

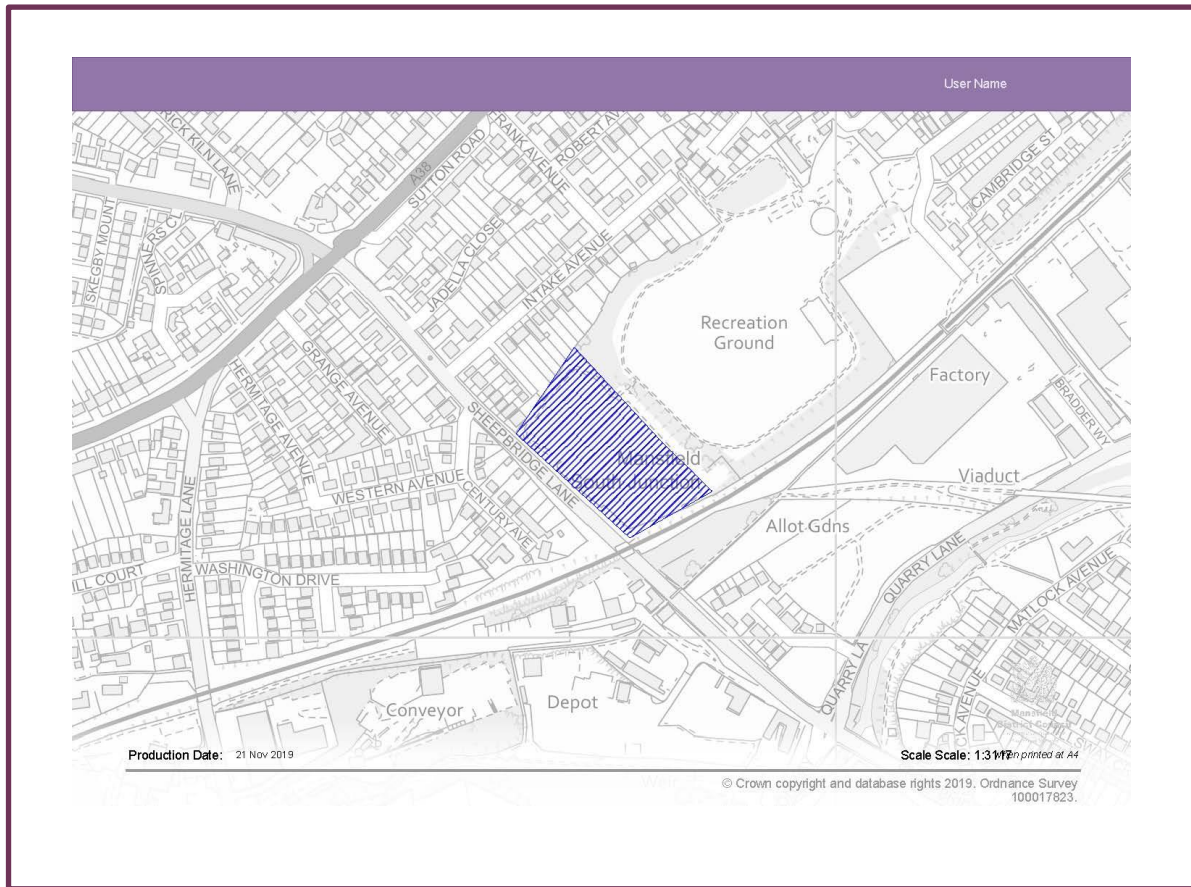


Gypsy, Traveller & Travelling Showpeople Options Development Plan Document (DPD)

Annex B: Additional Site Assessment Proformas

Published January 2020

84 – Lorry Park, Sheepbridge Lane



Site Information				
Location:	Lorry Park, Sheepbridge Lane	Settlement:	Mansfield	
Ref:	84	Ward	Portland	
Site Size (ha):	1.29ha	Site Capacity (pitches / plots / sites)	G&T perm	25
			G&T transit	51
			TSP	3
Current use:	Trailer storage - vacant	Neighbouring uses:	Residential to north and west, recreation ground to north east	
PDL/Greenfield	PDL	Location (Grid reference)	X	452800
			Y	360170



