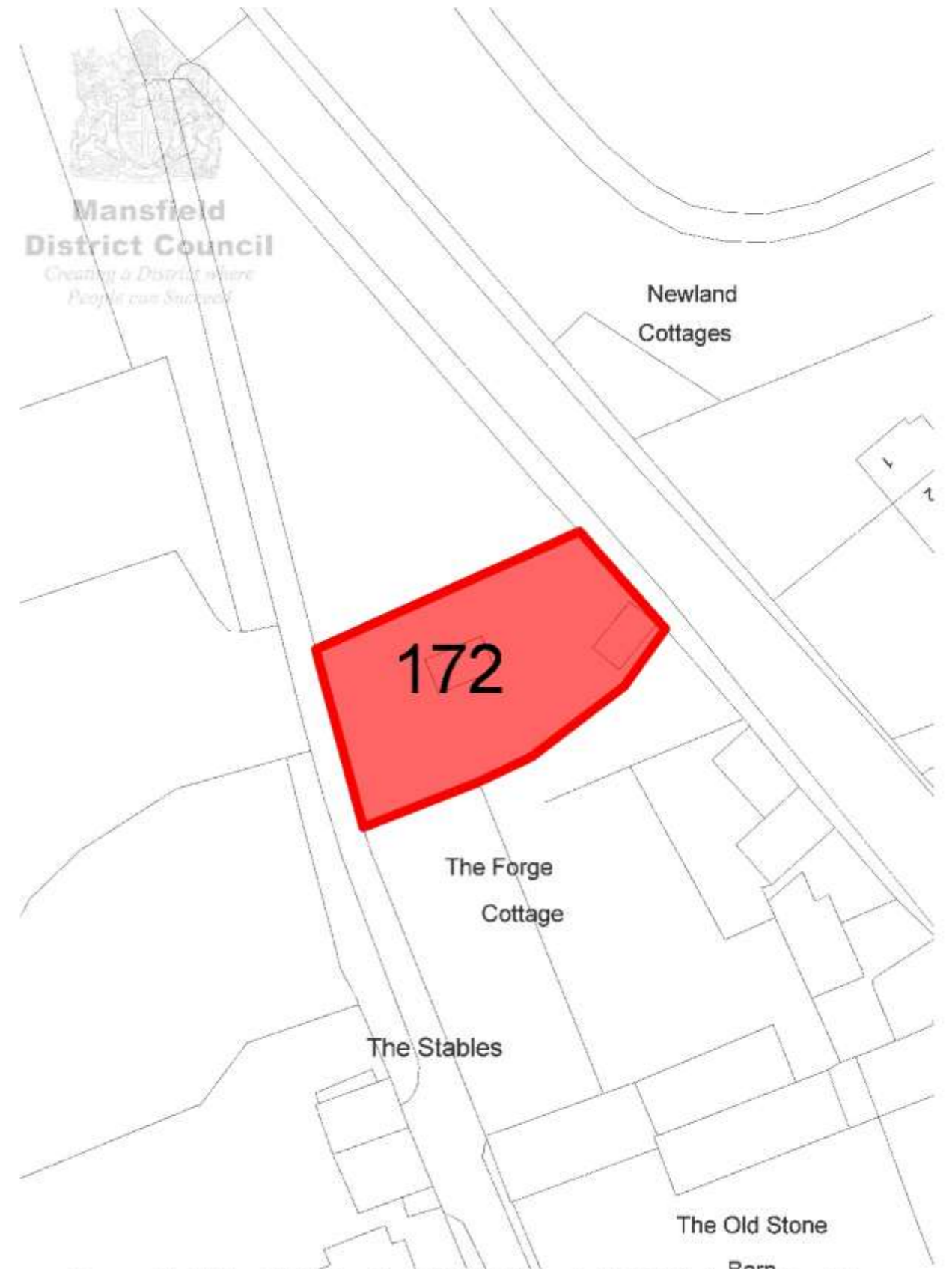
Excluded at Stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Excluded at Stage 1



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**HELAA Ref** 173  
**Site Name** Land adjacent Amethyst Gardens  
**Site Address**  
**Ward** Kings Walk  
**Locality** Mansfield **Grid Ref** 454885 , 359751 **Plotted Site Area (Ha)** 0.06  
**Land Type** Greenfield **Proposal** Housing  
**Source** Planning application refusals or withdrawn

**Planning Status**  
**HELAA Result** Excluded at Stage 1

**Assessment**

**Availability** Not Assessed

Excluded at Stage 1

**Suitability** Not Assessed

Excluded at Stage 1

**Achievability** Not Assessed

Excluded at Stage 1

**Estimated Deliverability**

**Housing** Not Assessed 2 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

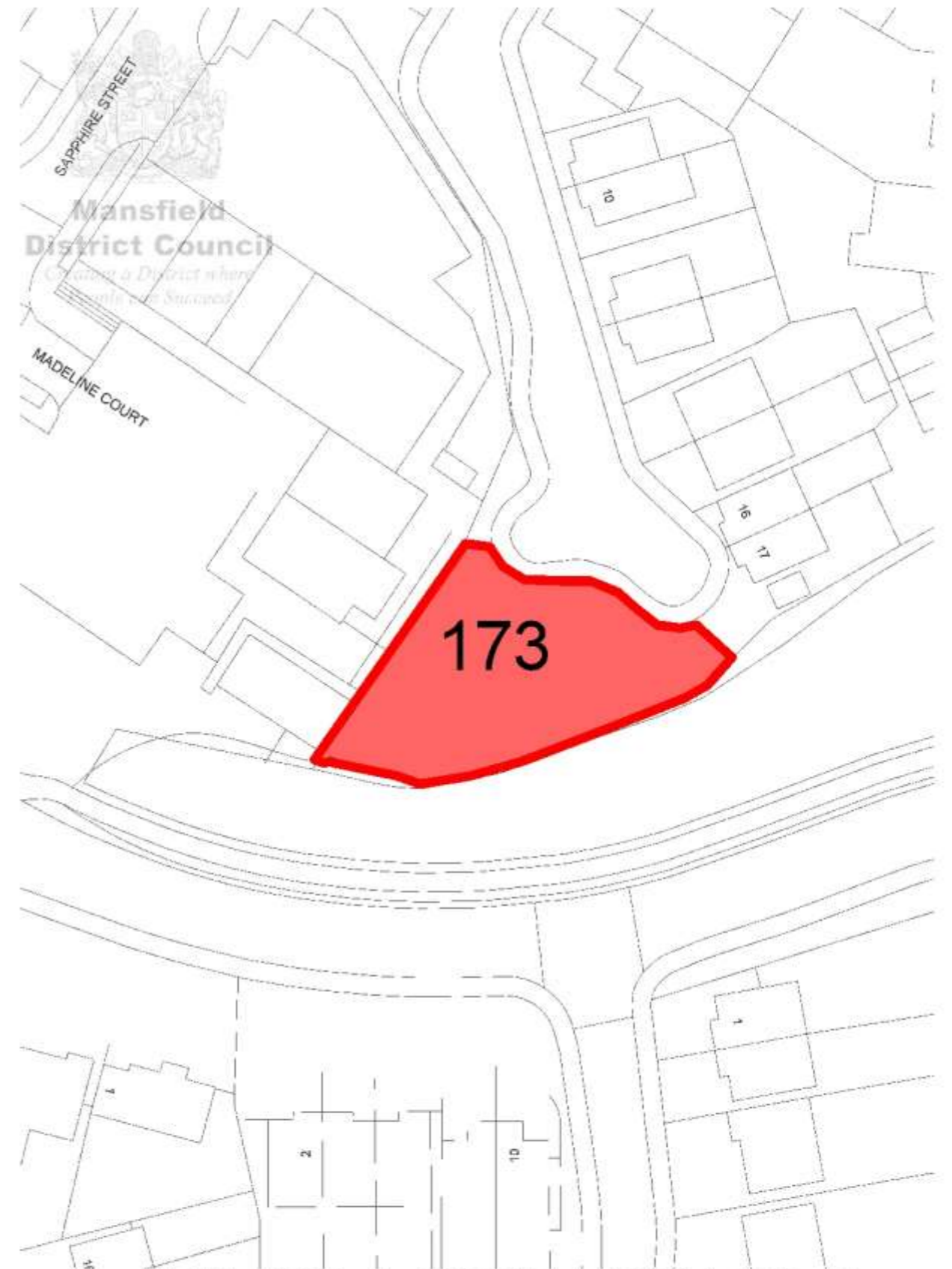
Excluded at Stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Excluded at Stage 1



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**HELAA Ref** 174  
**Site Name** Mansfield Manor Hotel  
**Site Address** Windmill Lane  
**Ward** Carr Bank  
**Locality** Mansfield **Grid Ref** 454310 , 361770 **Plotted Site Area (Ha)** 0.09  
**Land Type** Greenfield **Proposal** Housing  
**Source** Planning application refusals or withdrawn

**Planning Status**  
**HELAA Result** Excluded at Stage 1

**Assessment**

**Availability** Not Assessed

Excluded at Stage 1

**Suitability** Not Assessed

Excluded at Stage 1

**Achievability** Not Assessed

Excluded at Stage 1

**Estimated Deliverability**

**Housing** Not Assessed 3 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Excluded at Stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0



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<b>HELAA Ref</b>	<b>175</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Former Warsop Vale School		
<b>Site Address</b>	Carter Lane		
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Warsop Vale	<b>Grid Ref</b>	454976 , 367893
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		
<b>Plotted Site Area (Ha)</b>	0.32		

**Assessment**

**Availability** Available

Planning application (2015/0669/NT) - resolution to grant subject to s106.

**Suitability** Suitable

Planning application (2015/0669/NT) - resolution to grant subject to s106.

**Achievability** Potentially achievable

A small brownfield site with medium sales value expected. Based on reasonable expectaions of cost, profit etc it is expected that there is a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 10 dwellings

Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Small brownfield site; resolution to grant outline permission subject to a s106 being signed. Based on standard assumptions it is expected that homes will be delivered in 2020/19.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	<b>176</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Moorfield Farm	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Memorial Club, Bishops Walk		
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456641 , 368944
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

**Assessment**

**Availability** Available

Planning permission 2014/0654/NT and 2014/0069/NT in place, site cleared. Assumed available for development. Reserved matters application submitted March 2017.

**Suitability** Suitable

Planning permission 2014/0654/NT and 2014/0069/NT in place. 106 Signed 20/2/17

**Achievability** Achievable

Small mixed site in medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Reserved Matters application submitted in March 2017.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 25 dwellings

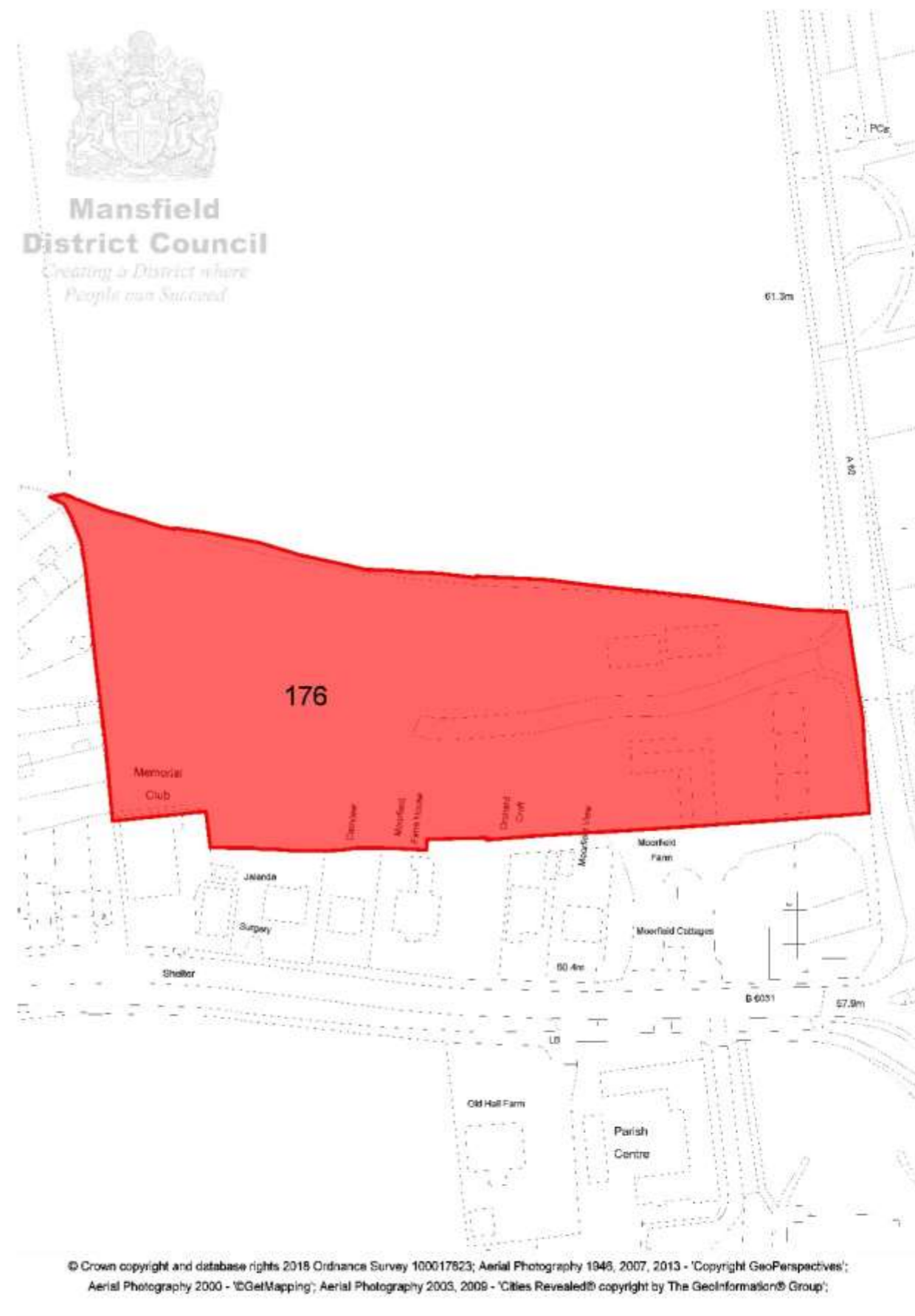
Years 1 - 5	25	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site will start to see completions in 2018/19 with a max of 10dpa. Outline application 2014/0654/NT in place and s106 signed (20/02/2017). Site clearance has taken place and 6 dwellings are under construction.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>177</b>	<b>Planning Status</b>	
<b>Site Name</b>	Hermitage Mill	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Hermitage Lane		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452404 , 359873
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	1.14		

**Assessment**

**Availability** Available

Planning permission has been granted (2015/0509/ST). A subsequent application (2018/0098/FUL) has been submitted for a 50 bed care home, 32 assisted living apartments with ancillary retail and social facilities.

**Suitability** Suitable

Planning application has been submitted (2018/0098/FUL); assumed suitable based on previous scheme (2015/0509/ST).

**Achievability** Potentially achievable

Medium sales values expected and includes care home. Considered to have a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 32 dwellings

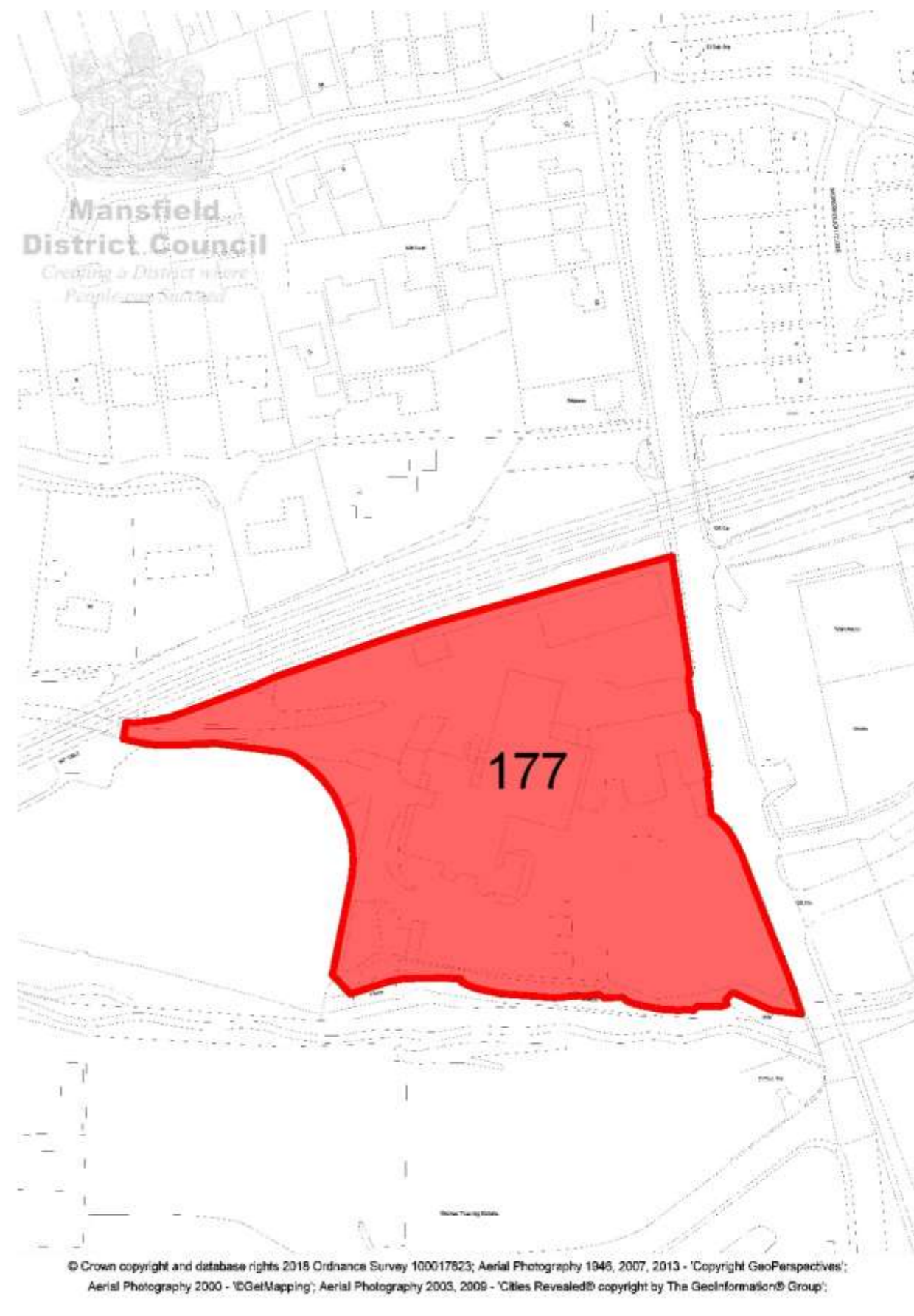
Years 1 - 5	0	Years 6 - 10	32	Years 11+	0	Post Plan Period	0
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The site has extent planning permission and is considered deliverable. A new application has been submitted (2018/0098/FUL); delivery is being assessed based on this new application. This involves a care home which does not contribute to our housing supply. Delivery expected from 2021/22.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



<b>HELAA Ref</b>	<b>178</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Innisdoon	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	1, Crow Hill Drive		
<b>Ward</b>	Woodlands		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453602 , 361615
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.34		

**Assessment**

**Availability** Not available

Planning application 2015/0735/NT granted; however subsequent application for conversion to office has been submitted which is assumed to mean that residential development is not going ahead

**Suitability** Suitable

Planning application 2015/0735/NT granted.

**Achievability** Potentially achievable

Medium sales values expected. Conversion of Grade II listed building. Overall considered to have a moderate prospect of deliverability.

**Estimated Deliverability**

**Housing** Not Assessed 6 dwellings

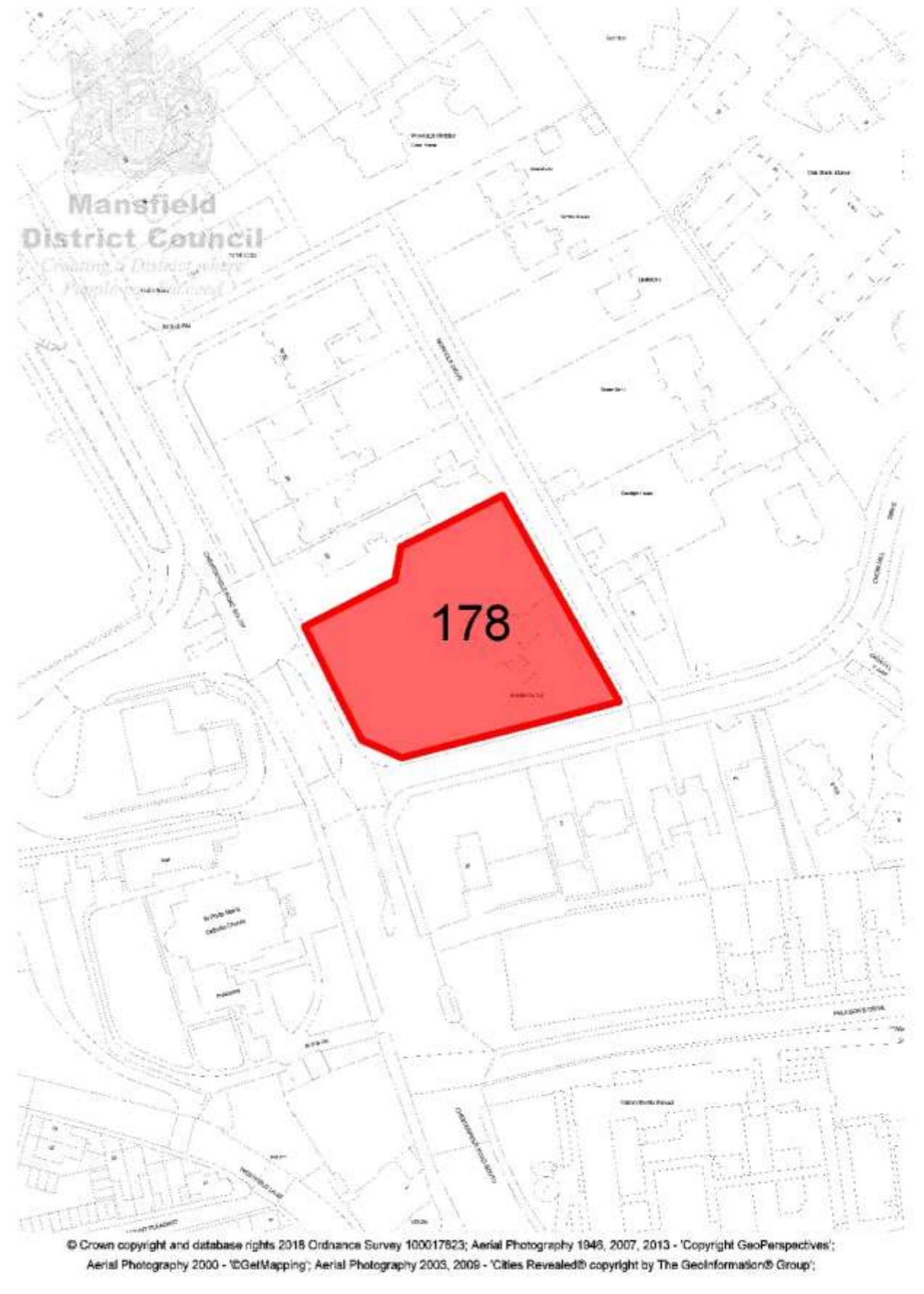
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not considered available due to subsequent application for non-residential development

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	179			<b>Planning Status</b>	
<b>HELAA Result</b>				HELAA Result	Reasonable alternative
<b>Site Name</b>	Land at Union Street				
<b>Site Address</b>	Union Street				
<b>Ward</b>	Woodlands				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453482 , 361243	<b>Plotted Site Area (Ha)</b>	0.14
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing		
<b>Source</b>	Housing and Economic Development sites under construction				

#### Assessment

**Availability** Available

Planning app 2016/0005/ST granted. Site completed 20/2/17.

**Suitability** Suitable

Planning app 2016/0005/ST granted. Site completed 20/2/17.

**Achievability** Achievable

Planning app 2016/0005/ST granted. Site completed 20/2/17.

#### Estimated Deliverability

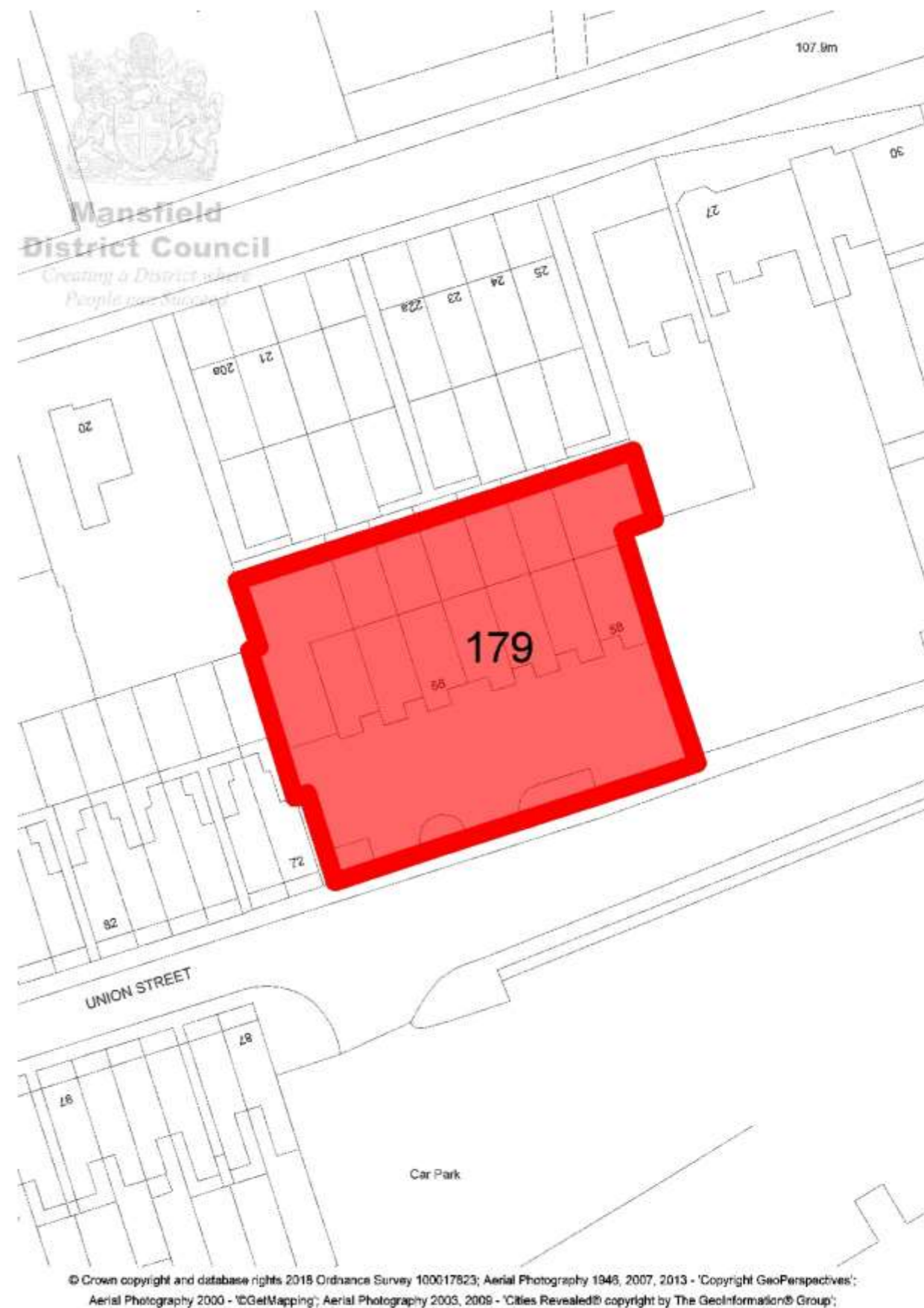
**Housing** Deliverable (years 1-5) 7 dwellings

Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Planning app 2016/0005/ST granted. Site completed 20/2/17.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	<b>180</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land adj 27, Redgate Street	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Redgate Street		
<b>Ward</b>	Penniment		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452308 , 361731
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

#### Assessment

**Availability** Available

Planning permission 2016/0088/ST granted for 7 dwellings.

**Suitability** Suitable

Planning permission 2016/0088/ST granted for 7 dwellings.

**Achievability** Achievable

A small brownfield site in a medium slaes value area. Overall considered to have a good prospect of achievability.

#### Estimated Deliverability

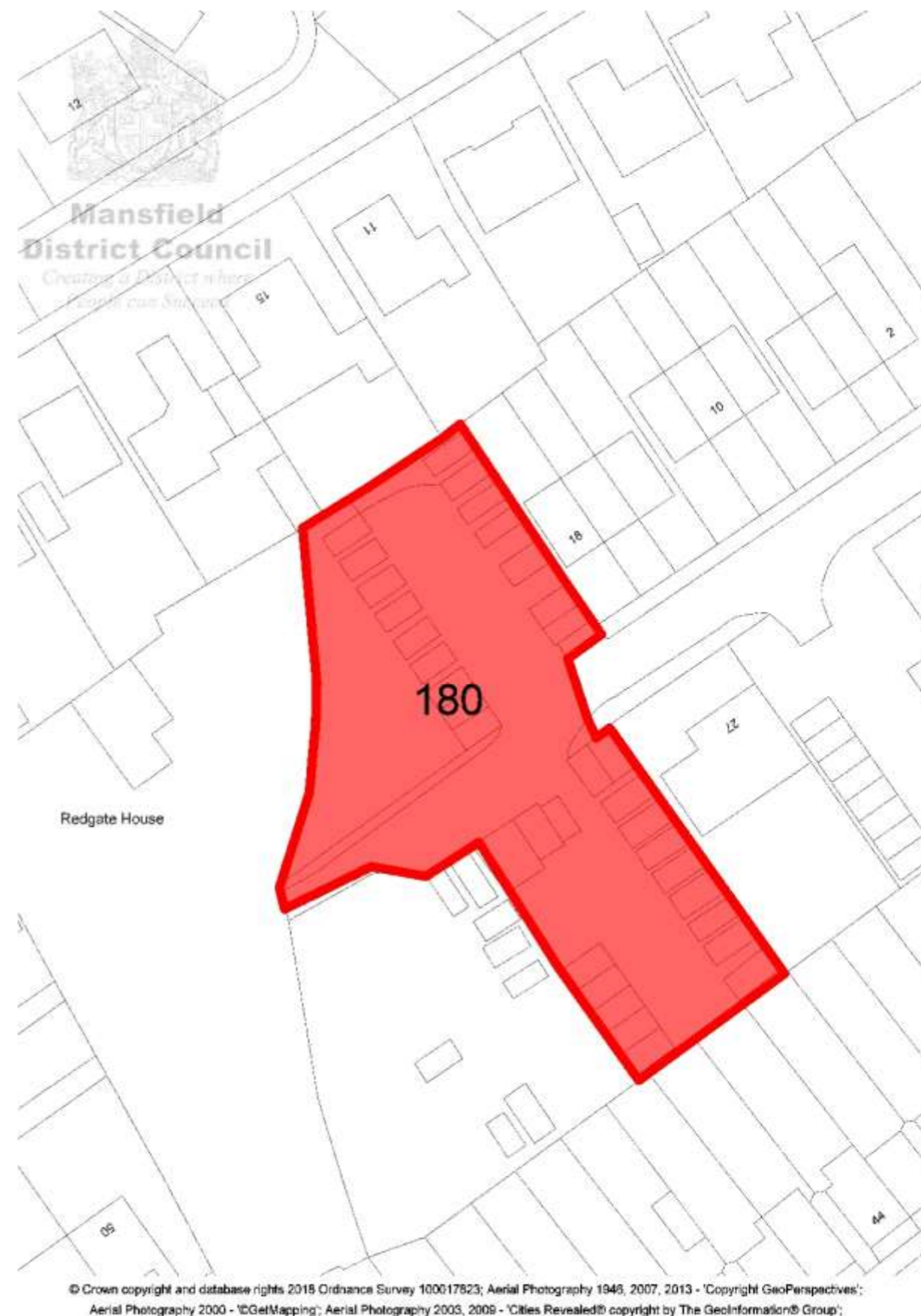
**Housing** Deliverable (years 1-5) 7 dwellings

Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A deliverable site with extant planning permission. Based on standard assumptions the site is expected to start delivering homes in 2018/19

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	<b>181</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Victoria Hotel	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	34, Albert Street		
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453904 , 360846
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.06		

**Assessment**

**Availability** Available

Planning app 2015/0395/ST for change of use of first floor public house to 7 self contained flats.

**Suitability** Suitable

Planning app 2015/0395/ST for change of use of first floor public house to 7 self contained flats.

**Achievability** Unlikely to be achievable

A flatted scheme in the town centre. Made up of 1 bed flats. Overall not considered achievable at present.

**Estimated Deliverability**

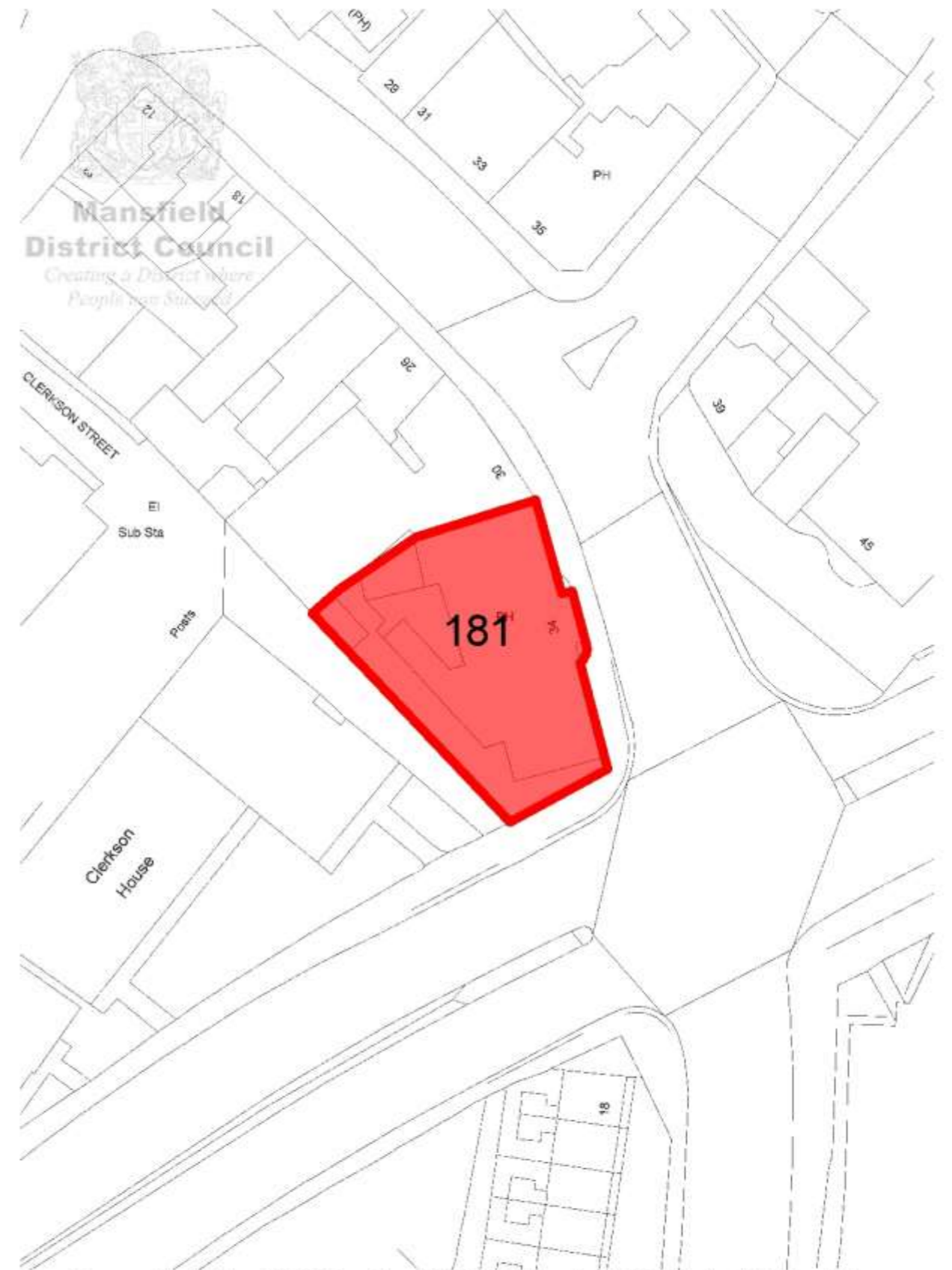
**Housing** Not Assessed 7 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site not considered achievable.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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**HELAA Ref** 182  
**Site Name** Oak Garage  
**Site Address** Hetts Lane  
**Ward** Meden  
**Locality** Warsop  
**Land Type** Brownfield  
**Source** Unimplemented / outstanding planning permissions for housing and employment buildings  
**Planning Status** Permission granted  
**HELAA Result** Reasonable alternative  
**Grid Ref** 456803 , 368170  
**Plotted Site Area (Ha)** 0.18  
**Proposal** Housing

#### Assessment

**Availability** Available

Developer has outline planning permission 2016/0028/NT for 9 dwellings.

**Suitability** Suitable

Developer has outline planning permission 2016/0028/NT for 9 dwellings.

**Achievability** Potentially achievable

A small brownfield site in a medium value area. Considered to be a moderate prospect of achievability based on expected costs and sales value.

#### Estimated Deliverability

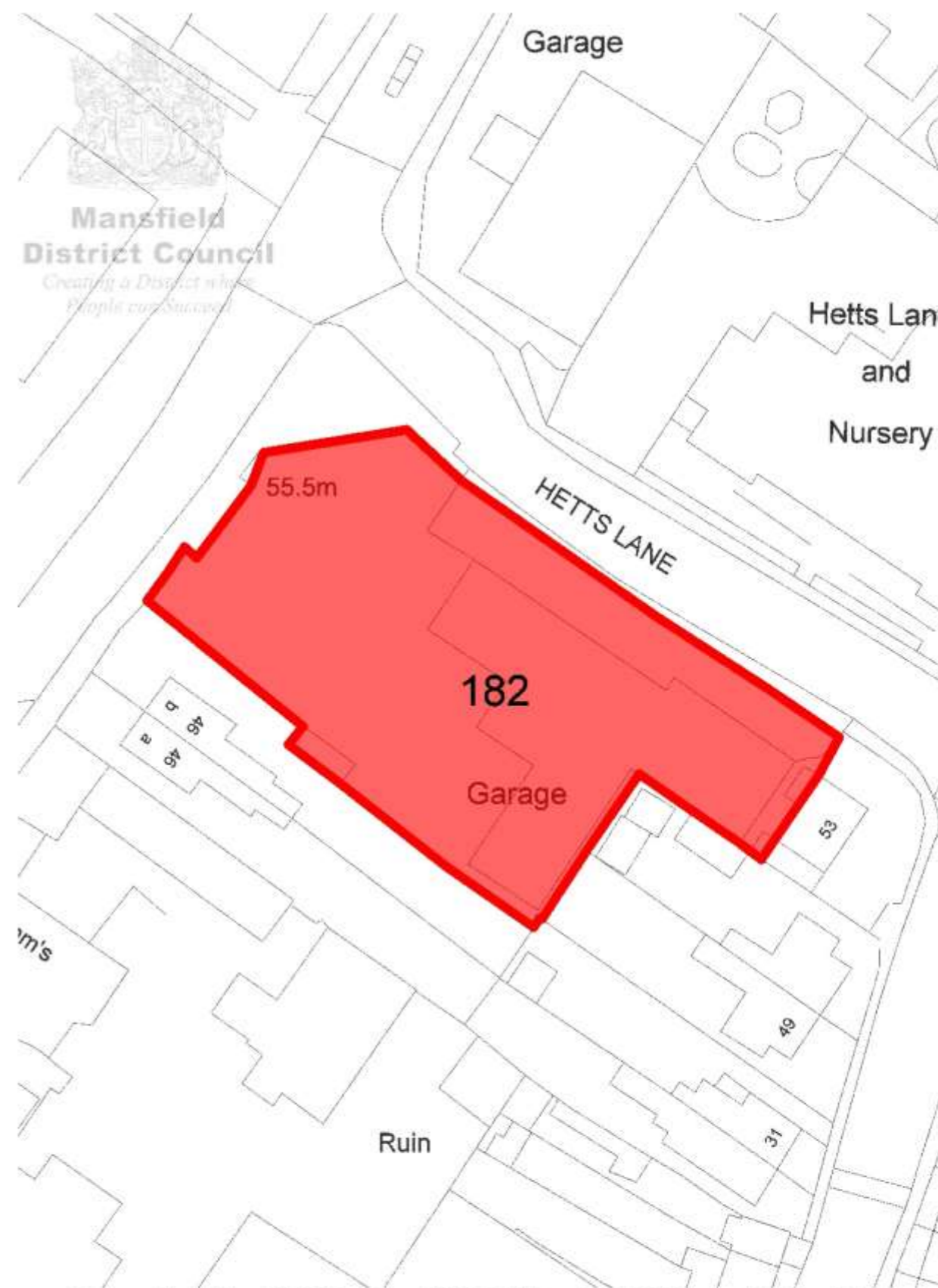
**Housing** Deliverable (years 1-5) 9 dwellings

Years 1 - 5 9    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

A small brownfield site with extant outline planning permission (2016/0028/NT - submitted in Jan 2016). Based on standard assumptions it is expected that delivery will start in 2019/20 with a build rate based on standard assumptions.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0



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**HELAA Ref** 183  
**Site Name** Adj 188, Southwell Road East.  
**Site Address** Southwell Road East  
**Ward** Ransom Wood  
**Locality** Rainworth **Grid Ref** 458596 , 358545 **Plotted Site Area (Ha)** 0.10  
**Land Type** Mixed **Proposal** Housing  
**Source**

**Planning Status** Permission granted  
**HELAA Result** Reasonable alternative

**Assessment**

**Availability** Available

Planning permission granted 2017/0854/OUT

**Suitability** Suitable

Planning permission granted 2017/0854/OUT

**Achievability** Potentially achievable

Small site for the redevelopment of an existing residential use. The site is considered to have a moderate prospect of achievability based on reasonable costs and expectations.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 7 dwellings

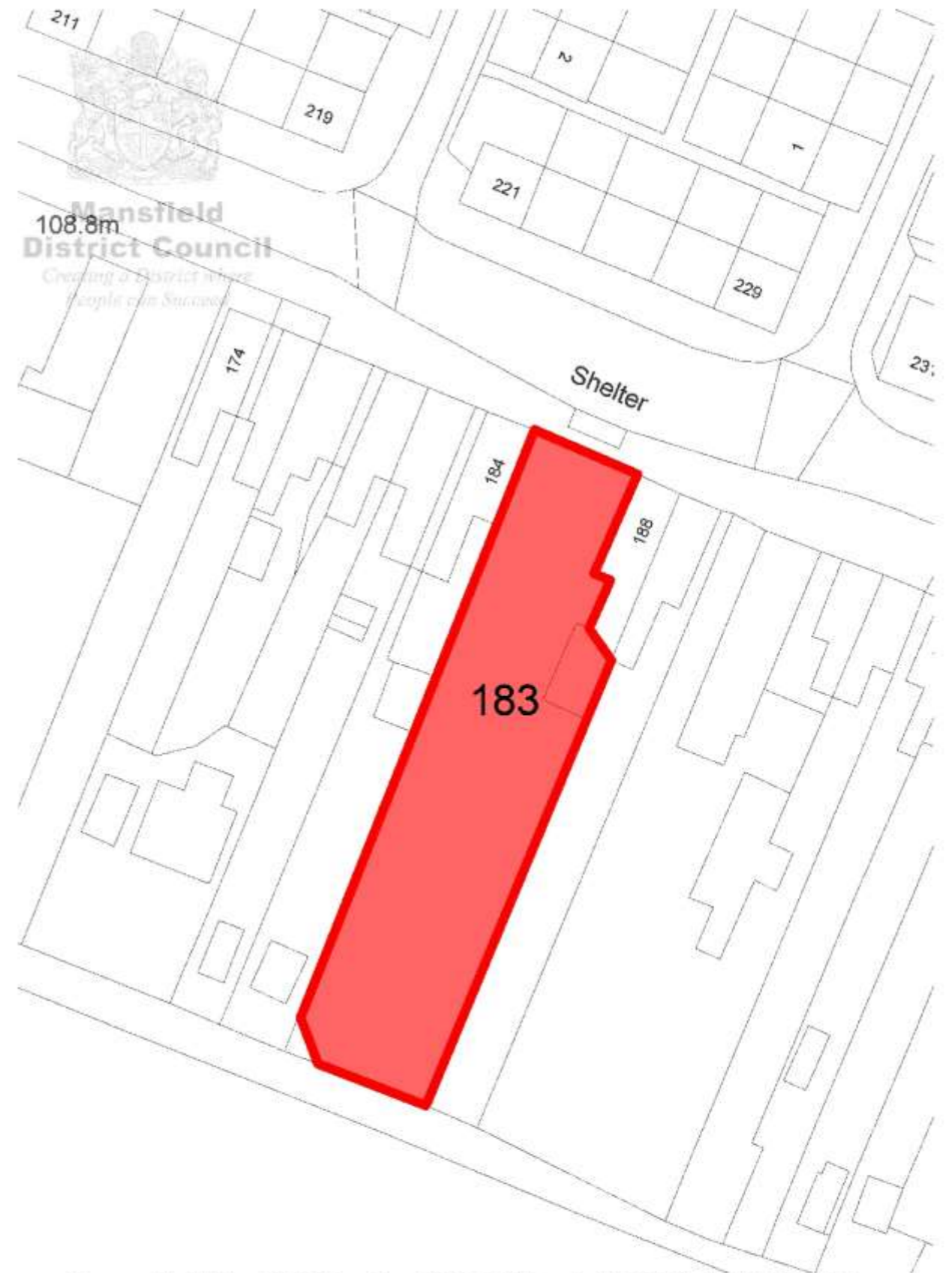
Years 1 - 5 7    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

New application 2017/0854/OUT granted 2/3/18. Based on standard assumptions development of homes expected in 2019/20

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0



<b>HELAA Ref</b>	<b>184</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 2
<b>Site Name</b>	Land & buildings at White Hart		
<b>Site Address</b>	White Hart Street/Dame Flogan Street		
<b>Ward</b>	Portland		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453935 , 360982
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Mixed
<b>Source</b>	Expired planning permissions		

**Assessment**

**Availability** Potentially available

Site is a long standing regeneration opportunity and discusions are ongoing regading potential redevelopment.

**Suitability** Suitable

The site has existing access and is located close to the town centre. It is suitable a variety of potential uses.

**Achievability** Unlikely to be achievable

The scheme involves the redevelopment of a number of units in a town centre location. Given the length of time the site has been undeveloped it is not considered to be achieavble at present.

**Estimated Deliverability**

**Housing** Not Assessed 12 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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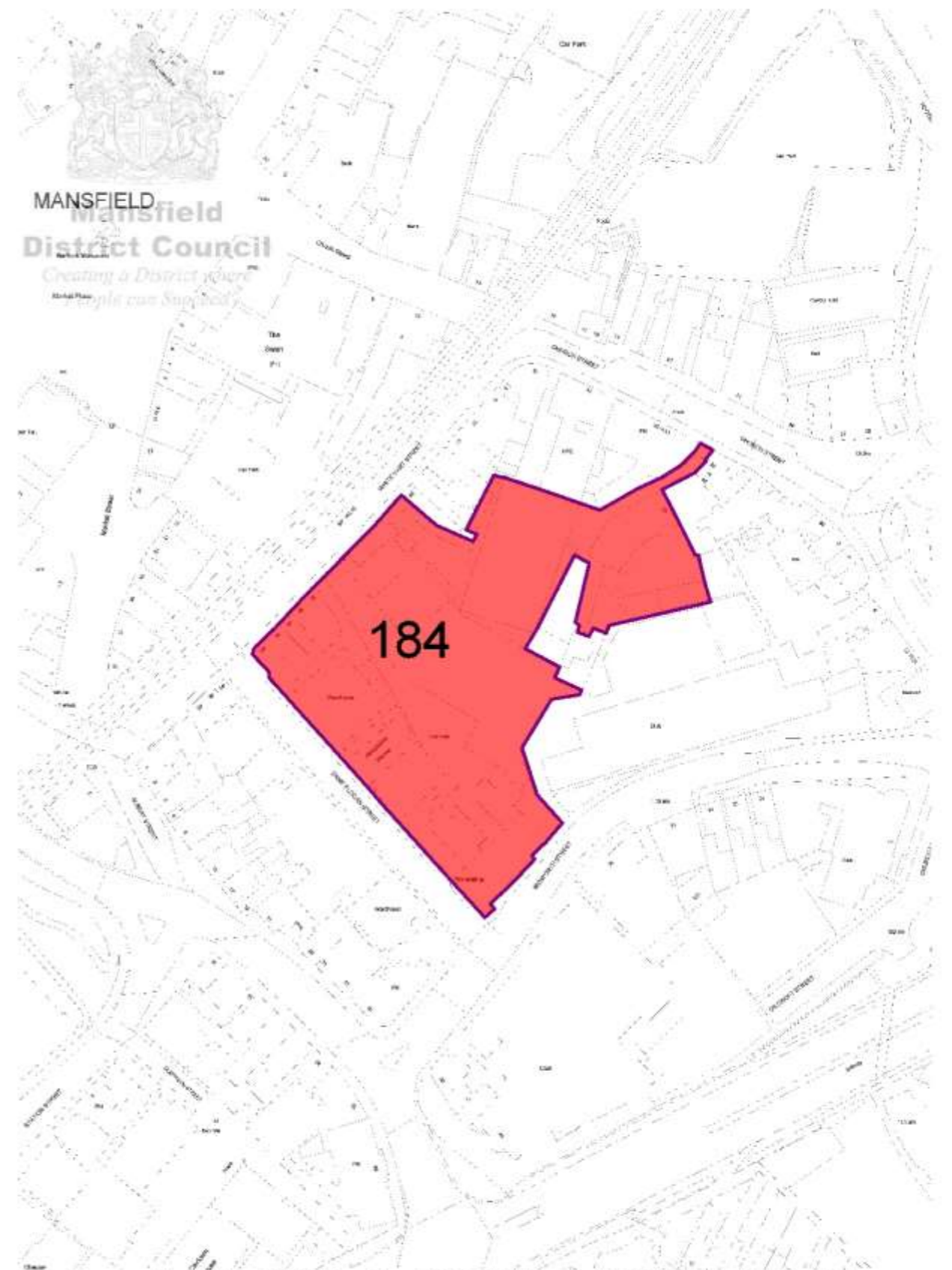
Complete

**Economic (sqm)** Not Assessed 1280 sqm

Office	640	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	320	Convenience retail	320
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Not considered deliverable.



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<b>HELAA Ref</b>	<b>185</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	52 Ratcliffe Gate	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Ratcliffe Gate		
<b>Ward</b>	Newgate		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454452 , 360842
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

**Assessment**

**Availability** Available

Planning permission has been granted 2016/0574/ST

**Suitability** Suitable

Planning permission has been granted 2016/0574/ST

**Achievability** Potentially achievable

A brownfield development of flats in a lower value area but existing access and utilities likely to be close by. The site has a moderate prospect of achievability given reasonable expectations on return and land values.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 9 dwellings

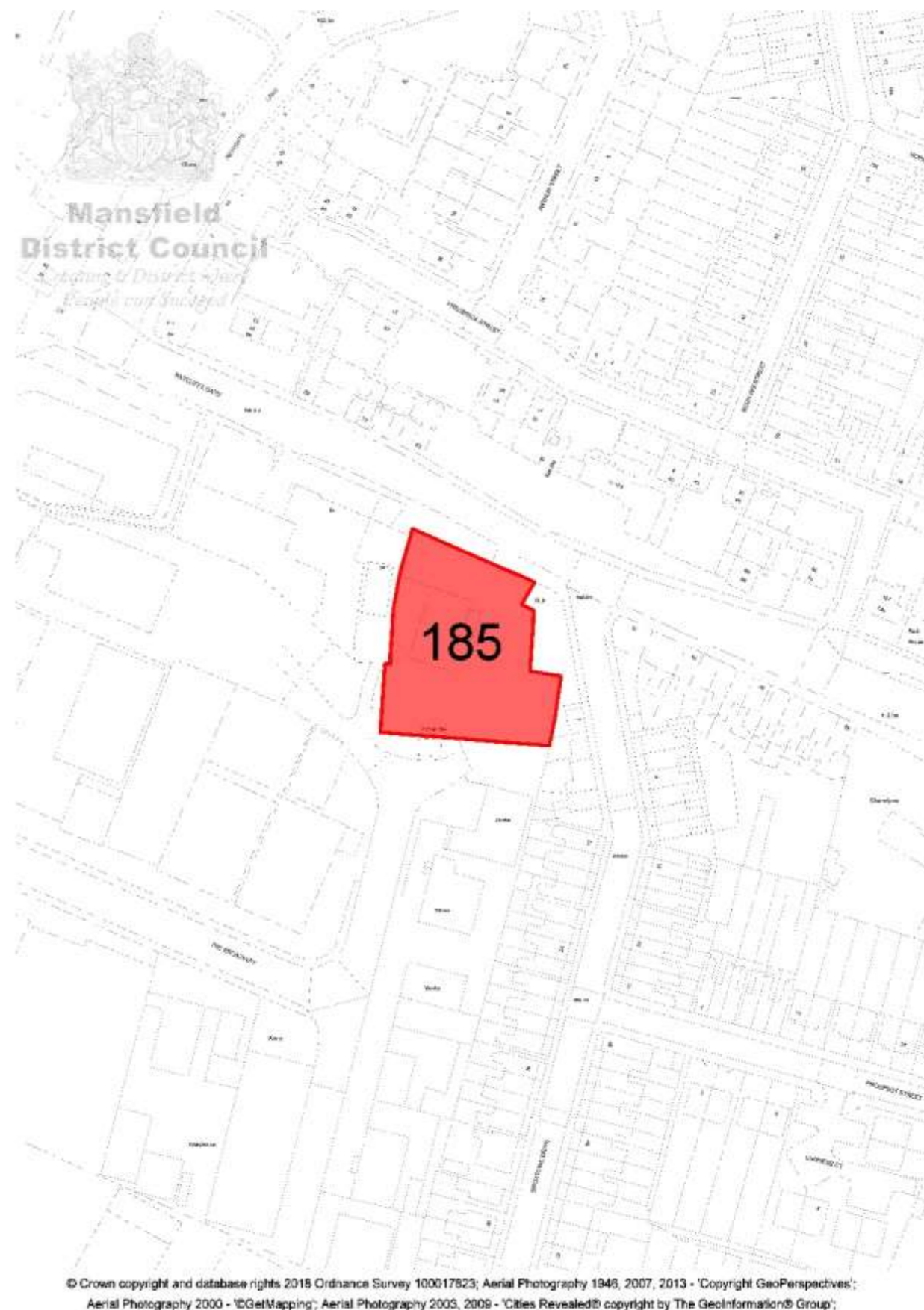
Years 1 - 5	9	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A site with moderate deliverability. Based on standard assumptions from submission of application (Oct 2016) delivery of homes expected to take place in 2019/20. As flats expect all dwellings to be delivered at once.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/a



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<b>HELAA Ref</b>	<b>186</b>	<b>Planning Status</b>	
<b>Site Name</b>	Kirkland Avenue Allotments	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Kirkland Avenue		
<b>Ward</b>	Ladybrook		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452656 , 360808
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	1.39		

**Assessment**

**Availability** Potentially available

Land owner has identified this site as available for development.