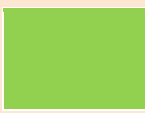
Looking east from edge of site

Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
1. Access to schools		Within 500m (as crow flies) from Sutton Road Primary School
2. Access to health		Within 700m of GP surgery
3. Access to public transport		Bus stops on Sutton Road (A38) within 400m
4. Access to utilities / critical infrastructure		Adjacent to residential area; assume connections available close by.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Railway line to south but potential for mitigation. Former use may require some remediation. Road is busy.
6. Potential for suitable access		Access suitable for HGV trailers off Sheepbridge Lane. Proximity of railway bridge (south east of site) not considered an issue as alternative access from A38.
7. Loss of a use not proven to be surplus		Site is vacant at present so assumed to be surplus.
8. Impact upon biodiversity and geo-diversity		No biodiversity impact.
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs
10. Impact on Green Infrastructure		Not within strategic GI network
11. Impact on townscape		Dwellings to north may overlook the site; screening could be provided.
12. Impact on landscape		Within urban area
13. Impact on Heritage Assets		No impact on heritage
14. Best & Most Versatile Agricultural		Not agricultural land

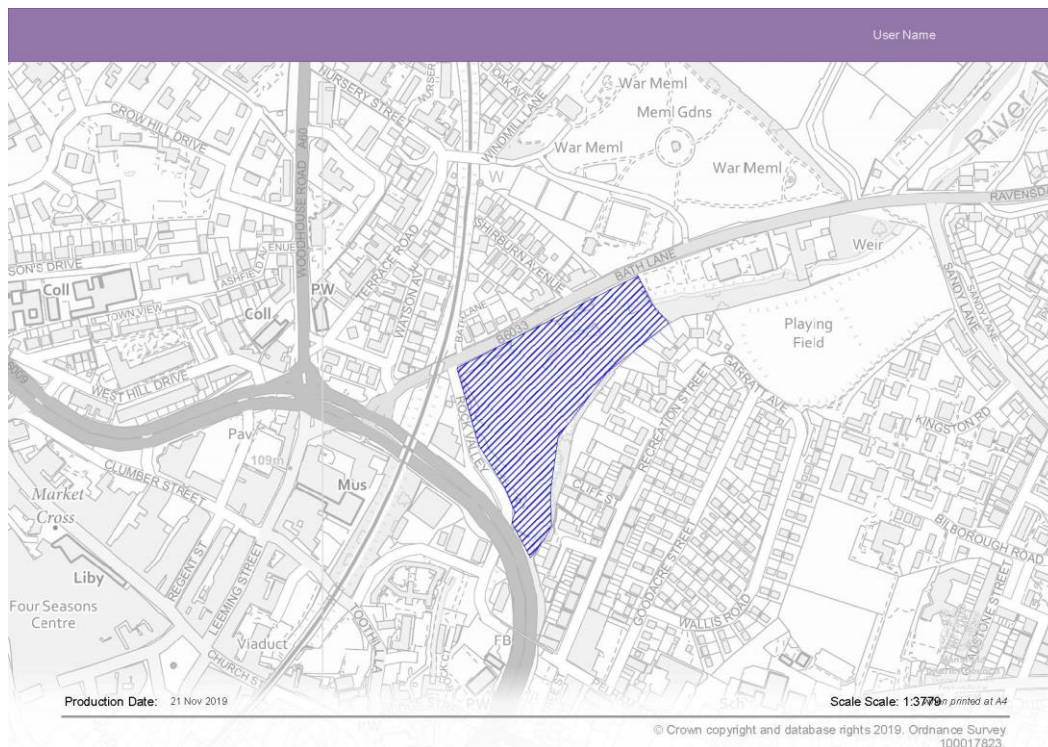
Site Assessment		
Land;		
15. Use of previously developed land.		Previously developed land – area of hard standing. Previously used as trailer storage and engineering works.
16. Is there any potential for flood risk?		Not at risk of flooding
17. Would the topography constrain the development of the site?		Topography does not constrain development; access is sloping but was sufficient for HGV trailers.