**Suitability** Unsuitable

Access to the site is required through an adjacent Site (ref 75); it is unclear if this has been confirmed with other landowners. The proposed use is compatible with adjoining uses and close to services and public transport. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

**Achievability** Potentially achievable

A small greenfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

**Estimated Deliverability**

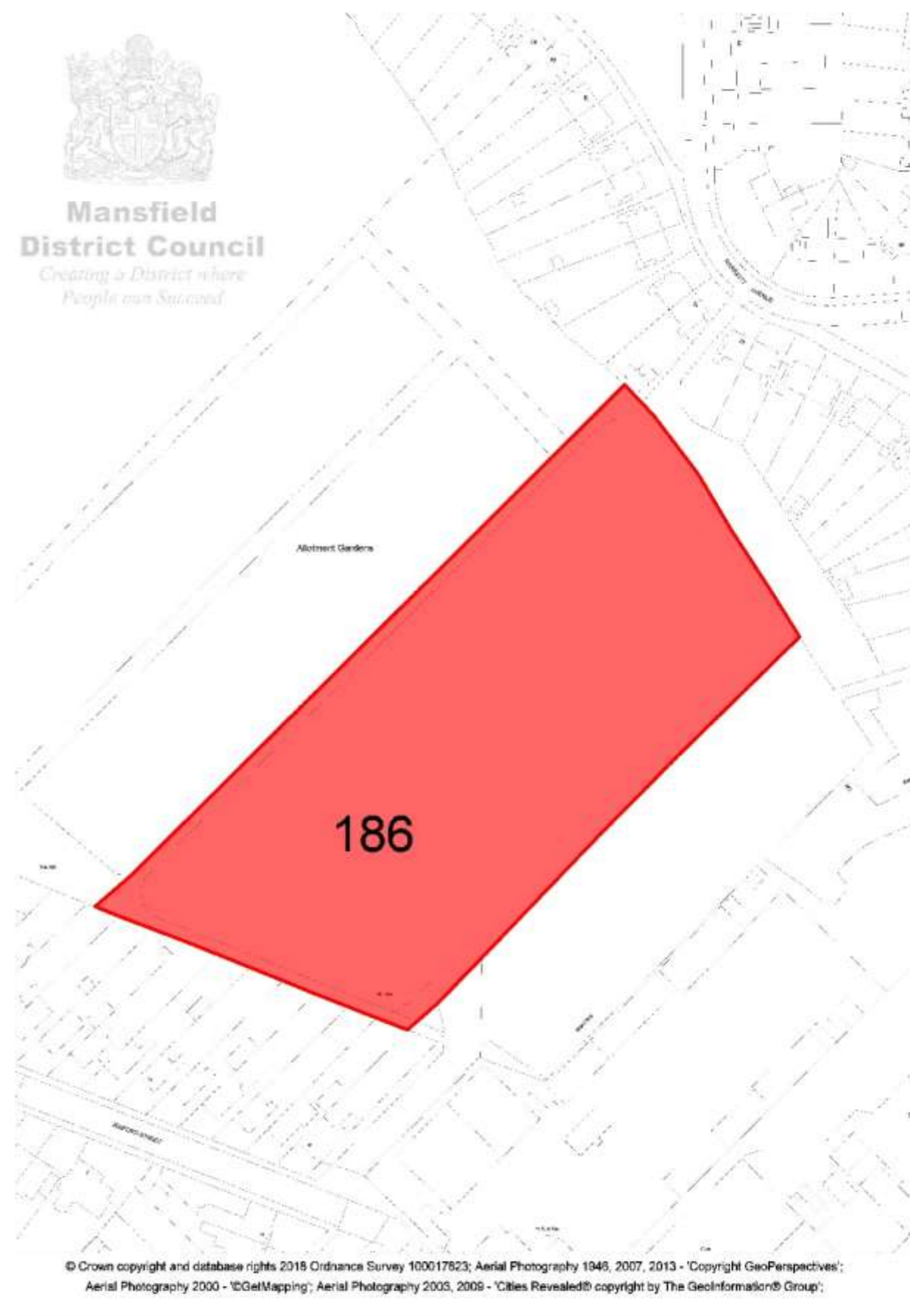
**Housing** Not Assessed 42 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Site not assessed - unsuitable unless a planning application has been approved that demonstrates that the allotments are surplus to requirements. Also there is a need to confirm access through adjacent site.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0





<b>HELAA Ref</b>	<b>187</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land forming part of Peafield Farm	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	off Peafield Lane		
<b>Ward</b>	Peafields		
<b>Locality</b>	Mansfield Woodhouse	<b>Grid Ref</b>	456364 , 363868
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	25.16		

**Assessment**

**Availability** Potentially available

Owners wish to propose a leisure use but no further details have been provided

**Suitability** Potentially suitable

The proposed use is compatible with adjoining uses and is reasonably close to services and public transport. Given the need for two points of access the site could only be developed in connection with the adjacent site (ref 67).

**Achievability** Achievable

A greenfield site on the edge of the urban area within a higher value sales area. Given the size of the site there are likely to be substantial infrastructure requirements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 750 dwellings

Years 1 - 5 0      Years 6 - 10 0      Years 11+ 150      Post Plan Period 600

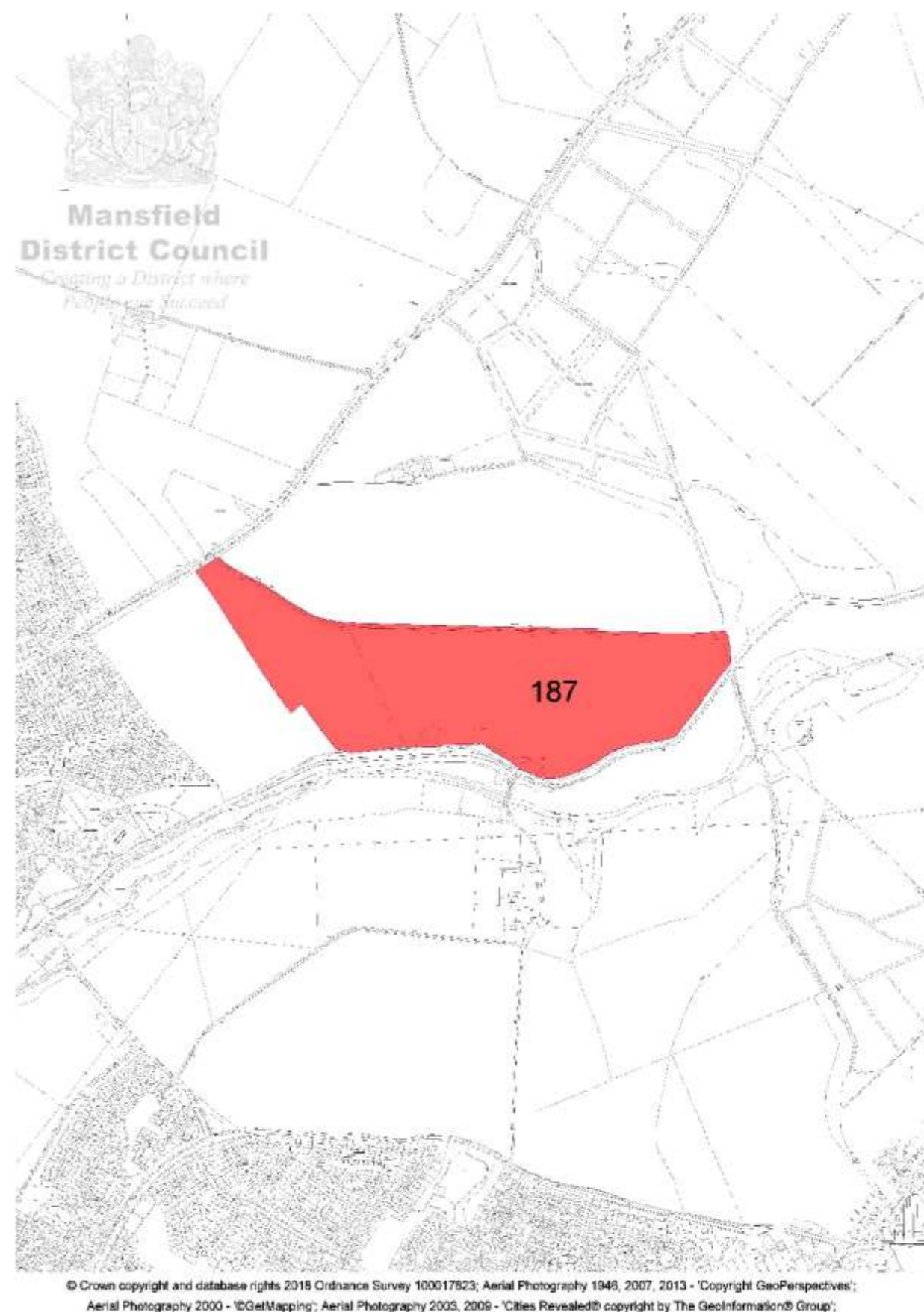
A large greenfield site that is dependent on adjacent for required access; significant up front works are also required. As such this site would be expected to follow delivery of the adjacent site (site 67) at a rate of 25dpa with a max of two developers across both sites. Promoter indicates expected delivery from 2022/23 of up to 150 dwellings per year; this is not considered realistic given the housing market in Mansfield and the reliance on the adjacent site (site 67).

**Economic (sqm)** Developable (years 11+) 500 sqm

Office 0      Industrial 0      Warehousing 0      Leisure 0

Comparison retail 0      Convenience retail 500

Unable to fully assess as proposed for leisure use but end use is unknown.



<b>HELAA Ref</b>	<b>188</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land forming part of Warren Farm	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	off New Mill Lane		
<b>Ward</b>	Holly		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456999 , 362949
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>	12.24		

**Assessment**

**Availability** Available

Submitted site; owners wish to propose mixed residential and extra care use. Planning permission previously refused (2009/10532NT).

**Suitability** Potentially suitable

This site is considered potentially suitable. However if this site is progressed to the next stage then further assessment is required to inform scale, developable area, access, transport, education, River Maun linear green infrastructure, other infrastructure requirements, utilities capacity. Site may only be possible in connection with adjacent site (ref 56).

**Achievability** Potentially achievable

This large greenfield site is expected to have medium to high sales values and will require infrastructure and various mitigations to reflect this scale of development. At this stage, based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site is progressed to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable. Potential for the site to be taken with adjacent site (ref 56).

**Estimated Deliverability**

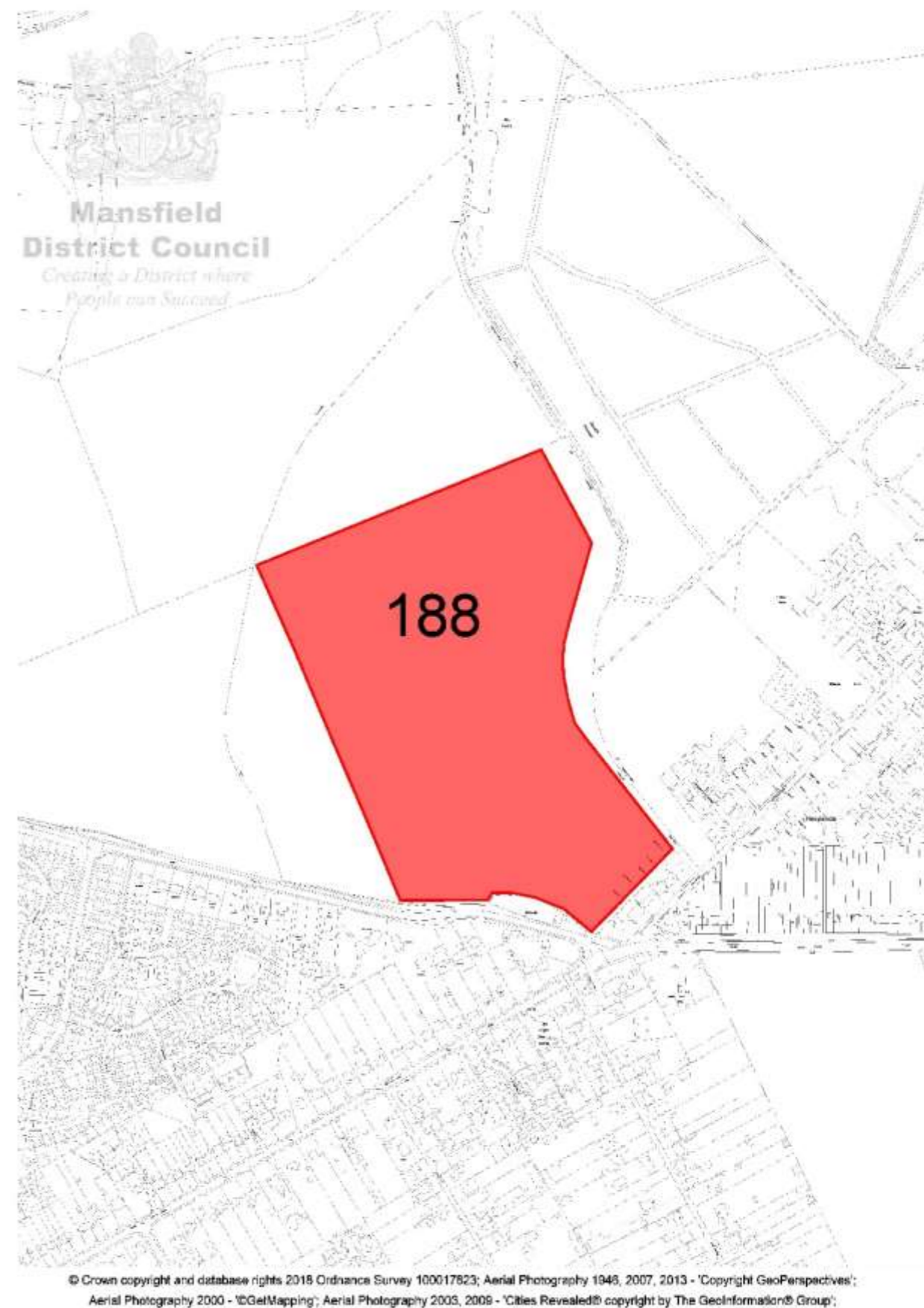
**Housing** Deliverable (years 1-5) 220 dwellings

Years 1 - 5	0	Years 6 - 10	100	Years 11+	120	Post Plan Period	0
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This large greenfield site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Promoter indicates delivery from 2020/21 with senior living and sheltered accommodation coming forward first; build rate of 50 dwellings per year for market housing indicated. Sheltered accommodation (75 units) and high dependency suites (75 units) are unable to count towards housing figures. Expected start year has been pushed back to reflect need for planning permission and upfront infrastrucre.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	<b>189</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land at Holly Road		
<b>Site Address</b>	Holly Road		
<b>Ward</b>	Holly		
<b>Locality</b>	Forest Town	<b>Grid Ref</b>	456184 , 362485
		<b>Plotted Site Area (Ha)</b>	0.46
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Potentially available

It is understood that talks have taken place regarding the potential footpath and drainage issues. It is assumed that these can be overcome. Further details to be provided to confirm this.

**Suitability** Potentially suitable

The site can be accessed, is close to services and is compatible with surrounding uses. It is assumed that the loss of the implied footpath is satisfactory to NCC Rights of Way.

**Achievability** Achievable

A small greenfield site in a higher value area. Costs associated with the sewer and implied footpath are not considered significant. Based on reasonable expectations of profit and landvalue the site is considered to have a good prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 16 dwellings

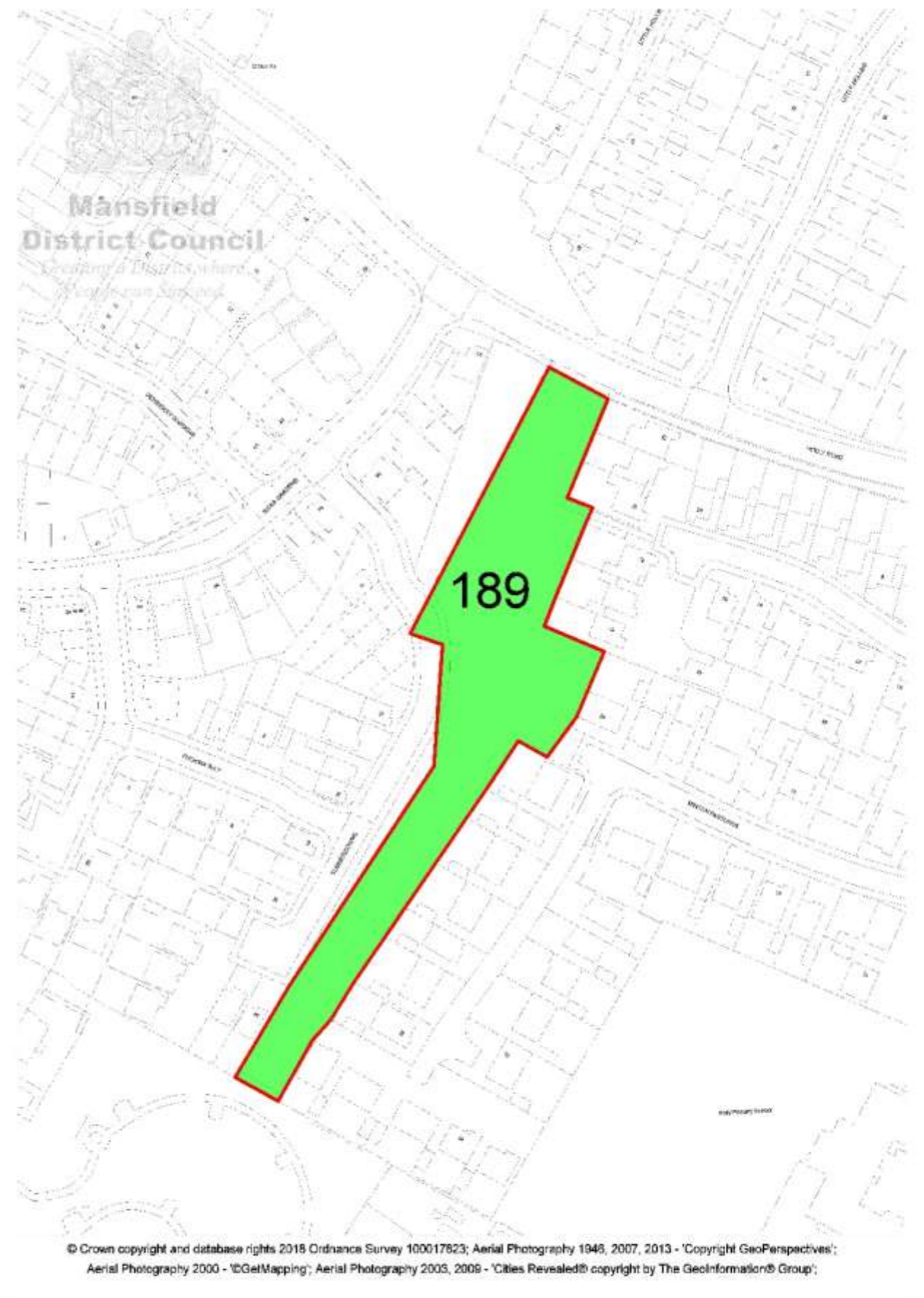
Years 1 - 5	0	Years 6 - 10	0	Years 11+	16	Post Plan Period	0
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A small greenfield site in a higher value area. No planning application has yet been submitted. As such it is considered that the site would not be developed until 2027/28. Max of 10dpa.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/a



**HELAA Ref** 190 **Planning Status**  
**HELAA Result** Excluded at Stage 1  
**Site Name** The Birches  
**Site Address** Park Hall Road  
**Ward** Manor  
**Locality** Mansfield Woodhouse **Grid Ref** 454418 , 364933 **Plotted Site Area (Ha)** 2.22  
**Land Type** Greenfield **Proposal** Housing  
**Source** Development sites put forward during a "Call for Sites" Local Plan consultation

**Assessment**

**Availability** Not Assessed

Excluded at Stage 1

**Suitability** Not Assessed

Excluded at Stage 1

**Achievability** Not Assessed

Excluded at Stage 1

**Estimated Deliverability**

**Housing** Not Assessed 66 dwellings

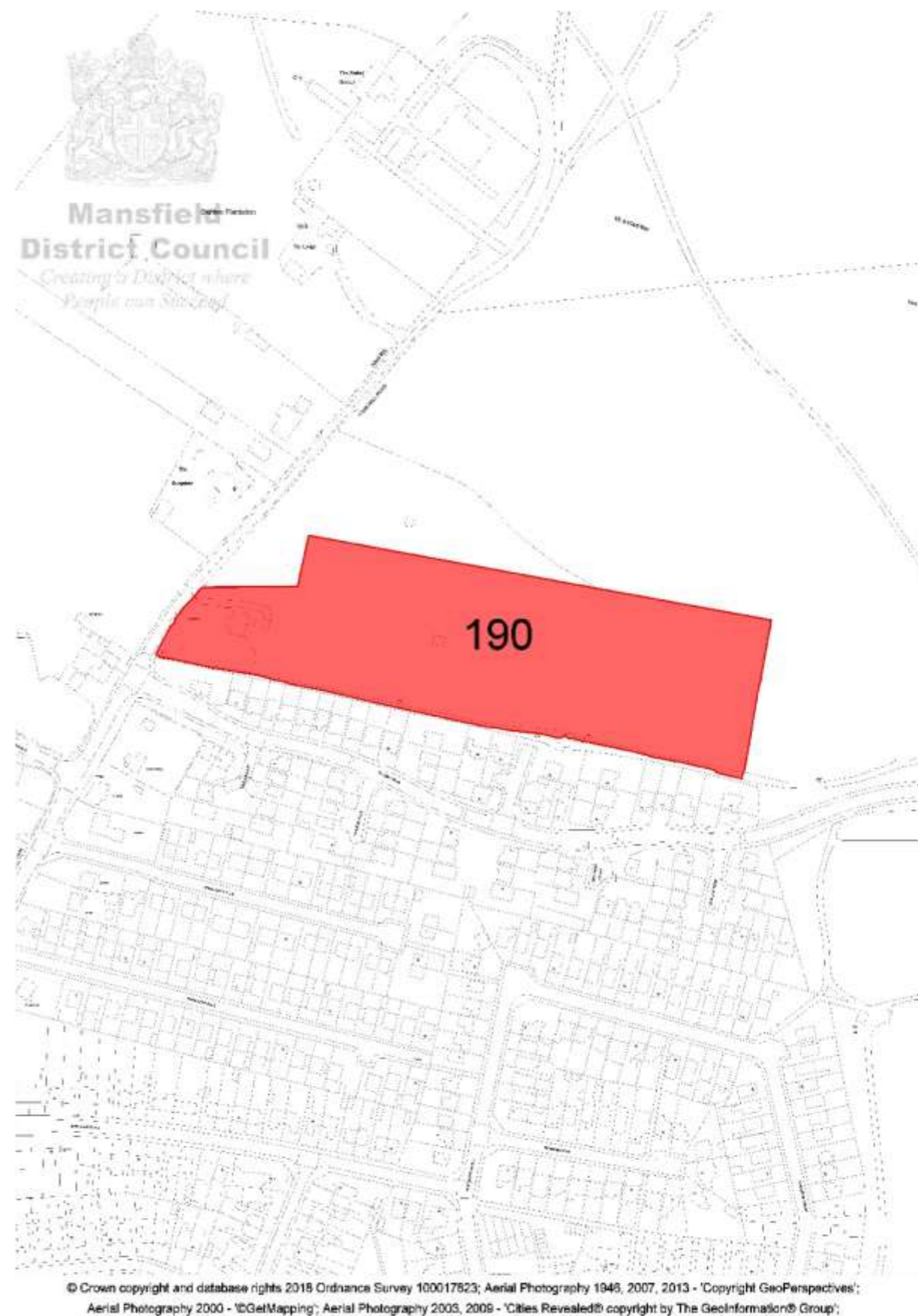
Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Excluded at Stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0

Excluded at Stage 1



<b>HELAA Ref</b>	<b>191</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Excluded at Stage 2
<b>Site Name</b>	Land rear of Helmsley Road		
<b>Site Address</b>	Helmsley Road		
<b>Ward</b>	Ransom Wood		
<b>Locality</b>	Rainworth	<b>Grid Ref</b>	458409 , 358929
		<b>Plotted Site Area (Ha)</b>	4.88
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

The site has been submitted and is assumed to be available for development

**Suitability** Unsuitable

Access is proposed through adjacent site (ref 9); however access to site 9 is not considered suitable. An additional 145 homes on top of those on Site 9 (84 homes) homes would also require 2 points of access which does not appear possible.

**Achievability** Not Assessed

Site is not suitable.

**Estimated Deliverability**

**Housing** Not Assessed 145 dwellings

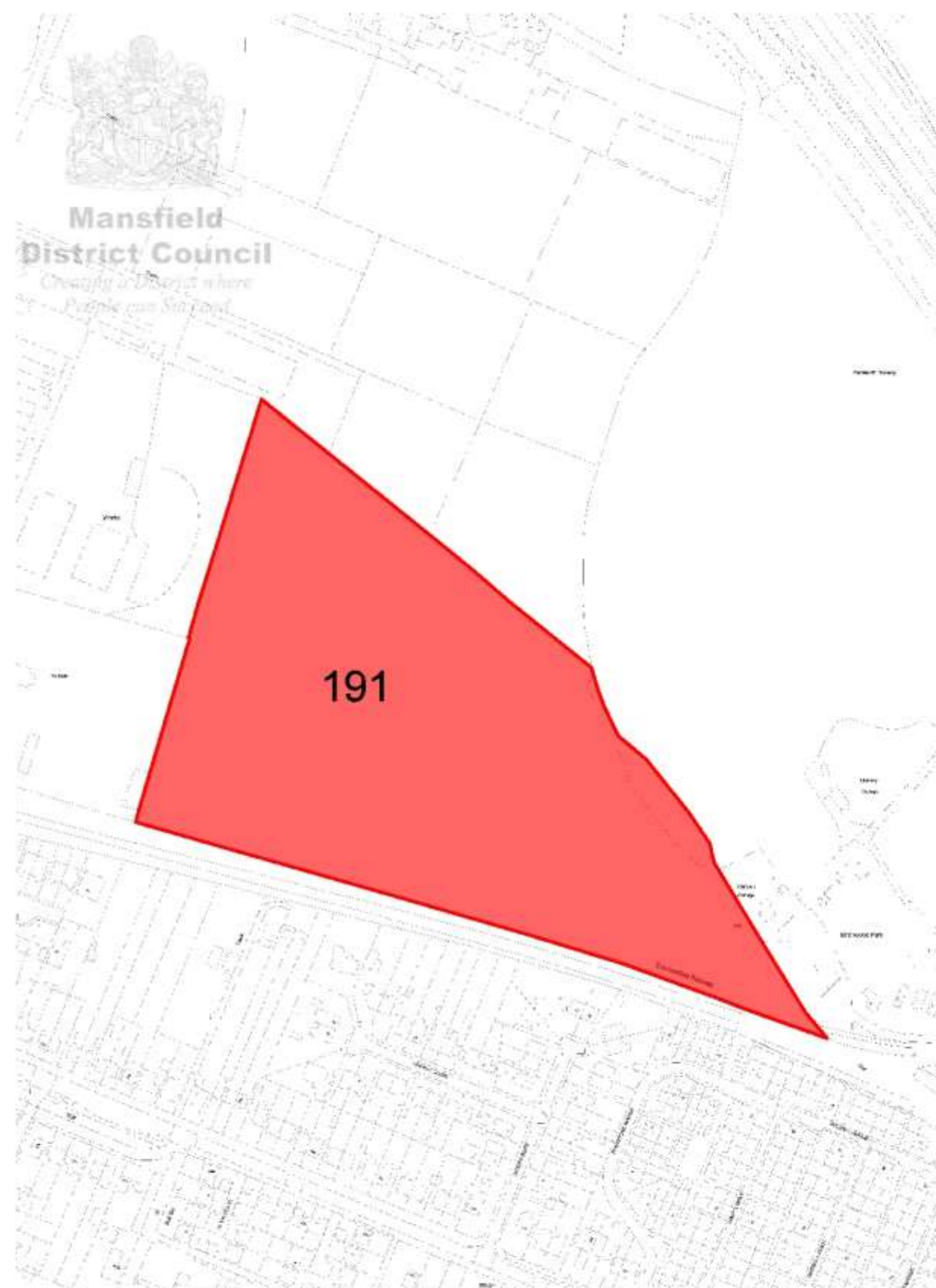
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not suitable.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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<b>HELAA Ref</b>	<b>192</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at Ashland Farm	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Skegby Lane		
<b>Ward</b>	Brick Kiln		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451183 , 360781
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>		<b>Plotted Site Area (Ha)</b>	6.14

**Assessment**

**Availability** Available

The site has been submitted and is assumed to be available for development.

**Suitability** Unsuitable

Access to this site would have to come through the adjacent site (HELAA 80). The approved layout for the scheme (reserved matters 2016/0447/ST) does not appear to allow this to take place due to the location of roads and the retained woodland. Alternative access potentially through site to north (HELAA 58); this would leave the main area of this site with poor access to the road network and is not considered appropriate.

**Achievability** Not Assessed

The site is not suitable.

**Estimated Deliverability**

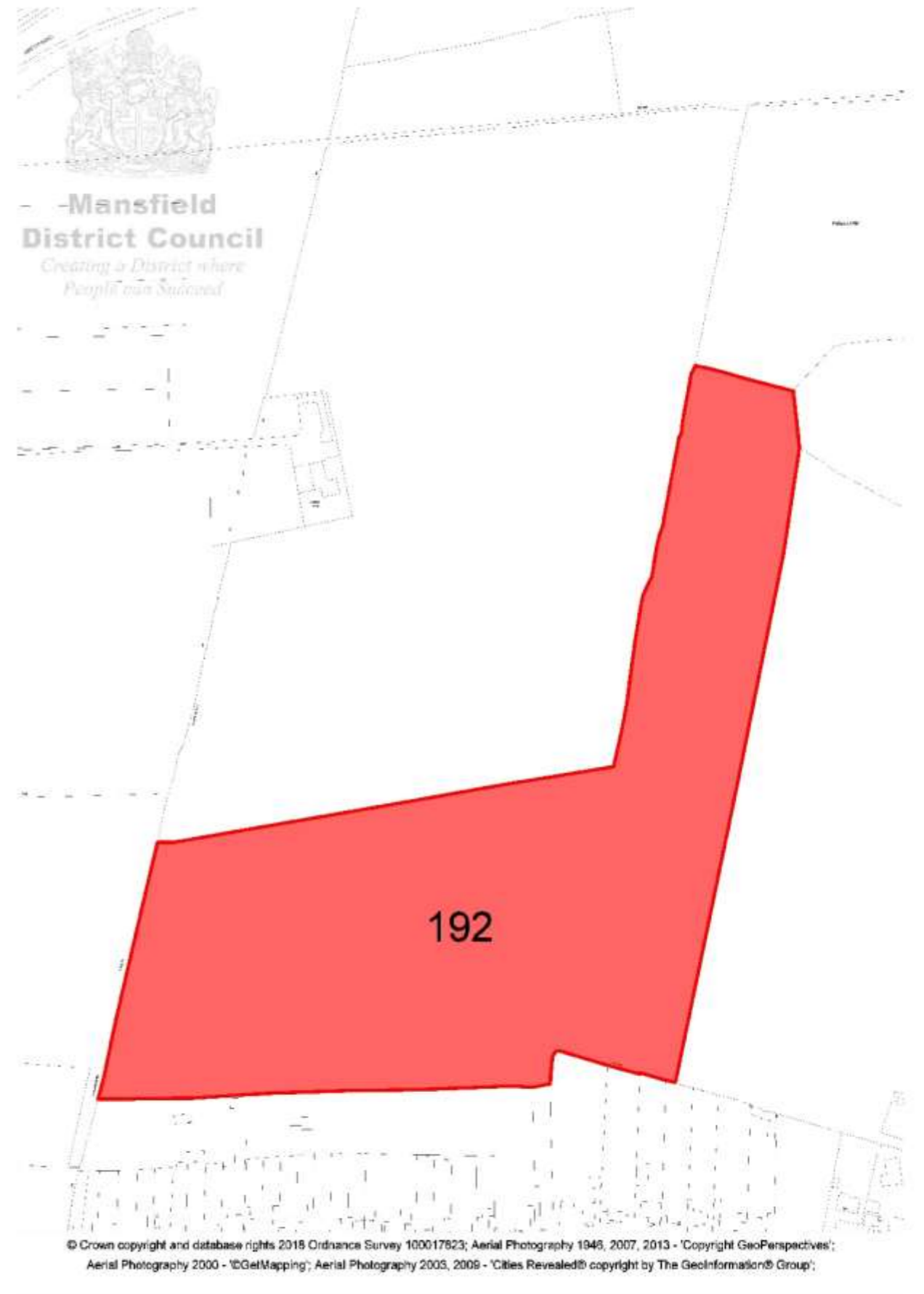
**Housing** Not Assessed 161 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not suitable.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



<b>HELAA Ref</b>	199	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Yasmee	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	164 Skegby Lane		
<b>Ward</b>	Grange Farm		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	451077 , 360633
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		

**Assessment**

**Availability** Available

Planning permission has been granted 2016/0400/ST.

**Suitability** Suitable

Planning permission has been granted 2016/0400/ST.

**Achievability** Achievable

A small scale site, located in a higher value. There is considered to be a good chance of delivery.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 10 dwellings

Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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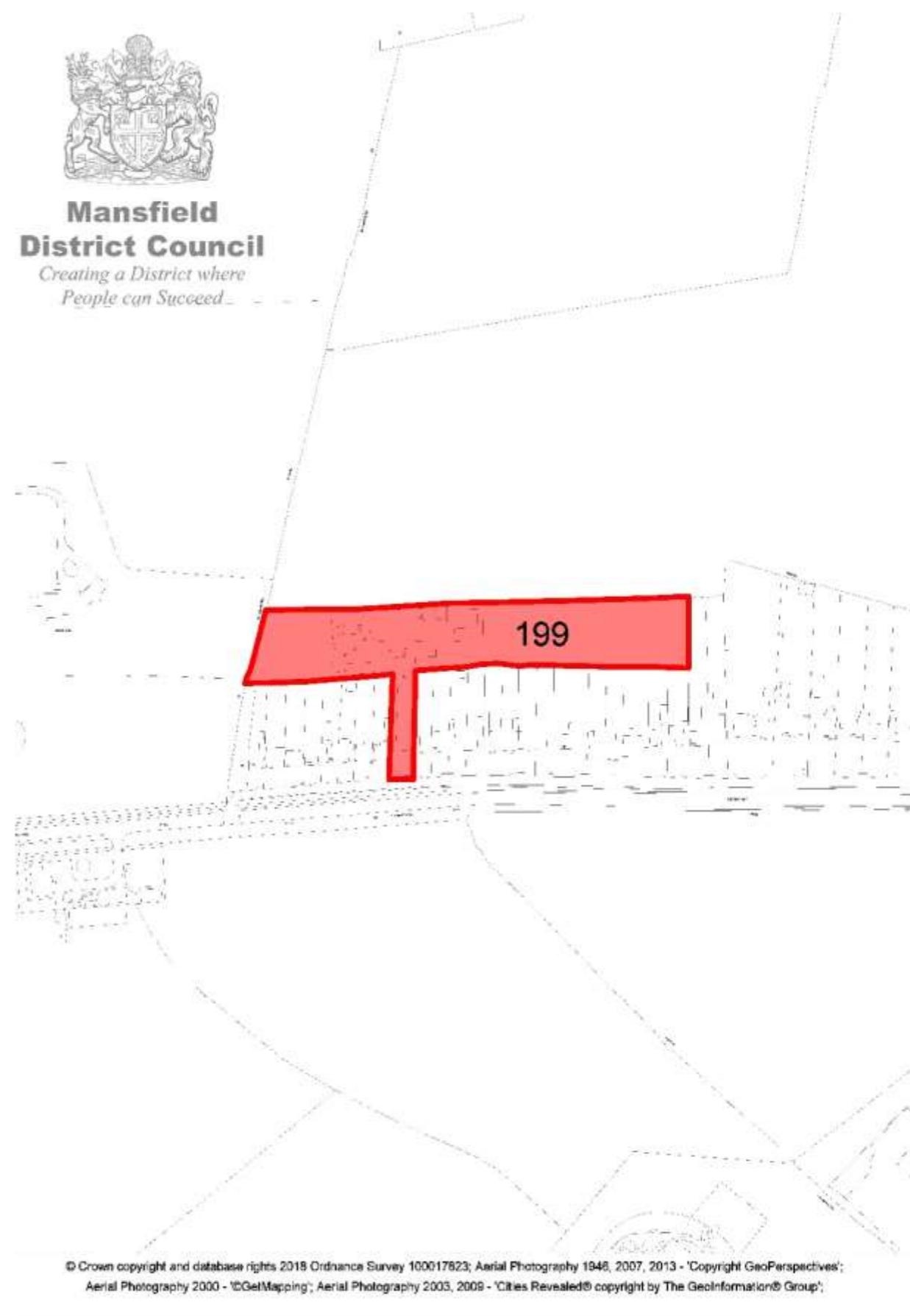
A small site in a higher value location with extant planning permisison (2016/0400/ST). Delivery is assumed to commence during 2019/20.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Residential only.



<b>HELAA Ref</b>	<b>200</b>	<b>Planning Status</b>	Permission granted		
<b>Site Name</b>	Land to the rear of Grove Motors	<b>HELAA Result</b>	Reasonable alternative		
<b>Site Address</b>	Units 1-2, Hallamway				
<b>Ward</b>	Yeoman Hill				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454525 , 362281	<b>Plotted Site Area (Ha)</b>	0.13
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission has been granted 2017/0066/FUL.

**Suitability** Suitable

Planning permission has been granted 2017/0066/FUL.

**Achievability** Achievable

A small site within an established and well used employment location. There is considered to be a good chance of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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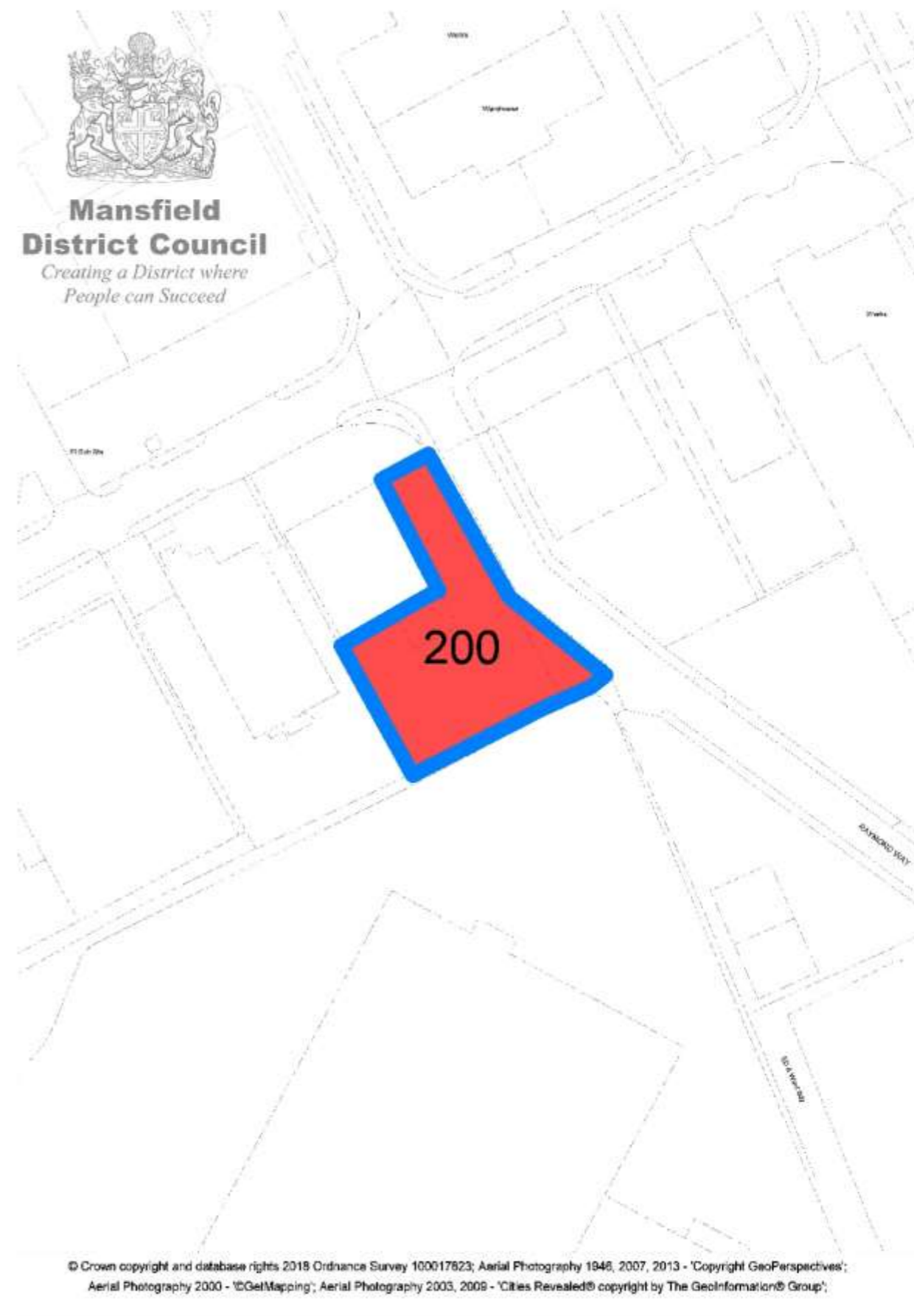
Not assessed - employment only scheme.

**Economic (sqm)** Deliverable (years 1-5) 440 sqm

Office	0	Industrial	440	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Small site with extant planning permission in an established and well used employment location. Considered to be deliverable during the first five years.



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<b>HELAA Ref</b>	<b>201</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land behind Takbro Ltd	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Concorde Way		
<b>Ward</b>	Sherwood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452156 , 362973
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.19		

**Assessment**

**Availability** Available

Planning permission has been granted (2017/0100/FUL).

**Suitability** Suitable

Planning permission has been granted (2017/0100/FUL).

**Achievability** Achievable

A small site within an established and well used employment location. There is considered to be a good chance of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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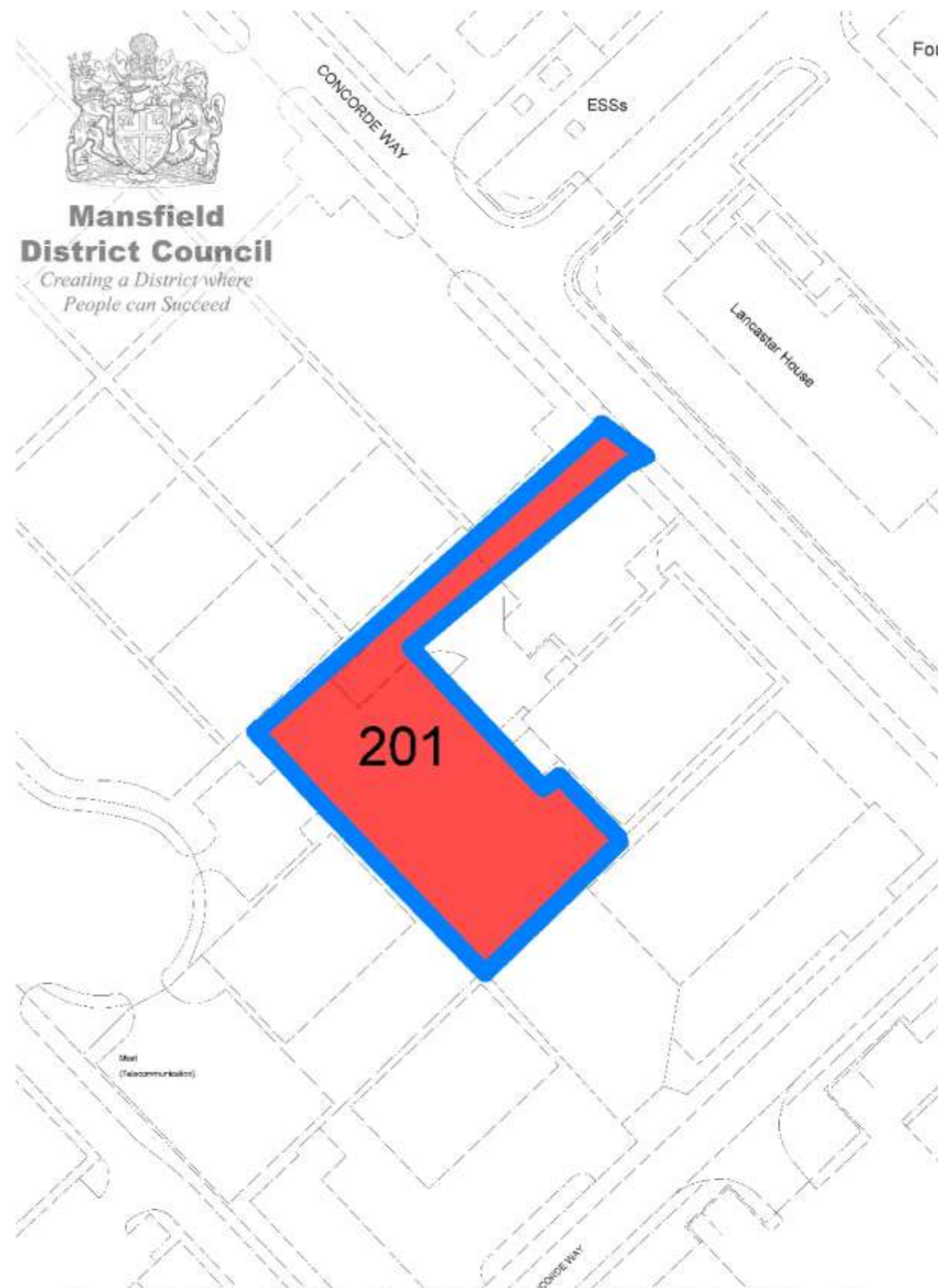
Employment scheme.

**Economic (sqm)** Deliverable (years 1-5) 560 sqm

Office	0	Industrial	280	Warehousing	280	Leisure	0
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Comparison retail	0	Convenience retail	0
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Small site with extant planning permission in an established and well used employment location. Considered to be deliverable during the first five years.



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<b>HELAA Ref</b>	<b>202</b>	<b>Planning Status</b>	Permission granted		
<b>Site Name</b>	Plot 10a Enterprise Road	<b>HELAA Result</b>	Reasonable alternative		
<b>Site Address</b>	Enterprise Road				
<b>Ward</b>	Sherwood				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452136 , 363282	<b>Plotted Site Area (Ha)</b>	1.59
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission has been granted (2016/0715/FUL).

**Suitability** Suitable

Planning permission has been granted (2016/0715/FUL).

**Achievability** Achievable

A medium site within an established and well used employment location. There is considered to be a good chance of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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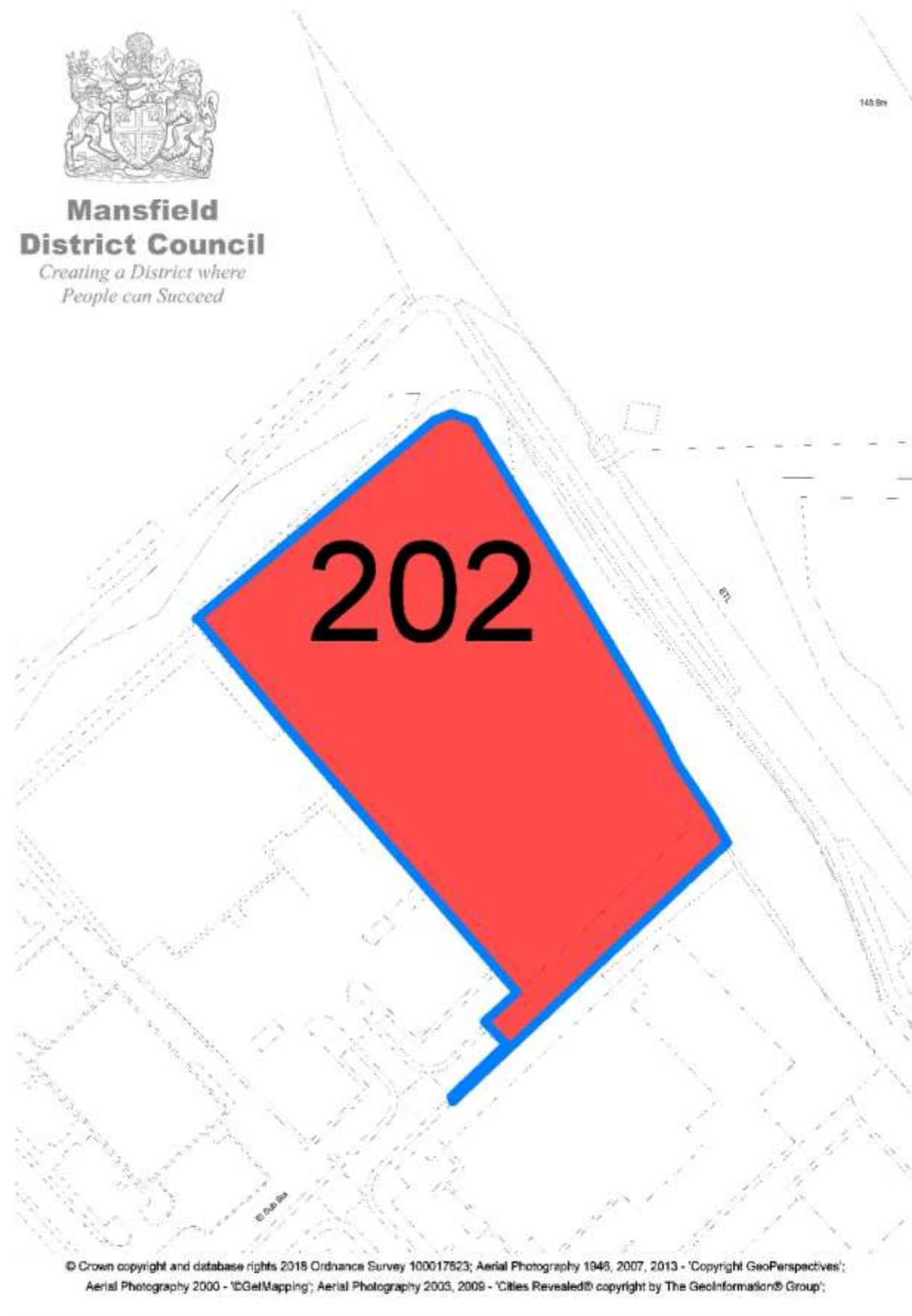
Employment scheme

**Economic (sqm)** Deliverable (years 1-5) 2091 sqm

Office	564	Industrial	1527	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Medium sized site with extant planning permission in an established and well used employment location. Considered to be deliverable during the first five years.



<b>HELAA Ref</b>	<b>203</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land at Northfield House	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	27 Northfield Drive		
<b>Ward</b>	Racecourse		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	455233 , 360760
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.26		

**Assessment**

**Availability** Available

Outline planning permission has been granted 2017/0538/OUT.

**Suitability** Suitable

Outline planning permission has been granted 2017/0538/OUT.

**Achievability** Potentially achievable

A small scale site in a lower value area; site is considered to have a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 6 dwellings

Years 1 - 5	6	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small site in a lower value location with extant outline planning permisison (2016/0400/ST). Delivery is assumed to occur during 2020/21.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Residential scheme



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<b>HELAA Ref</b>	<b>204</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Elksley House	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Elksley Road, Meden Vale		
<b>Ward</b>	Netherfield		
<b>Locality</b>	Medan Vale	<b>Grid Ref</b>	458227 , 370048
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings		
<b>Plotted Site Area (Ha)</b>	0.21		

**Assessment**

**Availability** Available

Outline planning permission has been granted (2017/0518/OUT).

**Suitability** Suitable

Outline planning permission has been granted (2017/0518/OUT).