Summary and Conclusions
<p>This a brownfield site which is currently vacant; it was previously used as a HGV trailer storage. It is located close to shops and local facilities and has good access to the A38 (Sutton Road). No environmental, heritage or flooding impacts have been identified.</p> <p>The site is located adjacent to a railway line, is overlooked by dwellings and access is via a busy road; screening will be required to mitigate any impact on amenity.</p> <p>Overall the site is considered to be potentially suitable.</p>

Viability & Feasibility Assessment?	✓
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Viability & Feasibility Assessment Summary Findings	
The access route from the west is considered appropriate. In highways terms it is considered that the Sheepbridge Lane site could be suitable to accommodate MDCs requirement for three permanent pitches and could also accommodate the future proofed ten pitch scenario.	
Sustainability Appraisal Summary Findings	
The site performs well against most factors, with only minor constraints relating to amenity, utilities and townscape. It ranks joint second best amongst all of the site options.	
Achievability	
Has the site owner been identified?	The owner of the site has been identified.
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC

275 – Old Metal Box Site



Site Information

Location:	Old Metal Box Site	Settlement:	Mansfield	
Ref:	275	Ward	Portland	
Site Size (ha):	2.59ha	Site Capacity (pitches / plots / sites)	G&T perm	51
			G&T transit	103
			TSP	6
Current use:	Vacant/Derelict	Neighbouring uses:	Residential	
PDL/Greenfield	PDL	Location (Grid reference)	X	454246
			Y	361380



From western edge of the site looking east

Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
2. Access to schools		Within 2 miles of Mansfield Primary Academy and The Brunts Academy.
2. Access to health		3 GPs surgeries located within 1km.
3. Access to public transport		Bus stop located on Bath Lane (130m) and good access to other public transport within the town centre.
4. Access to utilities / critical infrastructure		Previously used as a factory and assumed that utilities remain on site.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Previous use may require some remediation.
6. Potential for suitable access		Existing access onto Rock Valley and then A60 via Bath Mill however, this is through an area at risk of flooding.
7. Loss of a use not proven to be surplus		Vacant and derelict site
8. Impact upon biodiversity and geo-diversity		No biodiversity impacts identified although the site may have re-naturalised.
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs on site and not within Conservation area
10. Impact on Green Infrastructure		Site is within Strategic GI Network
11. Impact on townscape		The site can accommodate development.
12. Impact on landscape		Site is within the urban area
13. Impact on Heritage Assets		A non-designated heritage asset is on site (Clock Tower) and the site is located close to two Conservation Areas.
14. Best & Most Versatile Agricultural		The site is previously developed land

Site Assessment		
Land;		
15. Use of previously developed land.		The site is previously developed land
16. Is there any potential for flood risk?		Parts of the site are located in Zone 3 but these can be excluded from the area to be developed. The access is within Zone 2; if flooding occurs there would not be safe exit from the site.
17. Would the topography constrain the development of the site?		The site is flat

Summary and Conclusions
<p>This brownfield site has been vacant for a number of years. It is located close to Mansfield Town Centre with good access to facilities, public transport and the A60 and A6009. No environmental impacts have been identified.</p> <p>Access to the site is via an area at risk of flooding (Zone 2); another area of the site is within Flood Zone 3 although this can easily be excluded from the area to be developed. There is a non-designated heritage asset on site and an assessment of the impact of significance will be required; however it is considered that this is unlikely to be a 'show stopper'.</p> <p>Overall the site is not suitable.</p>