**Achievability** Potentially achievable

A small scale site in a lower value area; site is considered to have a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 10 dwellings

Years 1 - 5	5	Years 6 - 10	5	Years 11+	0	Post Plan Period	0
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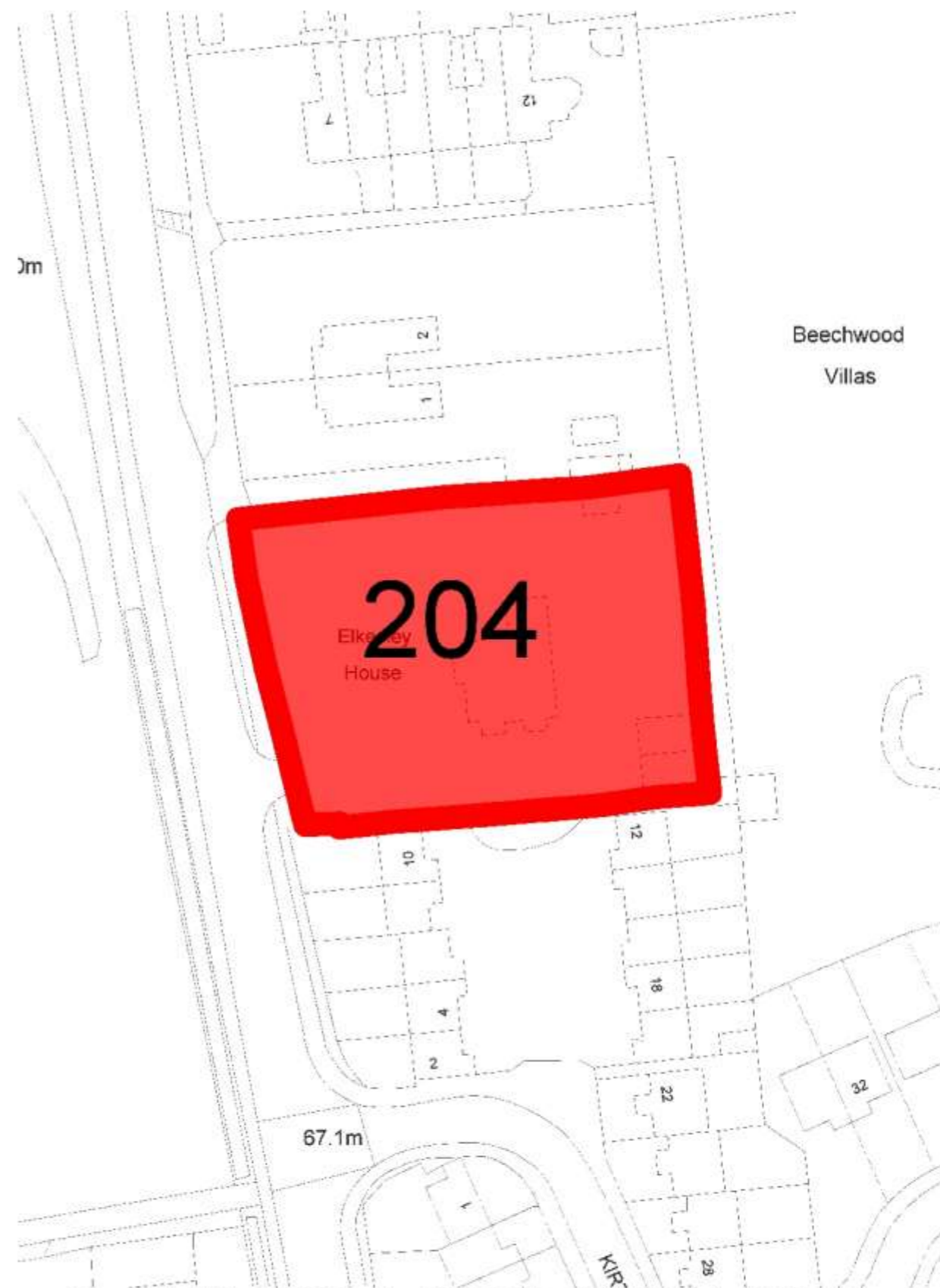
A small site in a lower value location with extant outline planning permisison (2016/0400/ST). Delivery is assumed to begin during 2020/21.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Residential scheme.



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<b>HELAA Ref</b>	<b>205</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Cuckney Hill	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456633 , 369409
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		

**Assessment**

**Availability** Available

The site has been submitted for consideration in the HELAA and is understood to be available for development.

**Suitability** Potentially suitable

This is a greenfield site close to but not immediately adjacent to the settlement of Church Warsop. Access to the site is constrained by the need to have two points of access and the potential additional development on adjacent sites.

**Achievability** Potentially achievable

This is a large site in a lower value area. If taken forward with adjacent sites (206 and 207) there is likely to be a need for substantial on-site infrastructure. Overall the site has a moderate prospect of deliverability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 198 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	163	Post Plan Period	0
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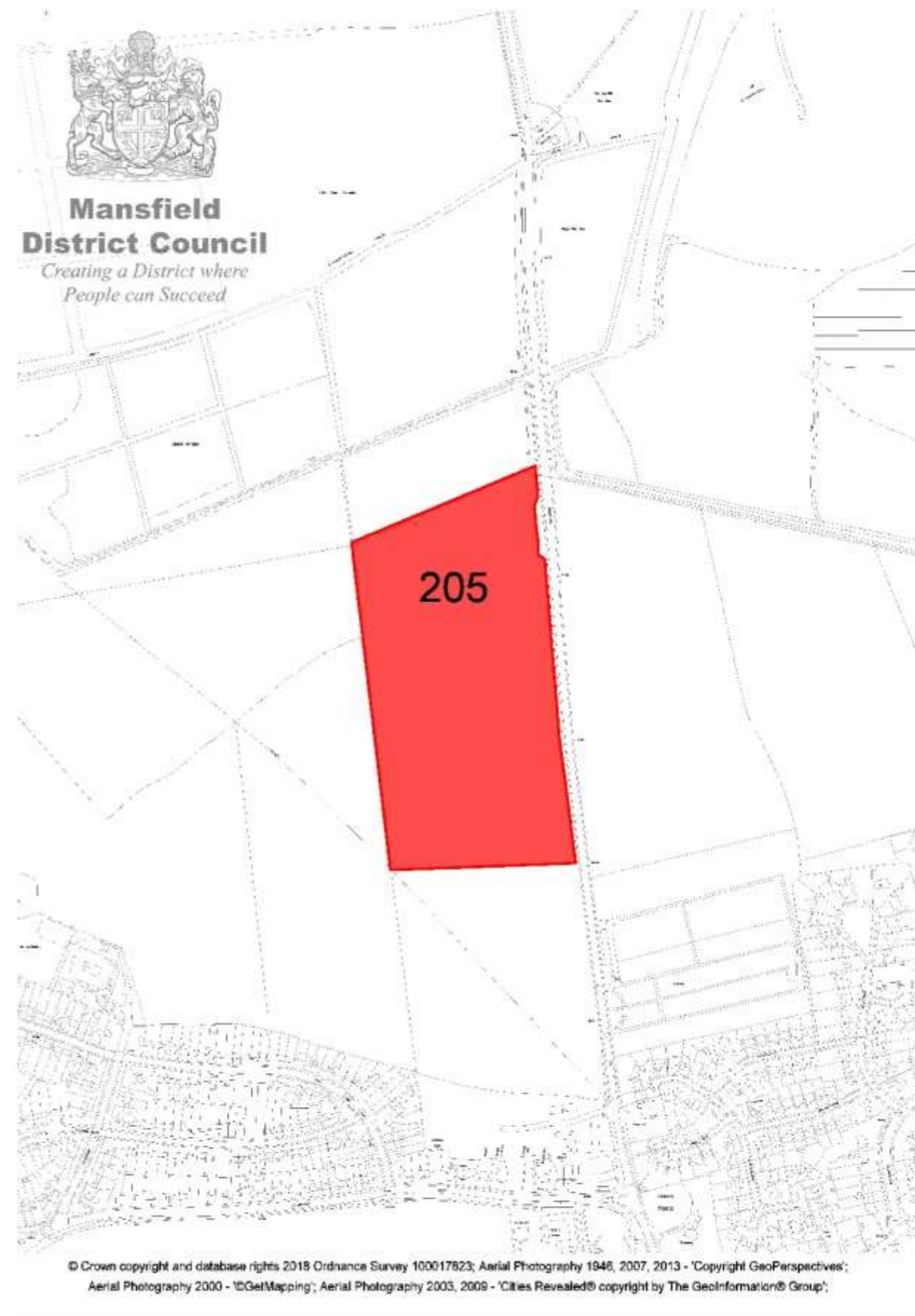
A large greenfield site in a lower value area; there is no planning permission in place. Potential to be developed with adjacent sites (206 and 207). As such the site is unlikely to be developed until 2024/25.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Residential only scheme.



<b>HELAA Ref</b>	<b>206</b>			<b>Planning Status</b>	
				<b>HELAA Result</b>	Reasonable alternative
<b>Site Name</b>	Land North of Laurel Avenue				
<b>Site Address</b>					
<b>Ward</b>	Warsop Carrs				
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456482 , 369217	<b>Plotted Site Area (Ha)</b>	5.84
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

**Assessment**

**Availability** Available

The site has been submitted for consideration in the HELAA and is understood to be available for development.

**Suitability** Potentially suitable

This is a large greenfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside the adjacent site (205) due to the lack of access to the road network.

**Achievability** Potentially achievable

This is a large site in a lower value area. Due to the access requirements the site could only be developed alongside an adjacent site (205). Overall it is considered that there is a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 153 dwellings

Years 1 - 5 0      Years 6 - 10 0      Years 11+ 153      Post Plan Period 0

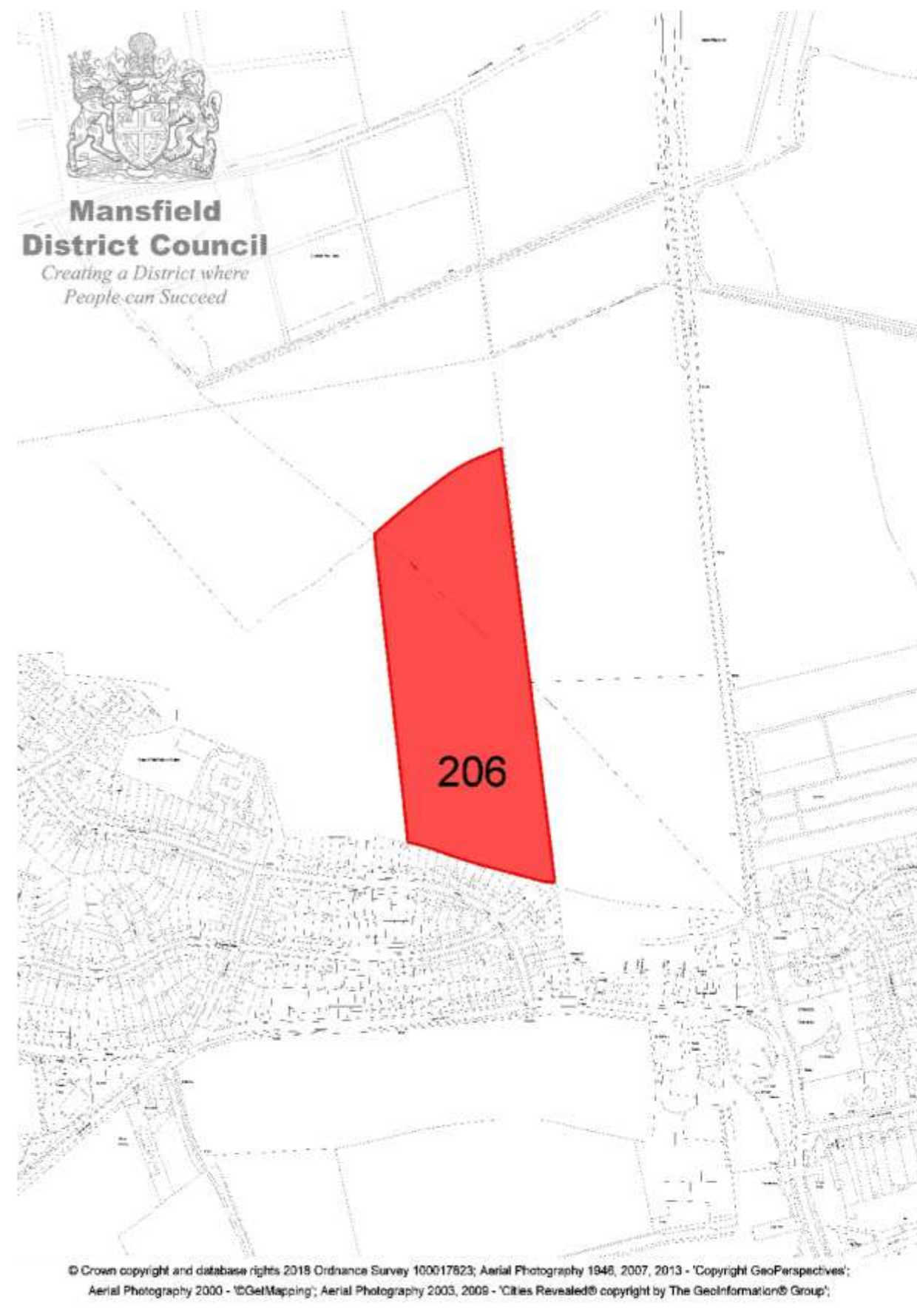
A large greenfield site in a lower value area; there is no planning permission in place. Requirement to be developed with adjacent site (205) and may potentially be delivered with other sites (207). As such the site is unlikely to be developed until after 2026/27 taking account of potential phasing across sites 205 and 206.

**Economic (sqm)** Not Assessed 0 sqm

Office 0      Industrial 0      Warehousing 0      Leisure 0

Comparison retail 0      Convenience retail 0

Residential scheme



<b>HELAA Ref</b>	<b>207</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land North of Lime Crescent/Birch Street	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Warsop Carrs		
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	456046 , 369386
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation		
<b>Plotted Site Area (Ha)</b>			21.12

**Assessment**

**Availability** Available

The site has been submitted for consideration in the HELAA and is understood to be available for development.

**Suitability** Potentially suitable

This is a large greenfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside the adjacent sites (205 and 206) due to the need to have two points of access.

**Achievability** Potentially achievable

This is a large site in a lower value area. Due to the access requirements the site could only be developed alongside an adjacent site (205). Overall it is considered that there is a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 480 dwellings

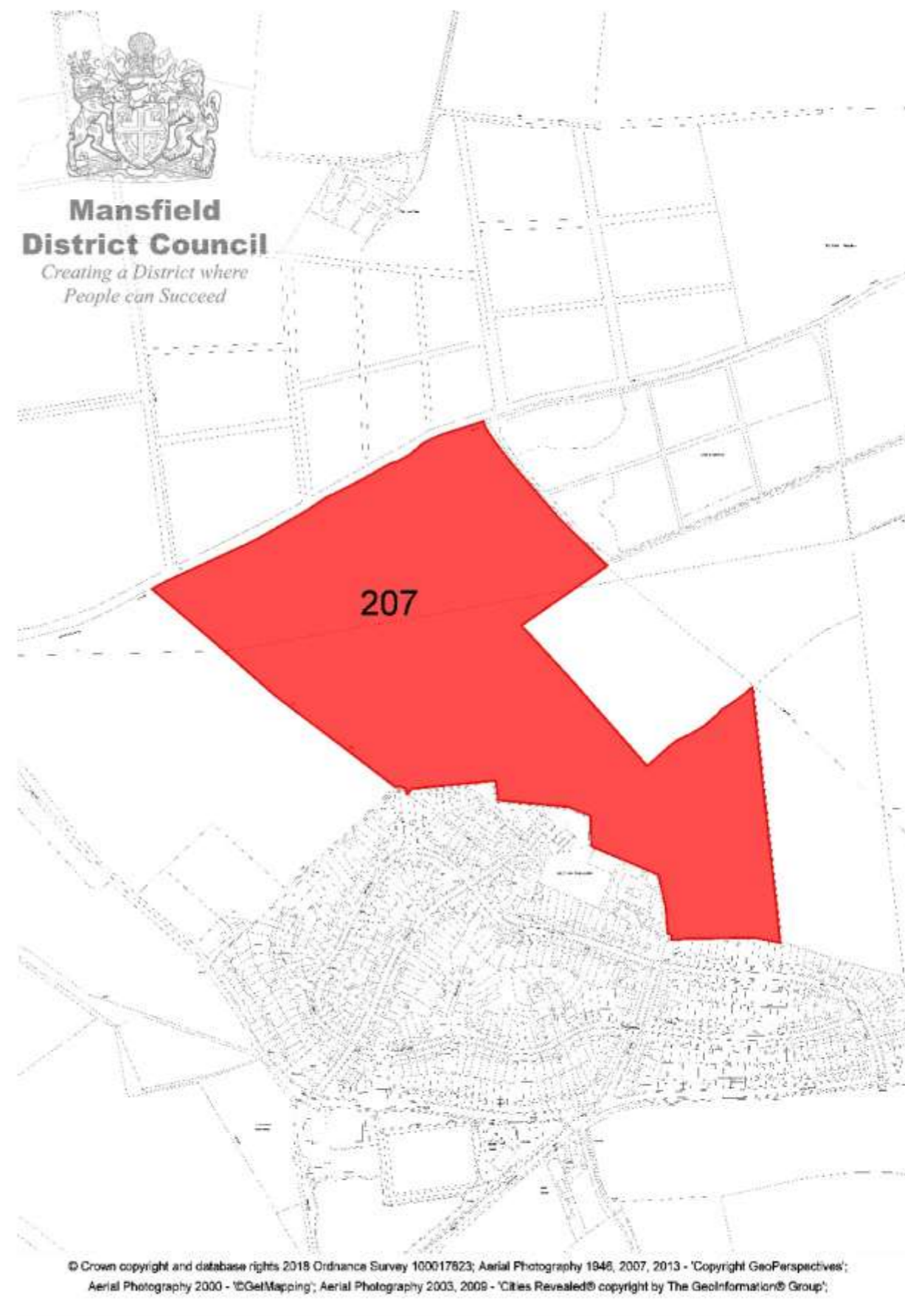
Years 1 - 5 0      Years 6 - 10 35      Years 11+ 175      Post Plan Period 270

A large greenfield site in a lower value area; there is no planning permission in place. Requirement to be developed with adjacent site (205 and 206) but access from Birch Street may allow development to start here independently of access from Cuckney Hill. As such the site is likely to be developed until after 2024/25 taking account of potential phasing across sites 205 and 206.

**Economic (sqm)** Not Assessed 0 sqm

Office 0      Industrial 0      Warehousing 0      Leisure 0  
 Comparison retail 0      Convenience retail 0

Residential scheme.



<b>HELAA Ref</b>	<b>208</b>	<b>Planning Status</b>			
		<b>HELAA Result</b>	Excluded at Stage 2		
<b>Site Name</b>	Land off Netherfield Lane				
<b>Site Address</b>					
<b>Ward</b>	Netherfield				
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	457583 , 369161	<b>Plotted Site Area (Ha)</b>	10.93
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing		
<b>Source</b>	Development sites put forward during a "Call for Sites" Local Plan consultation				

#### Assessment

**Availability** Available

The site has been submitted for consideration in the HELAA and is understood to be available for development.

**Suitability** Unsuitable

This greenfield site is located adjacent to a settlement with a limited range of services; part of the site falls in flood zones 2 and 3 and an area of concentrated surface water run off. In addition it is noted that the site would lead to a high degree of coalescence between the settlements of Meden Vale and Church Warsop. Overall the site is not considered suitable for development.

**Achievability** Potentially achievable

A greenfield site in a medium sales value area; potential to be delivered alongside adjacent site (HELAA ref 51) which may affect when site could be marketed. Overall there is considered to be a moderate prospect of achievability.

#### Estimated Deliverability

**Housing** Not Assessed 249 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

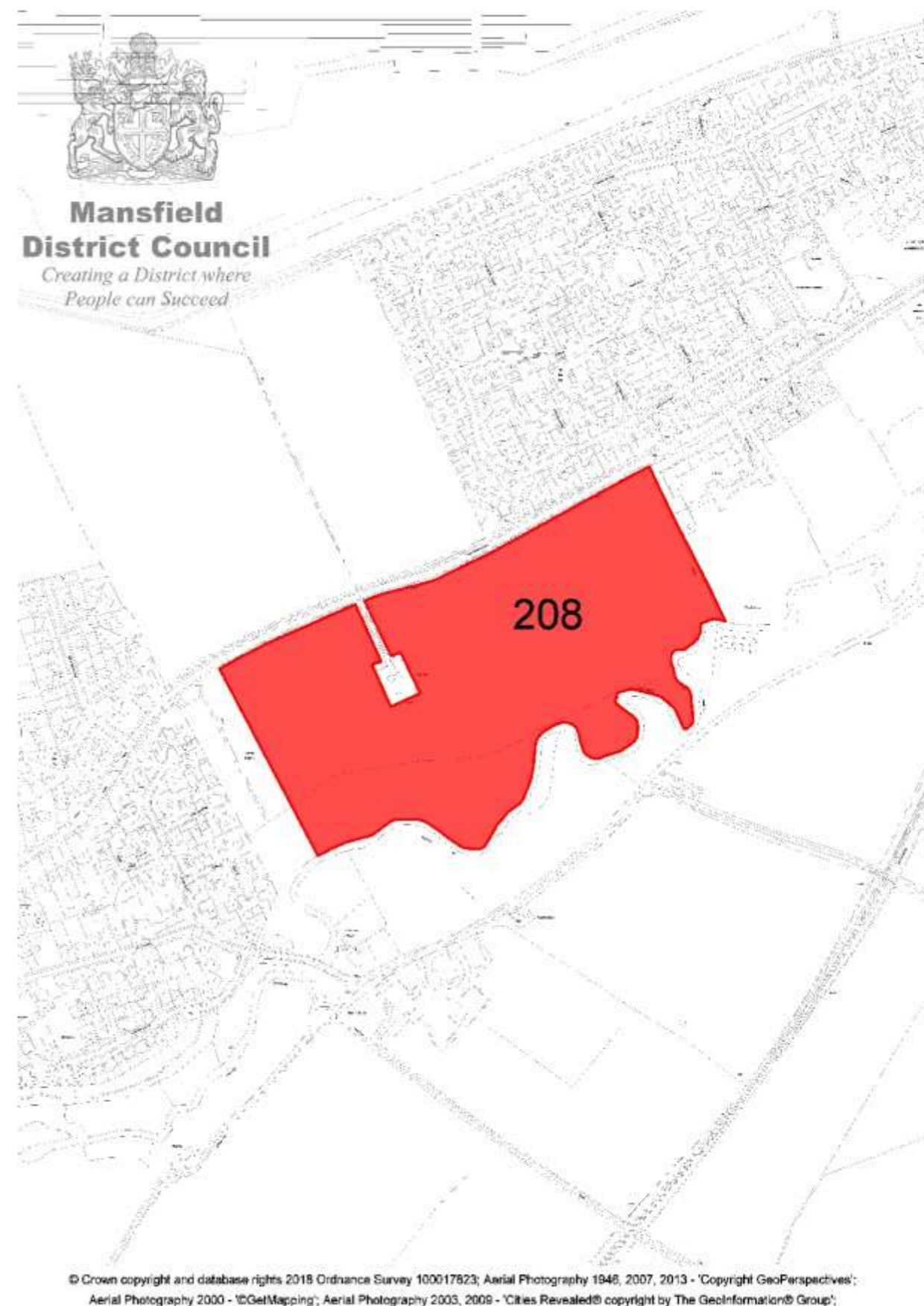
Not assessed as site not suitable for development.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Residential scheme





<b>HELAA Ref</b>	<b>209</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land adjacent to Church Lane	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>			
<b>Ward</b>	Portland		
<b>Locality</b>		<b>Grid Ref</b>	454047 , 360834
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>	Vacant and derelict land/buildings		
<b>Plotted Site Area (Ha)</b>	0.20		

**Assessment**

**Availability** Potentially available

Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.

**Suitability** Unsuitable

Given the scale of flood risk it is not considered that the site is suitable.

**Achievability** Not Assessed

Not assessed as site is not suitable

**Estimated Deliverability**

**Housing** Not Assessed 7 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

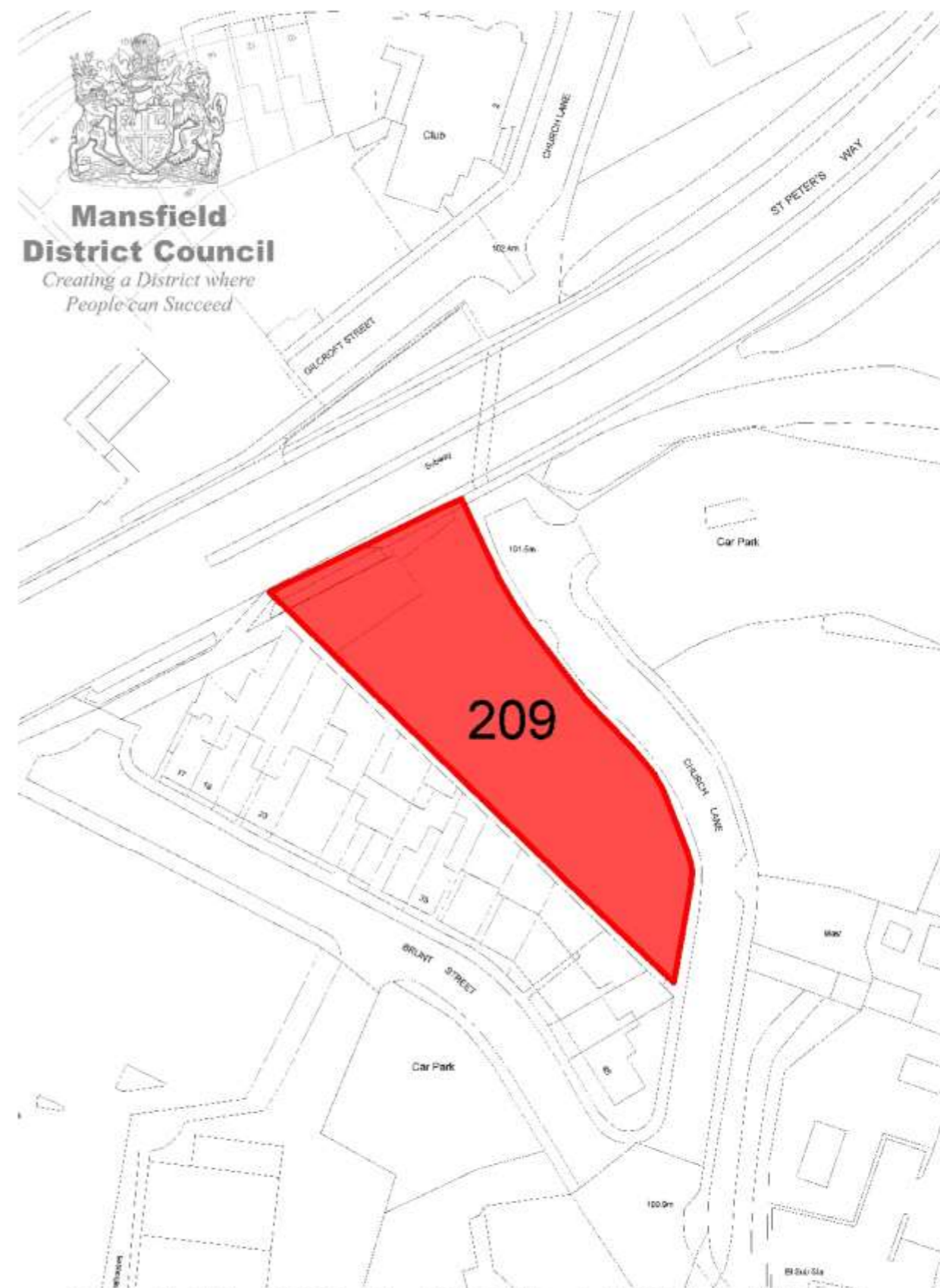
Not assessed as site is not suitable

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Not assessed as site is not suitable



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<b>HELAA Ref</b>	<b>210</b>	<b>Planning Status</b>	
<b>Site Name</b>	Former Miners Welfare	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Elksley Road		
<b>Ward</b>	Netherfield		
<b>Locality</b>	Meden Vale	<b>Grid Ref</b>	458176 , 369958
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Housing
<b>Source</b>			

#### Assessment

**Availability** Potentially available

Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.

**Suitability** Suitable

A small scale brownfield site adjacent to Meden Vale. The site is considered suitable for residential use.

**Achievability** Potentially achievable

A small scale brownfield site in a lower value area. The site has a moderate prospect of achievability.

#### Estimated Deliverability

**Housing** Developable (years 6-10) 5 dwellings

Years 1 - 5	0	Years 6 - 10	5	Years 11+	0	Post Plan Period	0
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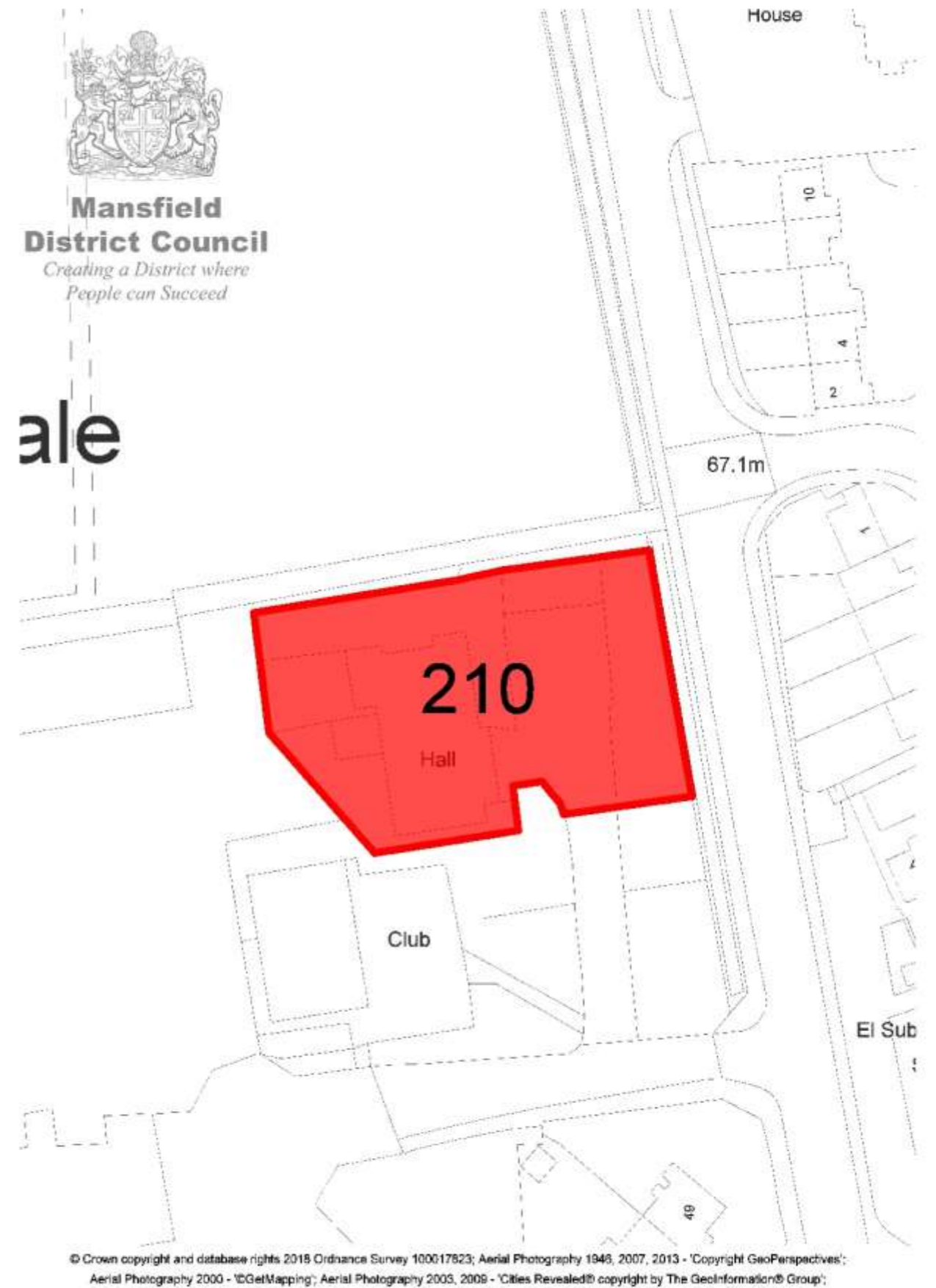
A small scale brownfield site in a lower value area. Confirmation required on site availability. No planning permission in place as yet but will be considered for inclusion on Brownfield Register and potentially permission in principle.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Residential site



<b>HELAA Ref</b>	<b>211</b>	<b>Planning Status</b>	Permission granted		
<b>Site Name</b>	Land off Meden Side	<b>HELAA Result</b>	Reasonable alternative		
<b>Site Address</b>	Netherfield Lane				
<b>Ward</b>	Netherfield				
<b>Locality</b>	Meden Vale	<b>Grid Ref</b>	457850 , 369327	<b>Plotted Site Area (Ha)</b>	0.94
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission has been granted (2014/0731/NT).

**Suitability** Suitable

Planning permission has been granted (2014/0731/NT).

**Achievability** Potentially achievable

Small scale employment use adjacent to existing employment units. There is considered to be a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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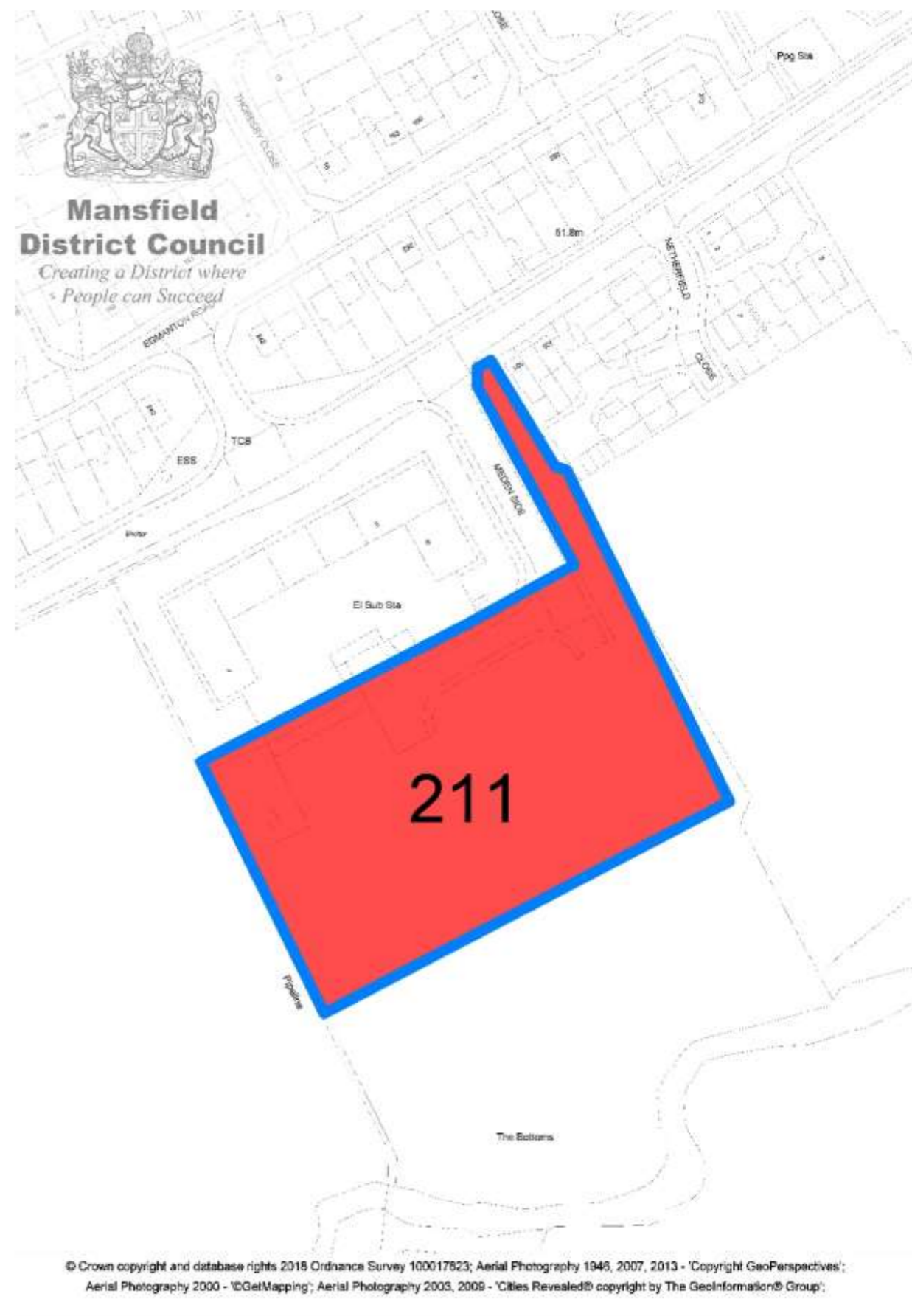
Permission for employment use

**Economic (sqm)** Deliverable (years 1-5) 6075 sqm

Office	0	Industrial	4050	Warehousing	2025	Leisure	0
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Comparison retail	0	Convenience retail	0
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Planning permission has been granted (2014/0731/NT) for employment uses and considered to be a moderate prospect of achievability.



**HELAA Ref** 212  
**Site Name** Construction House  
**Site Address** 53 Hermitage Way  
**Ward** Oakham  
**Locality** Mansfield  
**Land Type** Brownfield  
**Source**

**Planning Status** Permission granted  
**HELAA Result** Reasonable alternative

**Grid Ref** 452166 , 359517  
**Plotted Site Area (Ha)** 0.40  
**Proposal** Economic

#### Assessment

**Availability** Available

Planning permission has been granted (2017/0155/FUL).

**Suitability** Suitable

Planning permission has been granted (2017/0155/FUL).

**Achievability** Achievable

A small scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

#### Estimated Deliverability

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

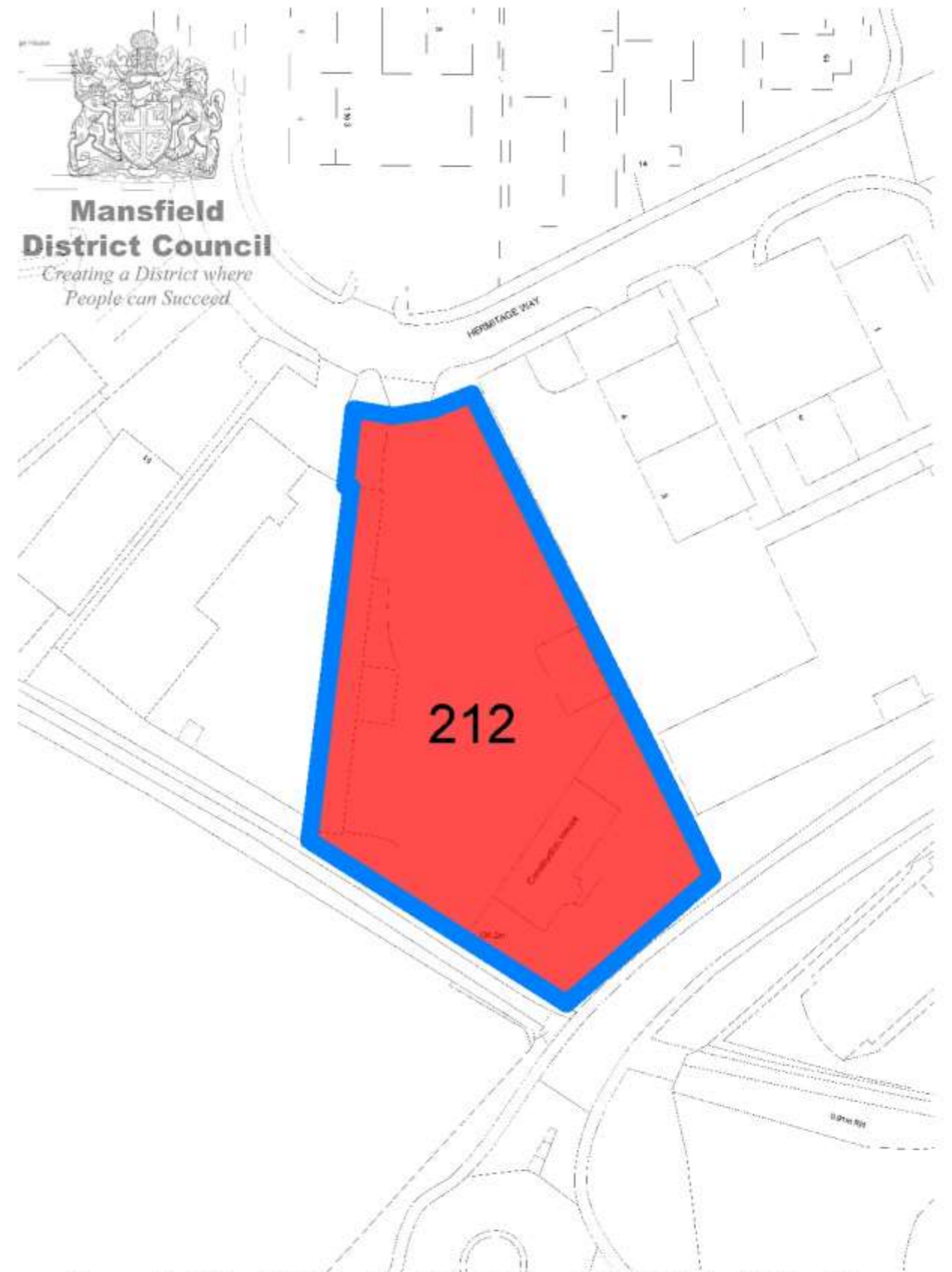
Planning permission has been granted (2017/0155/FUL) for employment use

**Economic (sqm)** Deliverable (years 1-5) 96 sqm

Office 0    Industrial 96    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

A small site within a good quality employment site. Planning permission has been granted (2017/0155/FUL). Expected to deliver during the first five years.



<b>HELAA Ref</b>	<b>213</b>	<b>Planning Status</b>	Permission granted		
<b>Site Name</b>	Land between Hallamway and Units 1-3 Old Mill Lane Industrial Estate				
<b>Site Address</b>	Old Mill Lane				
<b>Ward</b>	Yeoman Hill				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	454402 , 362542	<b>Plotted Site Area (Ha)</b>	1.00
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic		
<b>Source</b>	Unimplemented / outstanding planning permissions for housing and employment buildings				

**Assessment**

**Availability** Available

Planning permission has been granted (2017/0155/FUL).

**Suitability** Suitable

Planning permission has been granted (2017/0155/FUL).

**Achievability** Achievable

A small scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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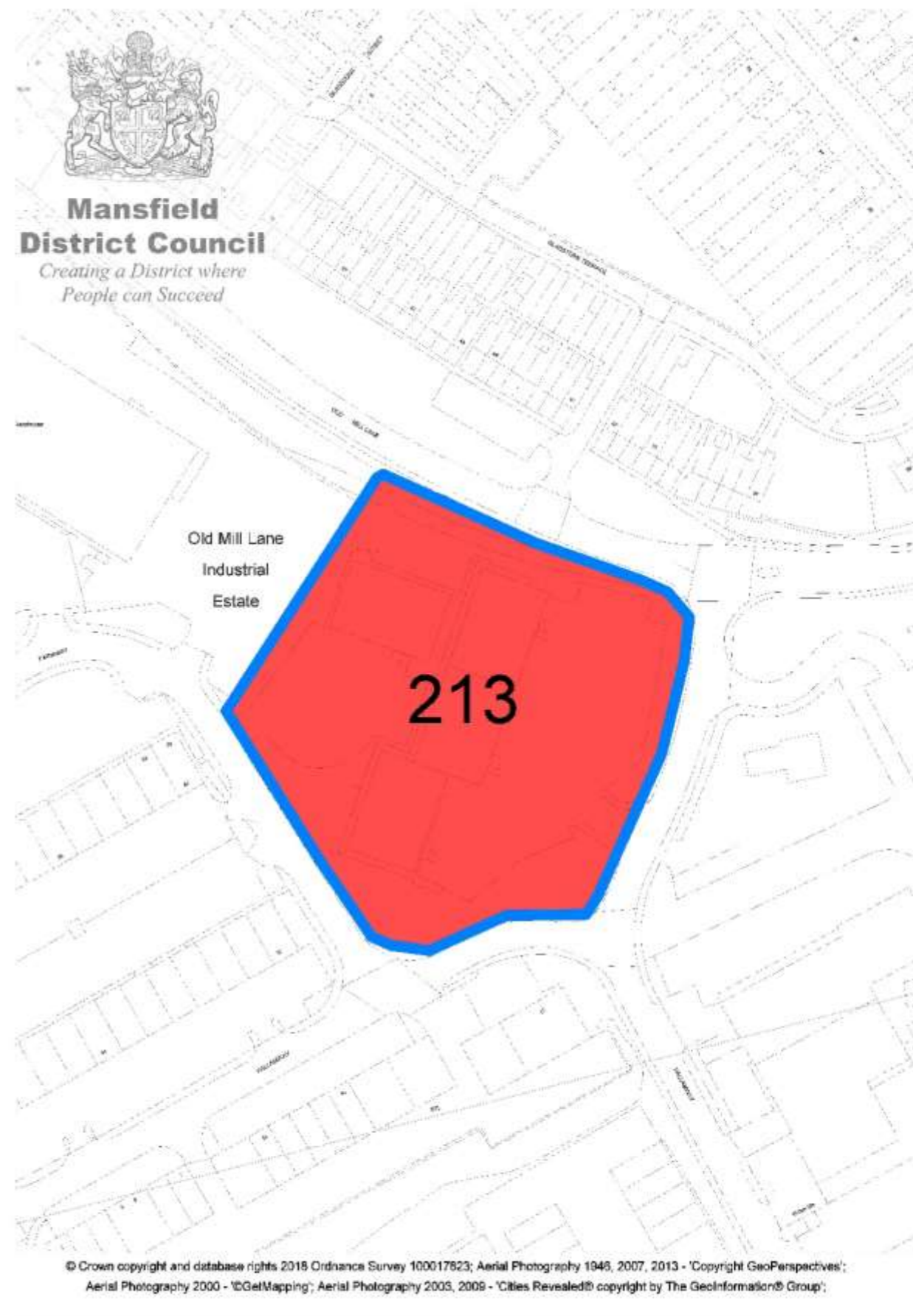
Employment site

**Economic (sqm)** Deliverable (years 1-5) 715 sqm

Office	0	Industrial	0	Warehousing	465	Leisure	0
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Comparison retail	250	Convenience retail	0
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A small scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years



**HELAA Ref** 214 **Planning Status** Permission granted  
**HELAA Result** Excluded at Stage 1  
**Site Name** Church of St Augustine  
**Site Address** Abbott Road  
**Ward** Abbott  
**Locality** Mansfield **Grid Ref** 452178 , 362530 **Plotted Site Area (Ha)** 0.43  
**Land Type** Greenfield **Proposal** Economic

**Source**

**Assessment**

**Availability** Not Assessed

Site excluded at stage 1

**Suitability** Not Assessed

Site excluded at stage 1

**Achievability** Not Assessed

Site excluded at stage 1

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0 Years 6 - 10 0 Years 11+ 0 Post Plan Period 0

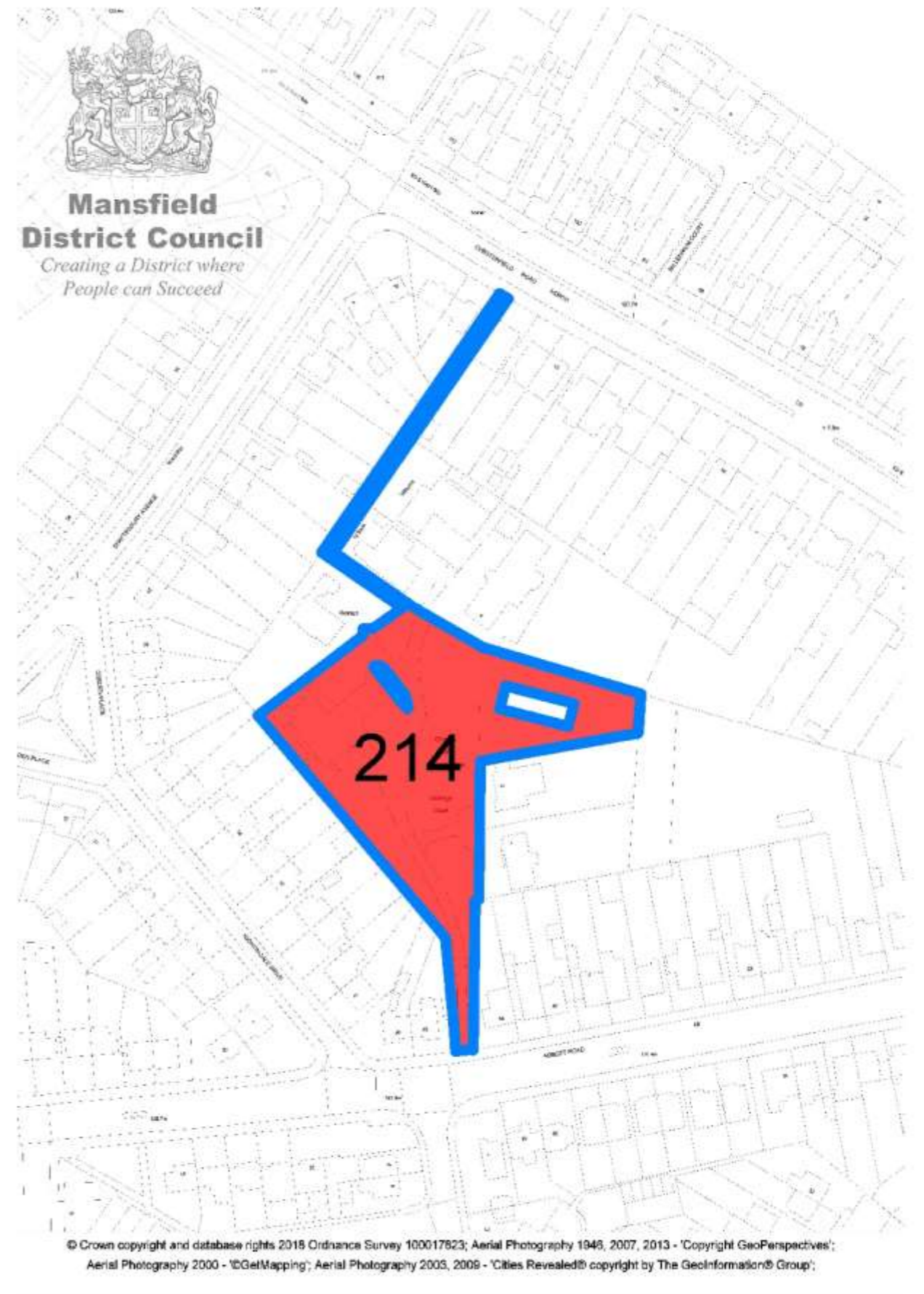
Site excluded at stage 1

**Economic (sqm)** Not Assessed 50 sqm

Office 0 Industrial 0 Warehousing 50 Leisure 0

Comparison retail 0 Convenience retail 0

Site excluded at stage 1



<b>HELAA Ref</b>	<b>215</b>	<b>Planning Status</b>	Permission granted
<b>Site Name</b>	Land to the rear of Unit 1	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Bleak Hill Way		
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452062 , 359712
<b>Land Type</b>	Brownfield	<b>Proposal</b>	Economic
<b>Source</b>		<b>Plotted Site Area (Ha)</b>	0.05

#### Assessment

**Availability** Available

Planning permission has been granted (2017/0850/FUL).

**Suitability** Suitable

Planning permission has been granted (2017/0850/FUL).

**Achievability** Achievable

A small scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

#### Estimated Deliverability

**Housing** Not Assessed 0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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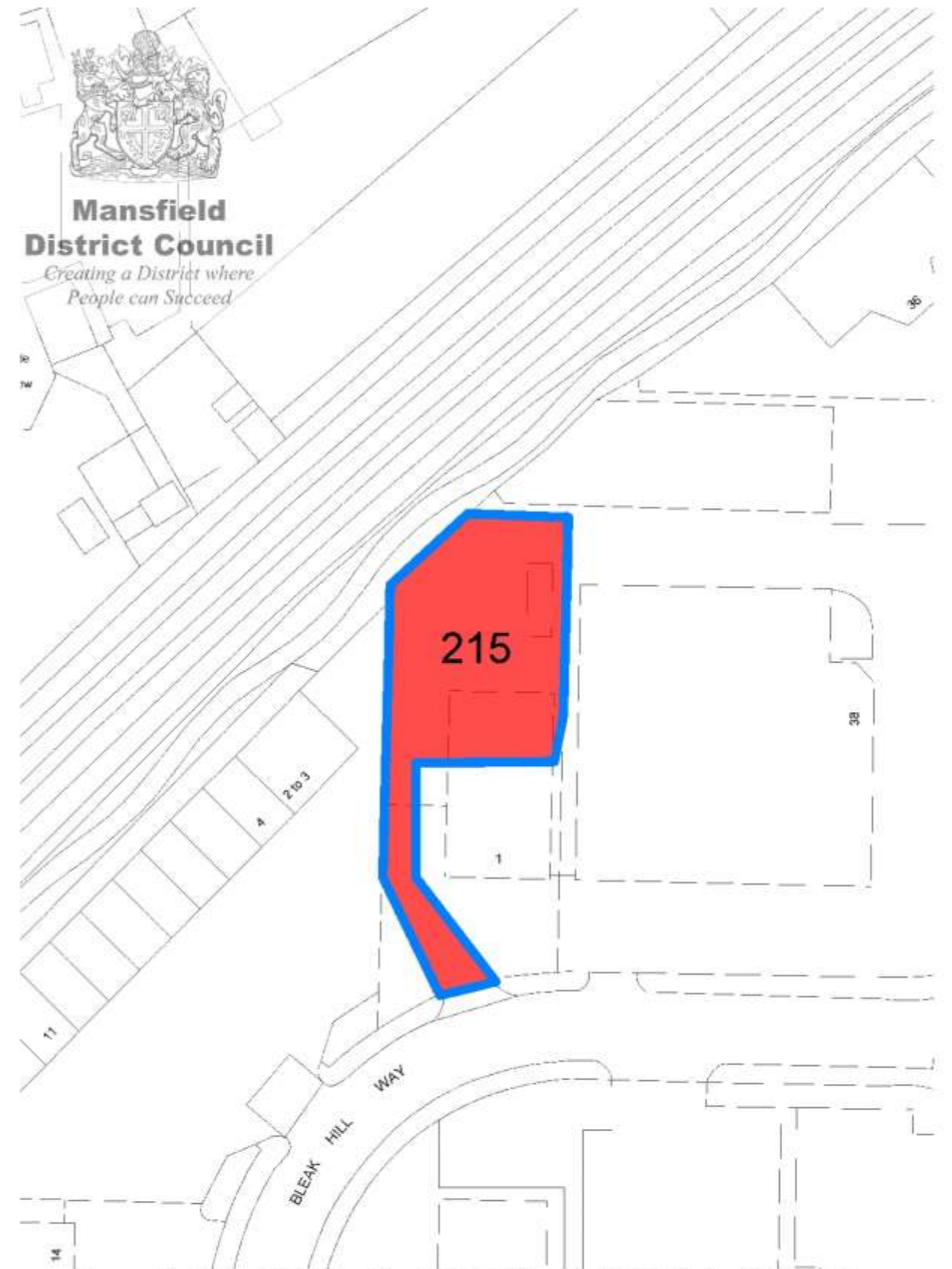
Employment scheme.

**Economic (sqm)** Deliverable (years 1-5) 77 sqm

Office	0	Industrial	77	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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A small scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years



**HELAA Ref** 216  
**Site Name** Crown Speciality Packaging UK Limited  
**Site Address** Crown Farm Way  
**Ward** Newlands  
**Locality** Forest Town **Grid Ref** 457659 , 361866 **Plotted Site Area (Ha)** 1.03  
**Land Type** Greenfield **Proposal** Economic  
**Source**

**Planning Status** Permission granted  
**HELAA Result** Reasonable alternative

#### Assessment

**Availability** Available

Planning permission has been granted (2017/0843/FUL).

**Suitability** Suitable

Planning permission has been granted (2017/0843/FUL).

**Achievability** Achievable

A medium scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

#### Estimated Deliverability

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0 Years 6 - 10 0 Years 11+ 0 Post Plan Period 0

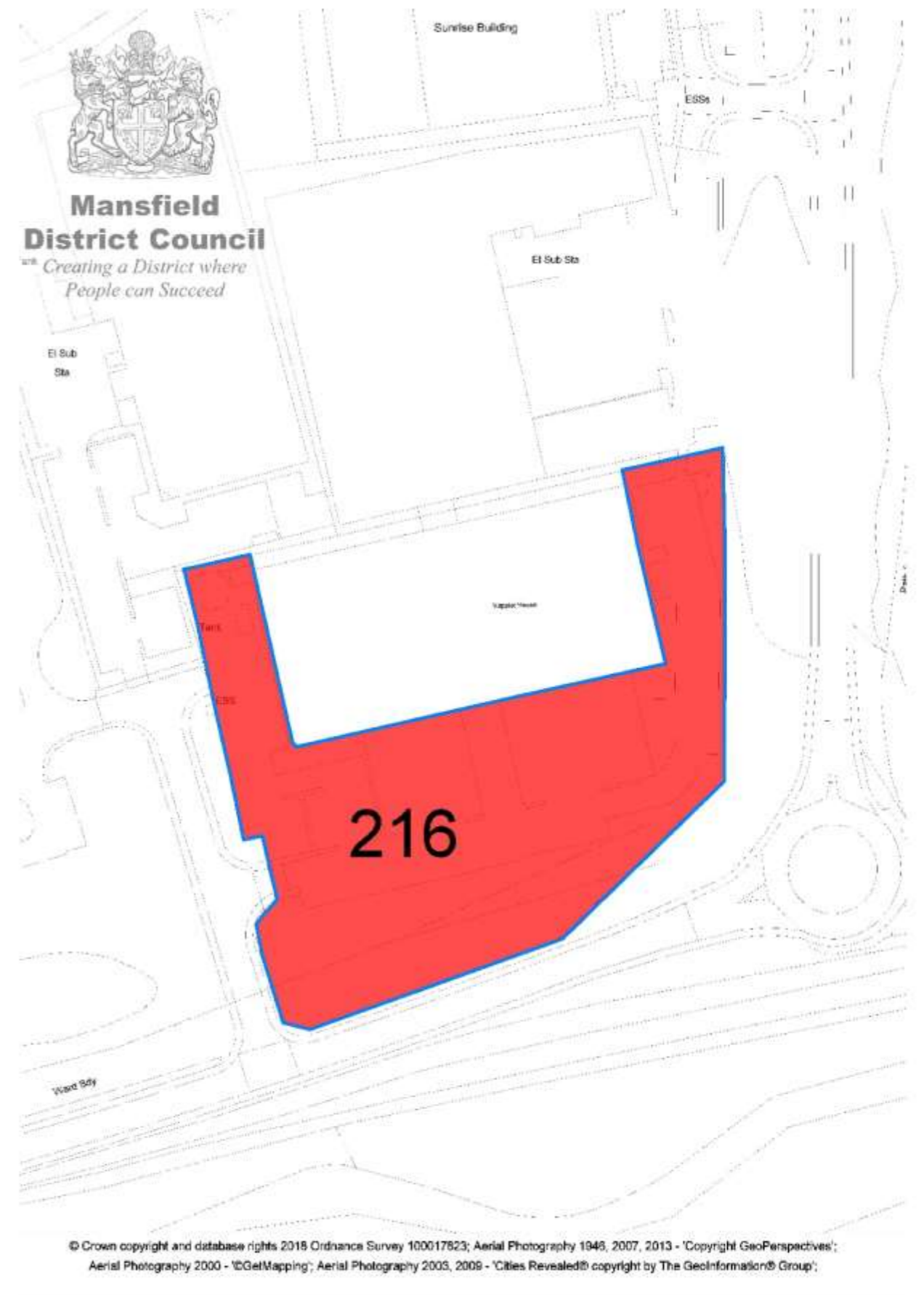
Employment use

**Economic (sqm)** Deliverable (years 1-5) 307 sqm

Office 0 Industrial 0 Warehousing 307 Leisure 0

Comparison retail 0 Convenience retail 0

A medium scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years





**HELAA Ref** 217  
**Site Name** Land off Concorde Way  
**Site Address**  
**Ward** Sherwood  
**Locality** Mansfield **Grid Ref** 452069 , 362805 **Plotted Site Area (Ha)** 0.11  
**Land Type** Brownfield **Proposal** Housing  
**Source**

**Planning Status**  
**HELAA Result** Reasonable alternative

#### Assessment

**Availability** Potentially available

Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.

**Suitability** Potentially suitable

This brownfield site is located on a major route into Mansfield and has reasonable access. Proximity of employment park to north may be an issue in terms of amenity and access.

**Achievability** Potentially achievable

A small scale brownfield site in a medium value area. Overall there is considered to be a medium prospect of achievability.

#### Estimated Deliverability

**Housing** Developable (years 11+) 4 dwellings

Years 1 - 5 0    Years 6 - 10 4    Years 11+ 0    Post Plan Period 0

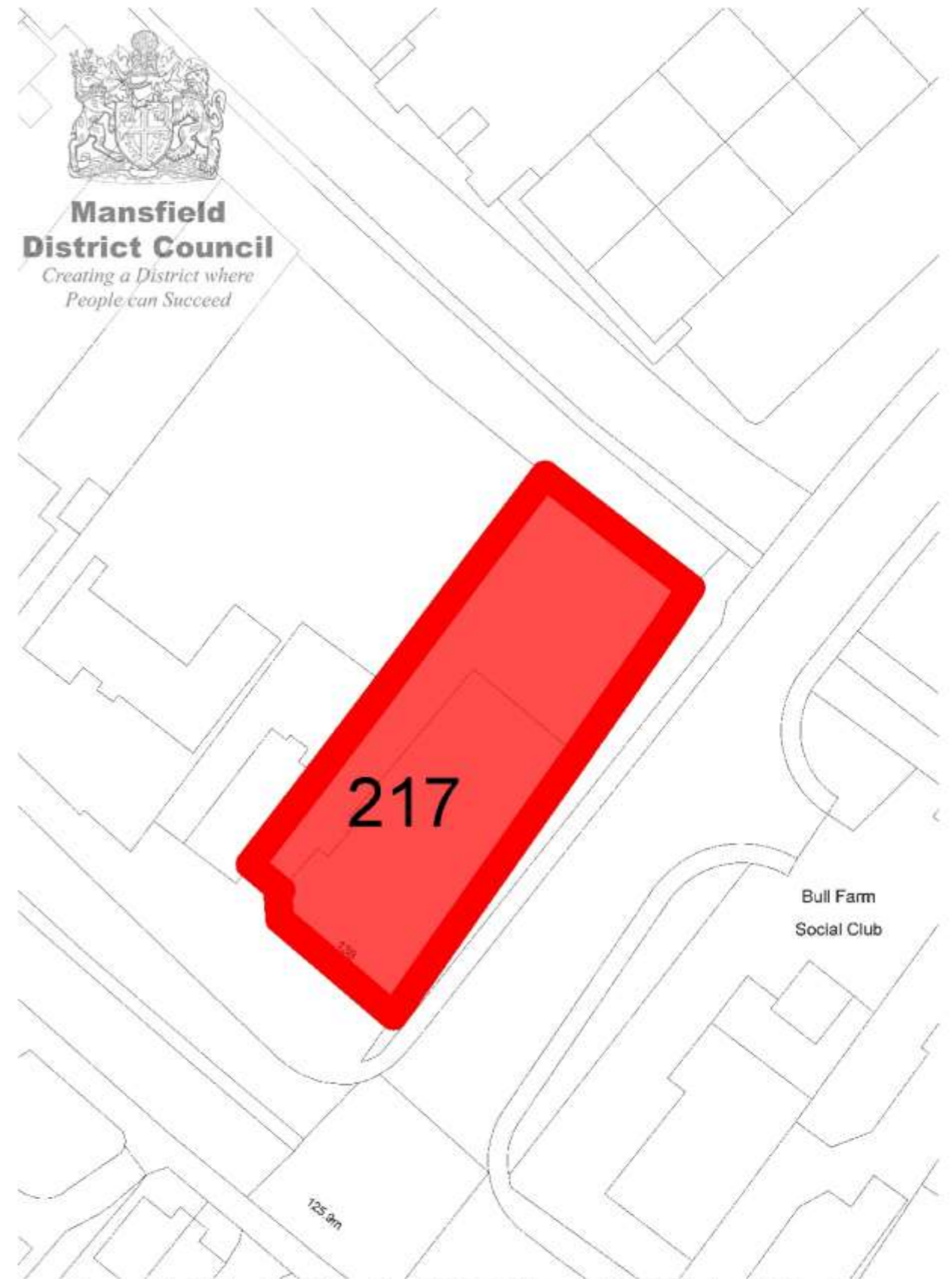
A small scale brownfield site in a medium value area. The site is being considered for Permission in Principle. Until PiP is granted the site is considered deliverable during Years 10-15 (post 2023/24).

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Site is being considered for housing.



<b>HELAA Ref</b>	<b>218</b>	<b>Planning Status</b>	
<b>HELAA Result</b>			Reasonable alternative
<b>Site Name</b>	Land off Forest Road		
<b>Site Address</b>			
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453919 , 359761
<b>Land Type</b>	Brownfield	<b>Plotted Site Area (Ha)</b>	1.18
<b>Proposal</b>	Housing		

**Assessment**

**Availability** Potentially available

In active employment use - understood business is causing amenity issues and has looked at relocation in the past. Current intentions to be confirmed. Included to allow inclusion in Brownfield Register.

**Suitability** Suitable

A brownfield site located with in the Settlement on a key route into the Town Centre; the site is suitable for residential development. Assume that existing business would need to relocate first.

**Achievability** Achievable

A medium brownfield site in a higher value area with good access to facilities. Overall there is considered to be a good prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 11+) 35 dwellings

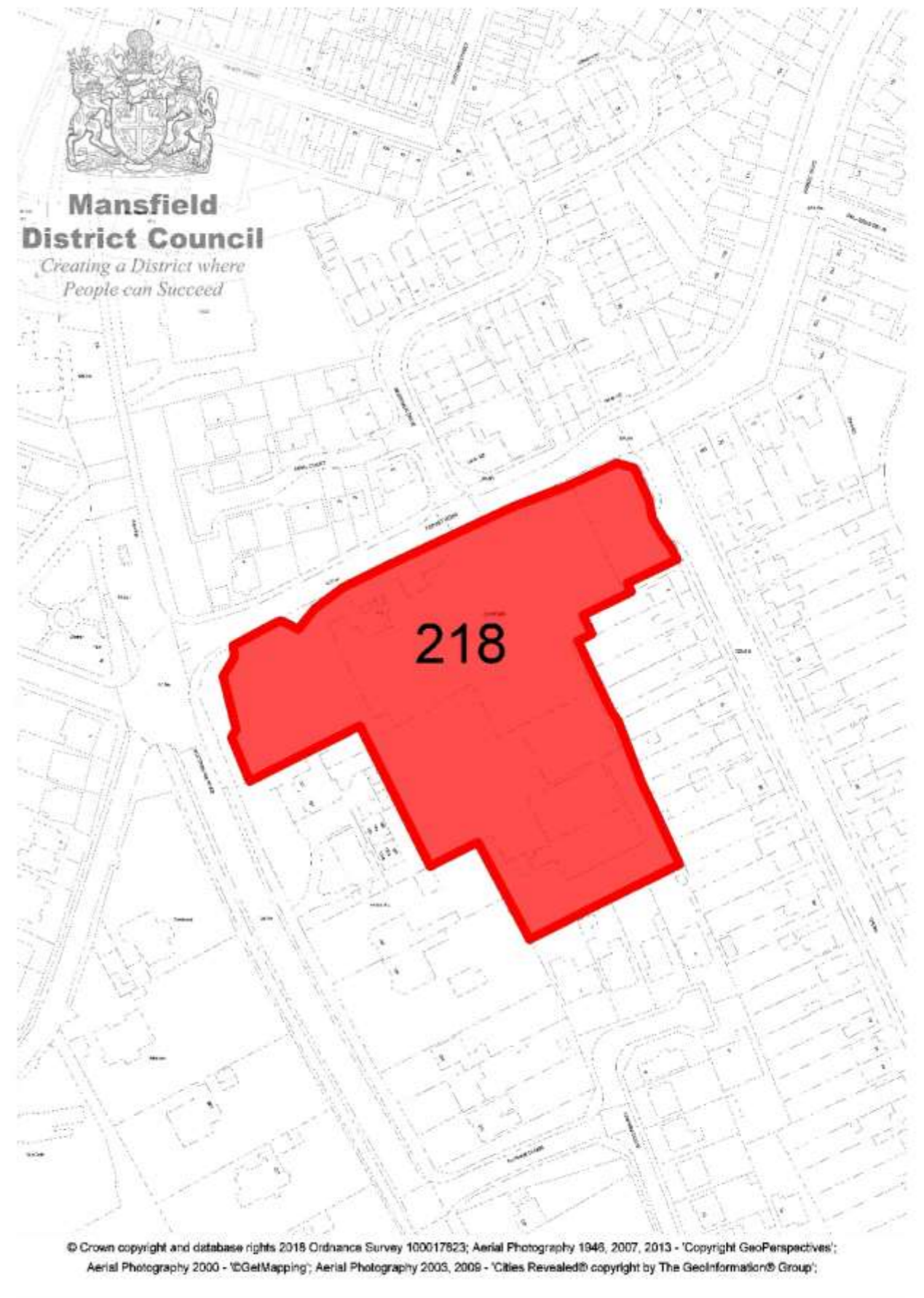
Years 1 - 5	0	Years 6 - 10	35	Years 11+	0	Post Plan Period	0
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A small scale brownfield site in a medium value area. The site is being considered for Permission in Principle. Until PiP is granted the site is considered deliverable during Years 10-15 (post 2023/24).

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Site is being considered for housing



<b>HELAA Ref</b>	<b>219</b>	<b>Planning Status</b>	<b>HELAA Result</b>	Excluded at Stage 2	
<b>Site Name</b>	Clipstone Football Ground				
<b>Site Address</b>	Mansfield Road				
<b>Ward</b>	Newlands				
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	458211 , 362903	<b>Plotted Site Area (Ha)</b>	4.84
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Mixed		
<b>Source</b>					

**Assessment**

**Availability** Not available

The site has been promoted through Local Plan consultation by the landowner. Currently one of the better playing pitches in the district and accommodates a range of sports and age groups. Until such time as the relocation of sports clubs has been agreed and the facility has been confirmed as surplus to requirements the site is not considered available. This can be explored through the Local Plan or a planning application.

**Suitability** Potentially suitable

The site is in a sustainable location with access to facilities and public transport. Existing use as sports ground; understood a replacement facility is to be provided. We will need to consider proximity and quality of replacement. Out of centre location - sequential and impact tests will be required for town centre uses.

**Achievability** Potentially achievable

A mixed use greenfield site in a medium value residential sales area. The residential element is likely to have a medium prospect of achievability; retail and public house more uncertainty but assumed moderate as well.

**Estimated Deliverability**

**Housing** Developable (years 11+) 60 dwellings

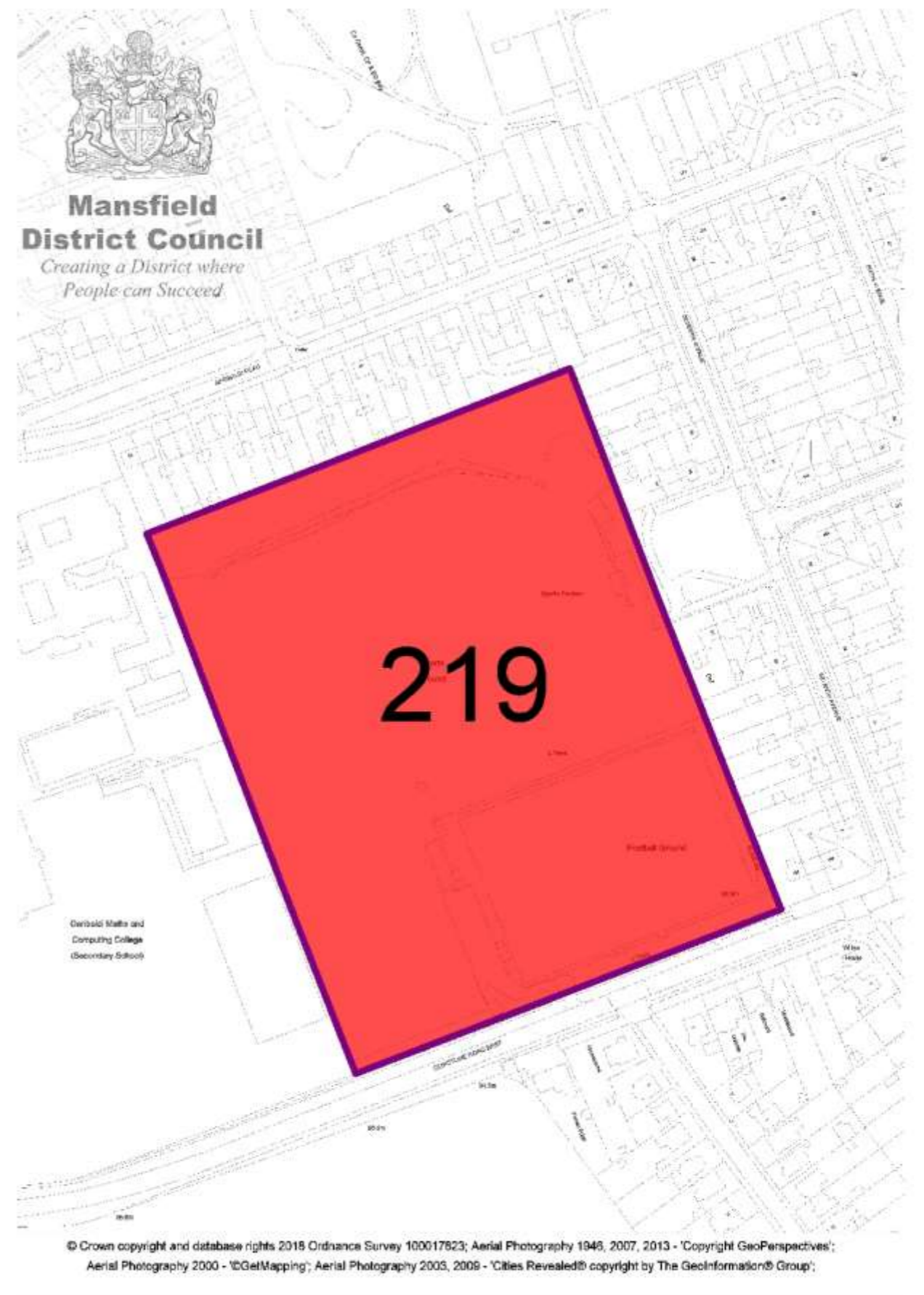
Years 1 - 5	0	Years 6 - 10	60	Years 11+	0	Post Plan Period	0
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A medium greenfield site in a medium value area; no planning permission in place. There is a need to provide replacement facilities. As such it is considered that the site is likely to be developed in Years 6-10 (after 2023/24). Assumed to be a single developer building approx 25dpa.

**Economic (sqm)** Developable (years 11+) 1300 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	300
Comparison retail	0	Convenience retail	1000				

A medium greenfield site in a medium value area; no planning permission in place. There is a need to provide replacement facilities. As such it is considered that the site is likely to be developed in Years 6-10 (after 2023/24).



<b>HELAA Ref</b>	<b>267</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land off Balmoral Drive	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>	Balmoral Drive		
<b>Ward</b>	Sherwood		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	452310 , 362711
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		

**Assessment**

**Availability** Available

Outline application with all matters reserved, pending the signing of a S106

**Suitability** Suitable

Granted planning permission pending the signing of the S106

**Achievability** Achievable

Achievable pending the S106 being agreed.

**Estimated Deliverability**

**Housing** Deliverable (years 1-5) 35 dwellings

Years 1 - 5	15	Years 6 - 10	20	Years 11+	0	Post Plan Period	0
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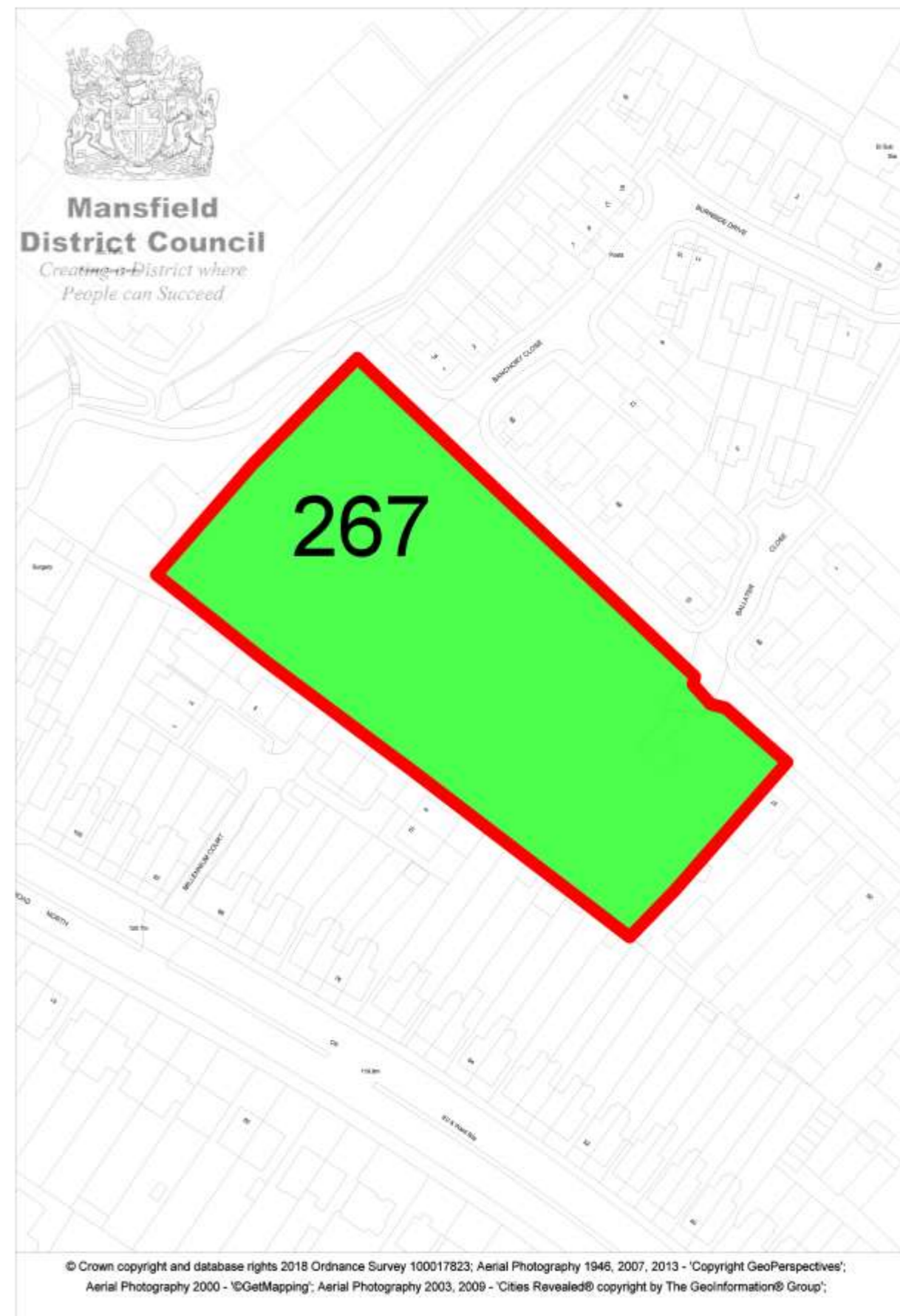
This large greenfield site has permission pending signing of the S106. There would be no reason why this couldn't come forward in the plan period.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Not assessed - residential scheme.



<b>HELAA Ref</b>	<b>268</b>	<b>Planning Status</b>	
<b>Site Name</b>	Land at Church Street / Little Lane	<b>HELAA Result</b>	Excluded at Stage 2
<b>Site Address</b>	Church Street		
<b>Ward</b>	Bull Farm and Pleasley Hill		
<b>Locality</b>	Pleasley	<b>Grid Ref</b>	450760 , 364004
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Undetermined planning applications, including those subject to S106		

**Assessment**

**Availability** Not available

Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

**Suitability** Not Assessed

Not yet assessed. Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

**Achievability** Not Assessed

Not yet assessed. Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Not yet assessed. Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Residential scheme.



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<b>HELAA Ref</b>	269			<b>Planning Status</b>	
<b>HELAA Result</b>				HELAA Result	Reasonable alternative
<b>Site Name</b>	Land to the North of 100 Wood Lane				
<b>Site Address</b>	Warsop Estate, Warsop Stock Allotments, Wood Lane				
<b>Ward</b>	Warsop Carrs				
<b>Locality</b>	Church Warsop	<b>Grid Ref</b>	455704 , 369105	<b>Plotted Site Area (Ha)</b>	1.68
<b>Land Type</b>	Mixed	<b>Proposal</b>	Housing		

**Source**

**Assessment**

**Availability** Available

The site has been submitted through the HELAA and is understood to be available for development

**Suitability** Suitable

A mixed greenfield/brownfield site. The site is accessible and is compatible with surrounding uses. Located adjacent to a settlement with limited facilities. The site considered suitable for residential development.

**Achievability** Potentially achievable

This is a mixed greenfield/brownfield site in a location where lower sales values are expected. No unusual costs have been identified. Overall it is considered that the site has a moderate prospect of achievability.

**Estimated Deliverability**

**Housing** Developable (years 6-10) 50 dwellings

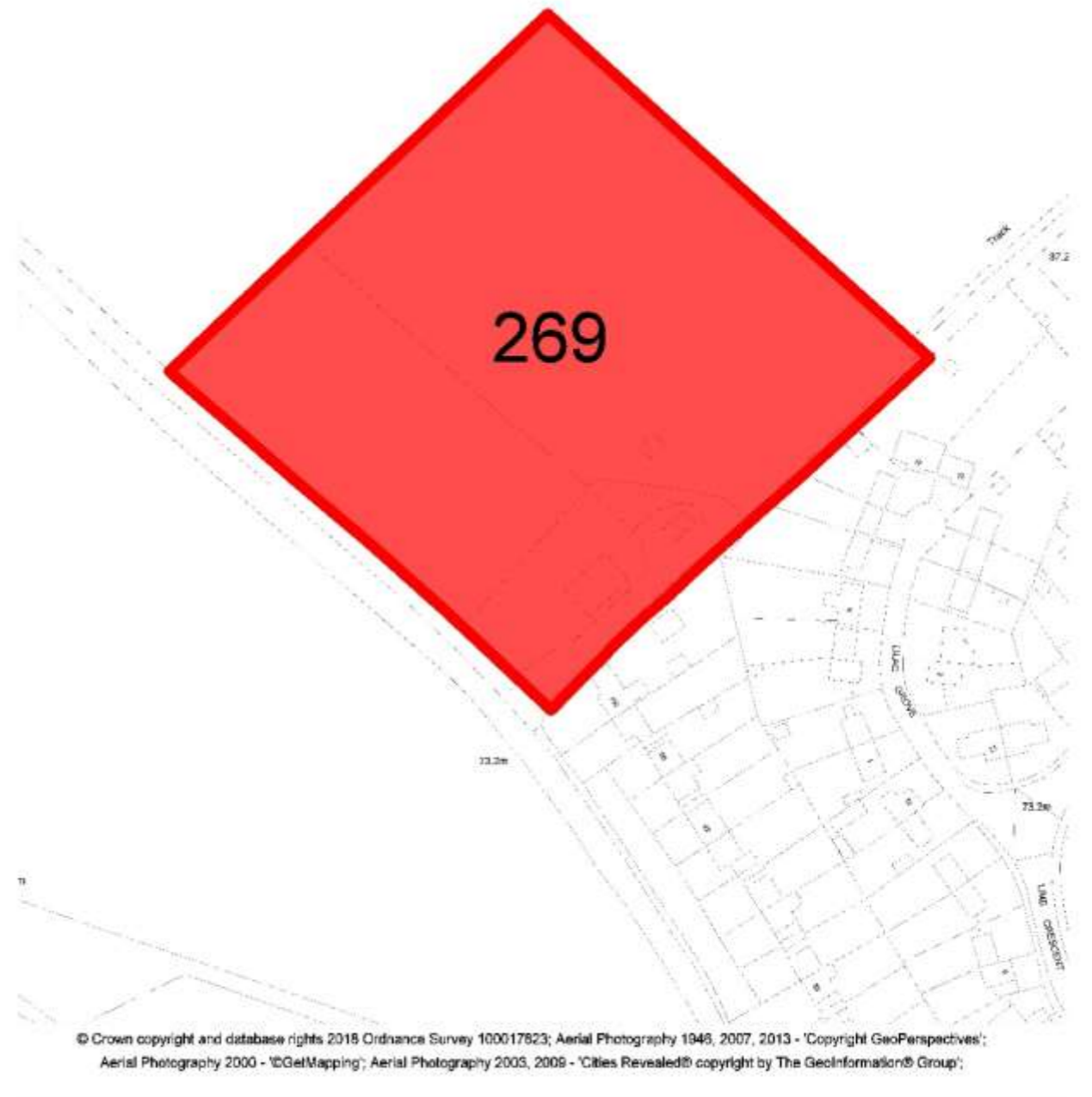
Years 1 - 5	0	Years 6 - 10	50	Years 11+	0	Post Plan Period	0
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A small mixed greenfield/brownfield site with a moderate prospect of deliverability. Existing uses on site but in control of landowner. No planning application submitted. As such the site is not considered to be deliverable until after 2023/24 although could come forward earlier. Build rate of up to 20dpa assumed based on a single developer.

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Not assessed - residential only scheme.



<b>HELAA Ref</b>	<b>270</b>	<b>Planning Status</b>	
<b>Site Name</b>	High Oakham Farm (east)	<b>HELAA Result</b>	Reasonable alternative
<b>Site Address</b>			
<b>Ward</b>	Oakham		
<b>Locality</b>	Mansfield	<b>Grid Ref</b>	453554 , 358979
<b>Land Type</b>	Greenfield	<b>Proposal</b>	Housing
<b>Source</b>	Sites recommended for residential or mixed use in a recent Employment Land Review		

**Assessment**

**Availability** Available

The site has been promoted for development by the landowner. It is understood to be available for development.

**Suitability** Suitable

The site is sustainably located and is compatible with adjoining uses; SUDs will be required to address surface water flooding. Access for the scale of development proposed is possible via Paddock Close.

**Achievability** Achievable

A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

**Estimated Deliverability**

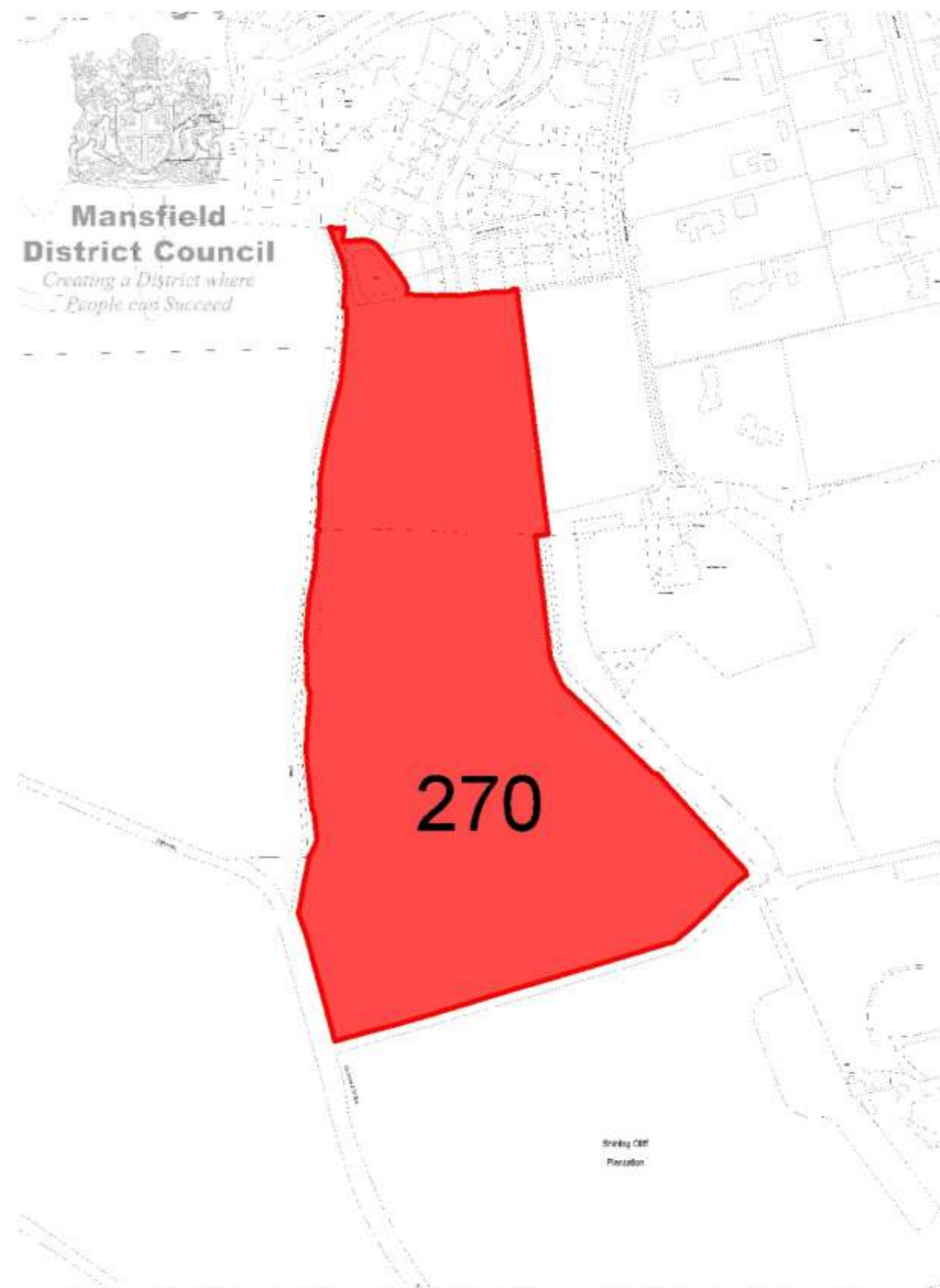
**Housing** Developable (years 6-10) 40 dwellings

Years 1 - 5	0	Years 6 - 10	30	Years 11+	10	Post Plan Period	0
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A greenfield site in a higher value location. No planning permission in place. Based on this delivery of site not expected until after 2023/24 although could come forward earlier. Build rate of 10dpa assumed given

**Economic (sqm)** Not Assessed 0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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**HELAA Ref** 271  
**Site Name** Commercial Gate (site A)  
**Site Address**  
**Ward**  
**Locality** Mansfield **Grid Ref** 453847 , 360692 **Plotted Site Area (Ha)** 0.08  
**Land Type** **Proposal** Economic  
**Source** Sites recommended for residential or mixed use in a recent Employment Land Review

**Planning Status**  
**HELAA Result** Excluded at Stage 1

**Assessment**

**Availability** Not Assessed

Excluded at stage 1

**Suitability** Not Assessed

Excluded at stage 1

**Achievability** Not Assessed

Excluded at stage 1

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

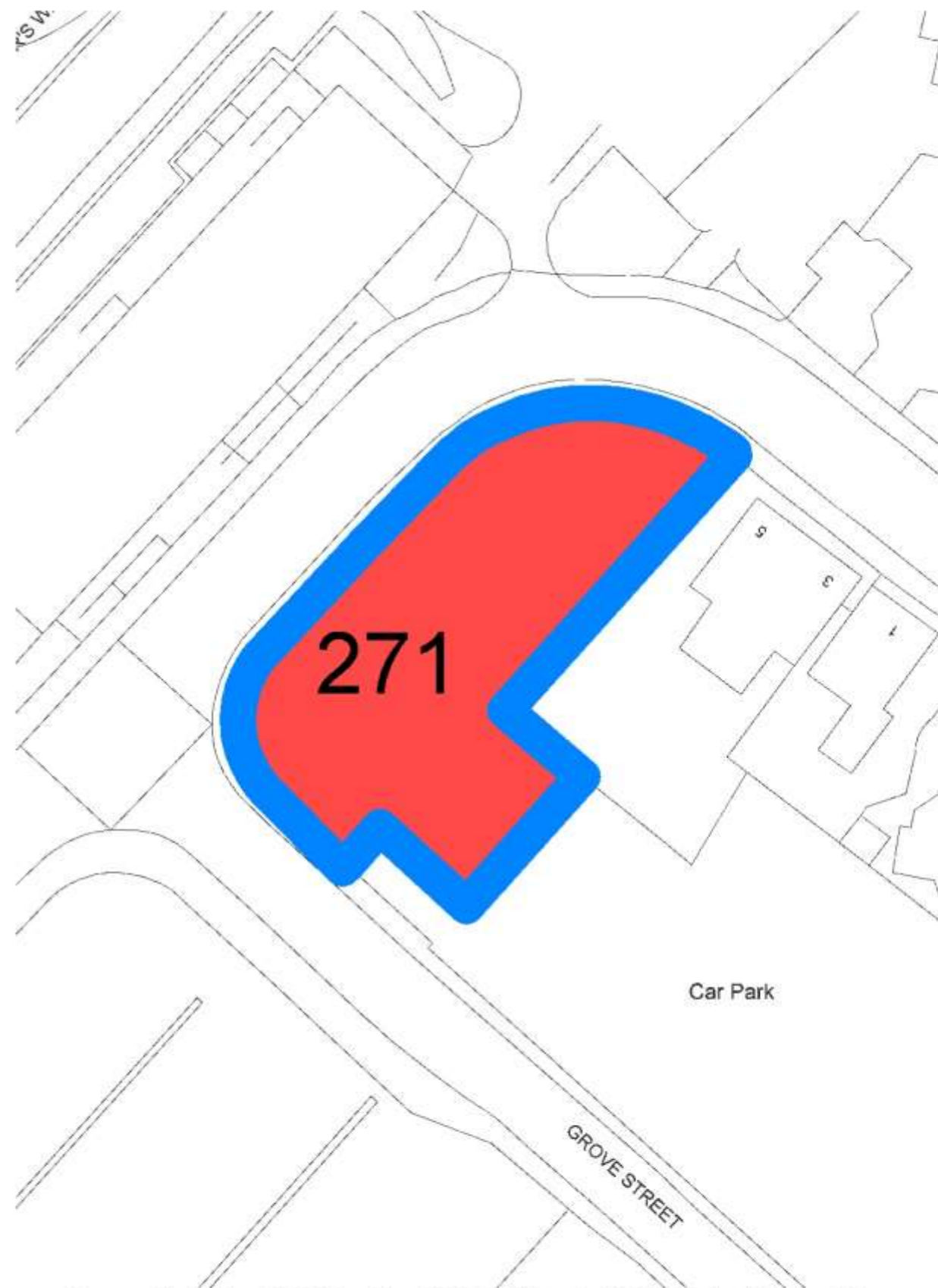
Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

Excluded at stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0  
 Comparison retail 0    Convenience retail 0

Excluded at stage 1



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**HELAA Ref** 272  
**Site Name** Commercial Gate (Site B)  
**Site Address**  
**Ward**  
**Locality** Mansfield **Grid Ref** 453874 , 360657 **Plotted Site Area (Ha)** 0.15  
**Land Type** **Proposal** Economic  
**Source** Sites recommended for residential or mixed use in a recent Employment Land Review

**Planning Status**  
**HELAA Result** Excluded at Stage 1

**Assessment**

**Availability** Not Assessed

Excluded at stage 1

**Suitability** Not Assessed

Excluded at stage 1

**Achievability** Not Assessed

Excluded at stage 1

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

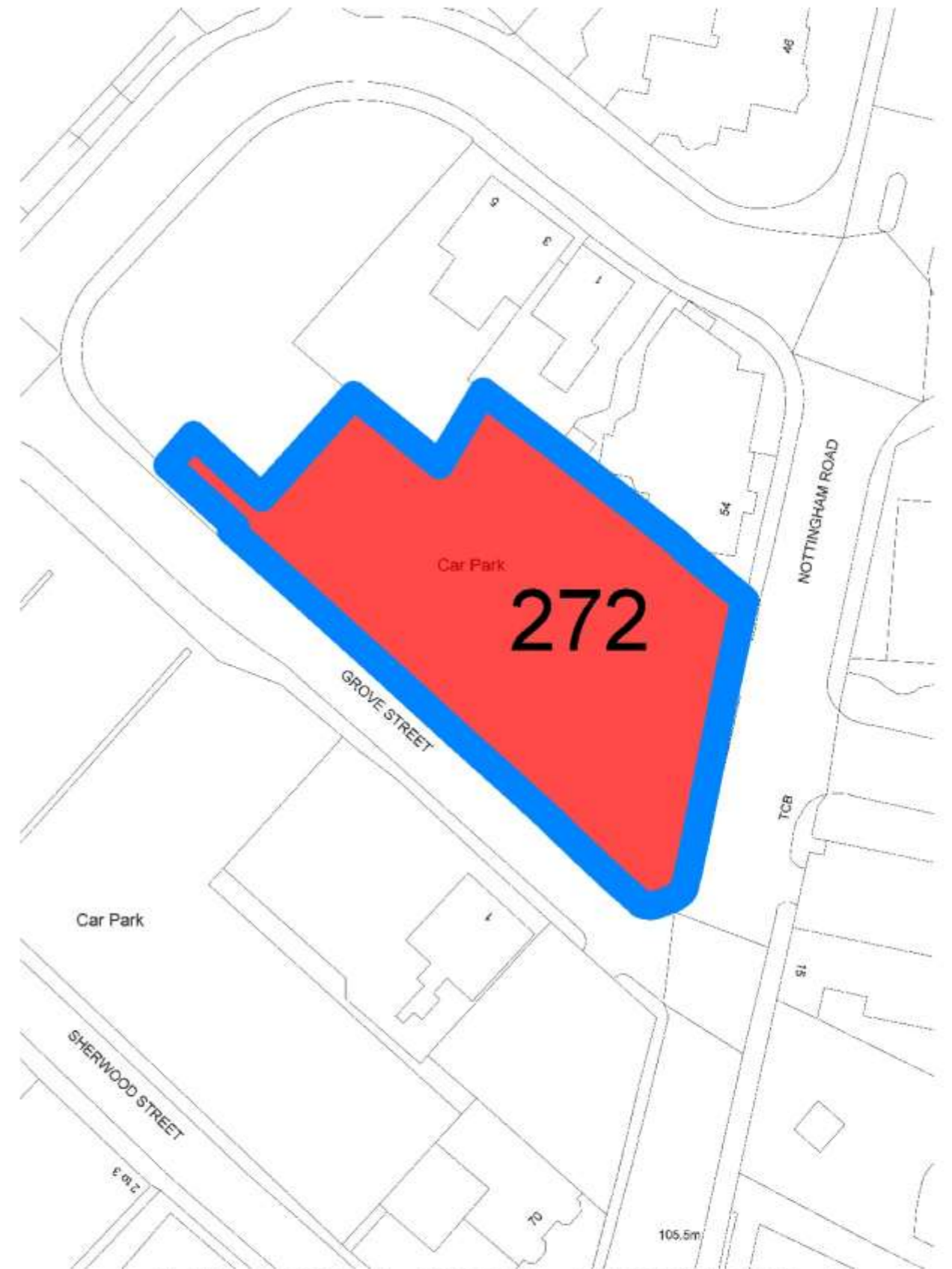
Excluded at stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Excluded at stage 1



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**HELAA Ref** 273  
**Site Name** Commercial Gate (Site D)  
**Site Address**  
**Ward**  
**Locality** Mansfield **Grid Ref** 453793 , 360625 **Plotted Site Area (Ha)** 0.07  
**Land Type** **Proposal** Economic  
**Source** Sites recommended for residential or mixed use in a recent Employment Land Review

**Planning Status**  
**HELAA Result** Excluded at Stage 1

**Assessment**

**Availability** Not Assessed

Excluded at stage 1

**Suitability** Not Assessed

Excluded at stage 1

**Achievability** Not Assessed

Excluded at stage 1

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0    Years 6 - 10 0    Years 11+ 0    Post Plan Period 0

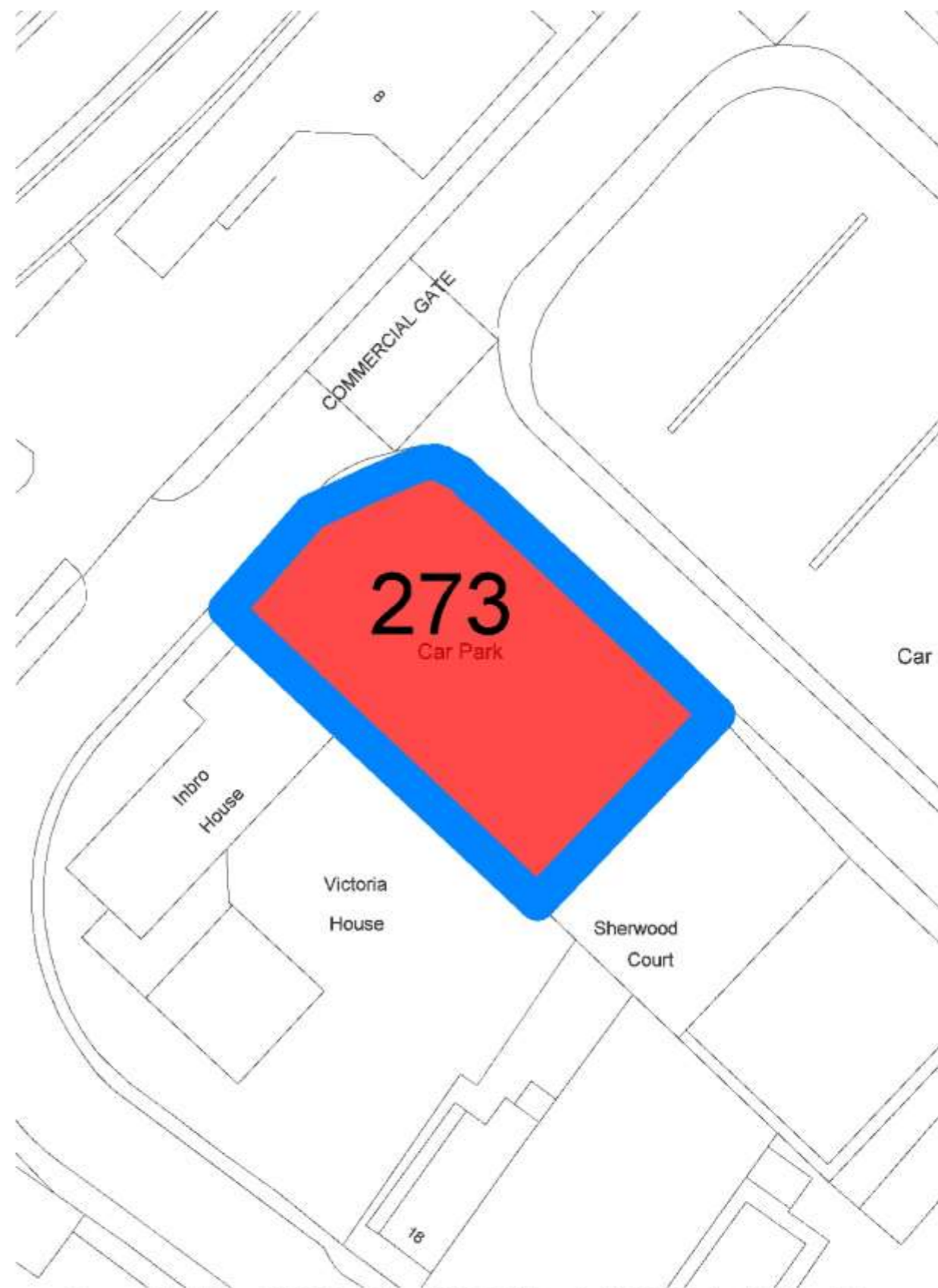
Excluded at stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0    Industrial 0    Warehousing 0    Leisure 0

Comparison retail 0    Convenience retail 0

Excluded at stage 1



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**HELAA Ref** 274 **Planning Status**  
**HELAA Result** Excluded at Stage 1  
**Site Name** Sherwood Business Park (Site C)  
**Site Address**  
**Ward**  
**Locality** Mansfield **Grid Ref** 457456 , 359229 **Plotted Site Area (Ha)** 0.75  
**Land Type** **Proposal** Economic  
**Source** Sites recommended for residential or mixed use in a recent Employment Land Review

**Assessment**

**Availability** Not Assessed

Excluded at stage 1

**Suitability** Not Assessed

Excluded at stage 1

**Achievability** Not Assessed

Excluded at stage 1

**Estimated Deliverability**

**Housing** Not Assessed 0 dwellings

Years 1 - 5 0 Years 6 - 10 0 Years 11+ 0 Post Plan Period 0

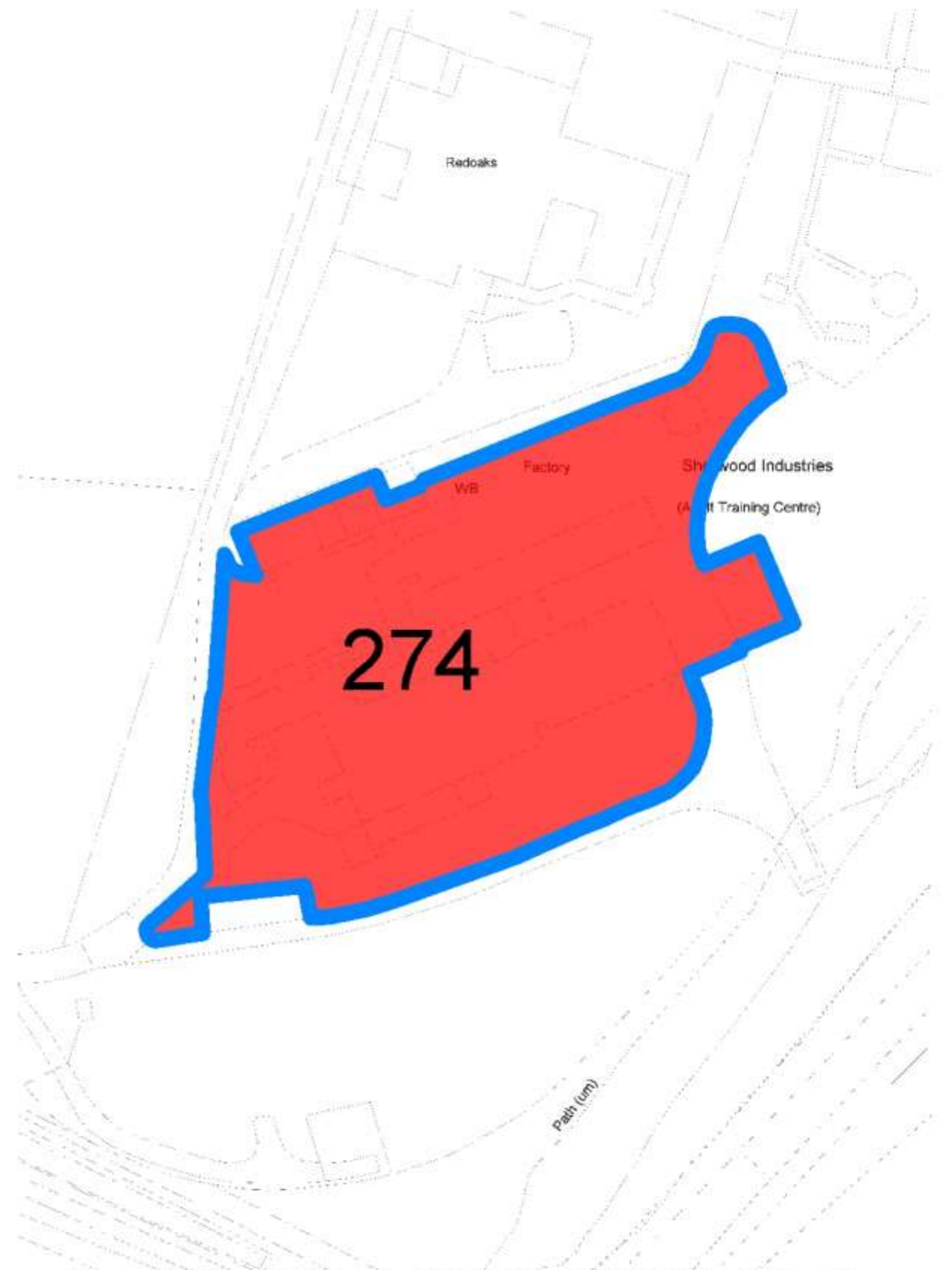
Excluded at stage 1

**Economic (sqm)** Not Assessed 0 sqm

Office 0 Industrial 0 Warehousing 0 Leisure 0

Comparison retail 0 Convenience retail 0

Excluded at stage 1



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