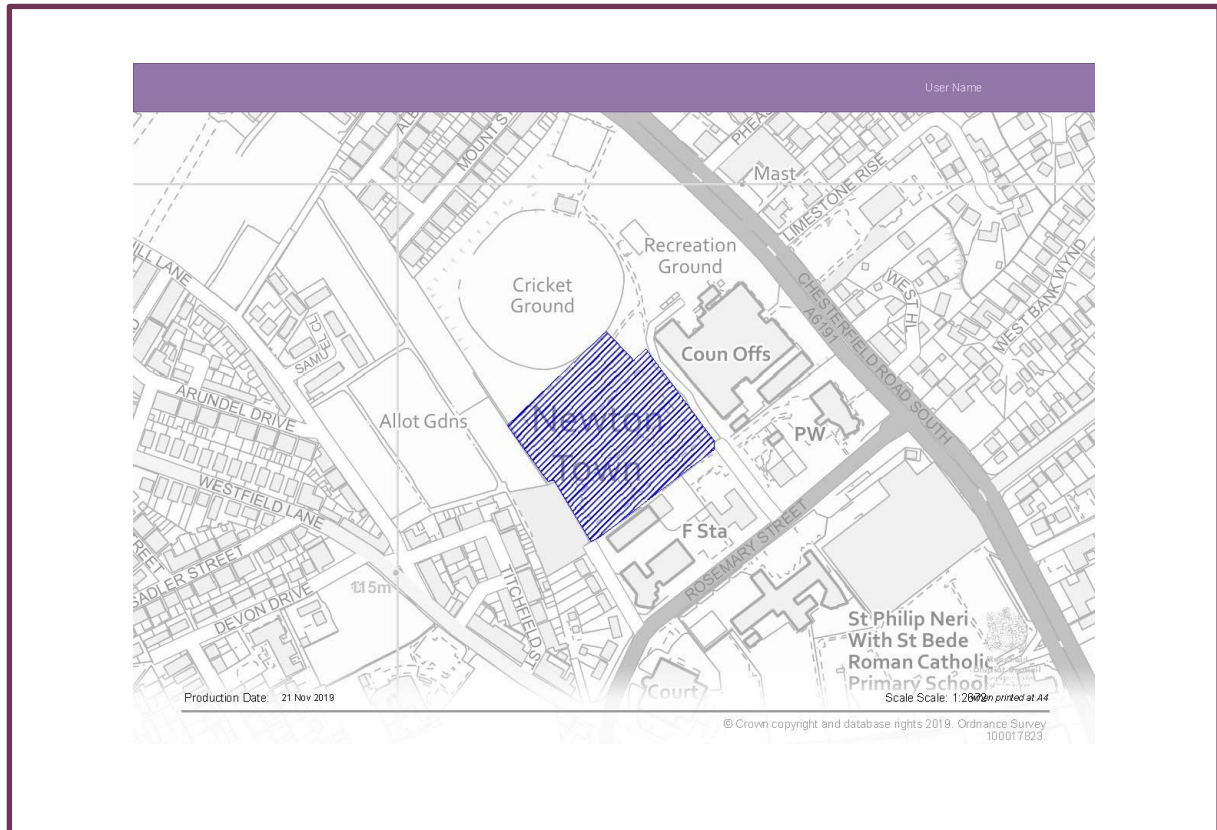
Viability & Feasibility Assessment?	X
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Viability & Feasibility Assessment Summary Findings
N/A

Sustainability Appraisal Summary Findings	
Though the site performs well in terms of accessibility, parts are at risk of flooding, and there are notable issues with site access. More minor constraints include impacts on heritage, amenity and green infrastructure networks. The site ranks 11th overall.	

Achievability	
Has the site owner been identified?	The owner of the site has been identified.
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC

311 – Land to the rear of Civic centre (Site C)



Site Information			
Location:	Land to the rear of Civic centre (Site C)	Settlement:	Mansfield
Ref:	311	Ward	
Site Size (ha):	1.56ha	Site Capacity (pitches / plots / sites)	G&T perm 31
			G&T transit 62
			TSP 4
Current use:	Car park for civic centre	Neighbouring uses:	Residential, civic centre, fire station
PDL/Greenfield	PDL	Location (Grid reference)	X
			Y



From first floor of Civic Centre looking west


Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
3. Access to schools		Within a short distance of Sir Philip Neri school and Queen Elizabeth Academy.
2. Access to health		Immediately adjacent to Rosemary Street Medical Centre
3. Access to public transport		Bus stops located on Chesterfield Road North and Rosemary avenue.
4. Access to utilities / critical infrastructure		Located within a residential area; assume connections are close by.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Impact of car parking unless alternative site is located. Fire station close by but not considered an issue
6. Potential for suitable access		Access via MDC car park appears satisfactory although mix of commercial and residential traffic may be an issue.
7. Loss of a use not proven to be surplus		A car park for civic centre and open space; not considered to be surplus.
8. Impact upon biodiversity and geo-diversity		No impact on biodiversity
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs
10. Impact on Green Infrastructure		Not within strategic GI network
11. Impact on townscape		Residential use would not be incongruous in this location.
12. Impact on landscape		Within urban area
13. Impact on Heritage Assets		No impact on heritage.
14. Best & Most Versatile Agricultural Land;		Not agricultural land

Site Assessment		
15. Use of previously developed land.		Previously developed land
16. Is there any potential for flood risk?		Not at risk of flooding.
17. Would the topography constrain the development of the site?		Flat site

Summary and Conclusions
<p>The site is currently a car park for the adjacent Civic Centre and community open space. It is well located for local services and access to the town centre. No environmental, flooding or heritage impacts have been identified.</p> <p>Access to the site would be shared with access for the civic centre. It remains in active use as a car park and there are not considered to be any alternative locations to provide the required car parking.</p> <p>Overall the site is not suitable for use as a Gypsy & Traveller site or Travelling Showperson site.</p>

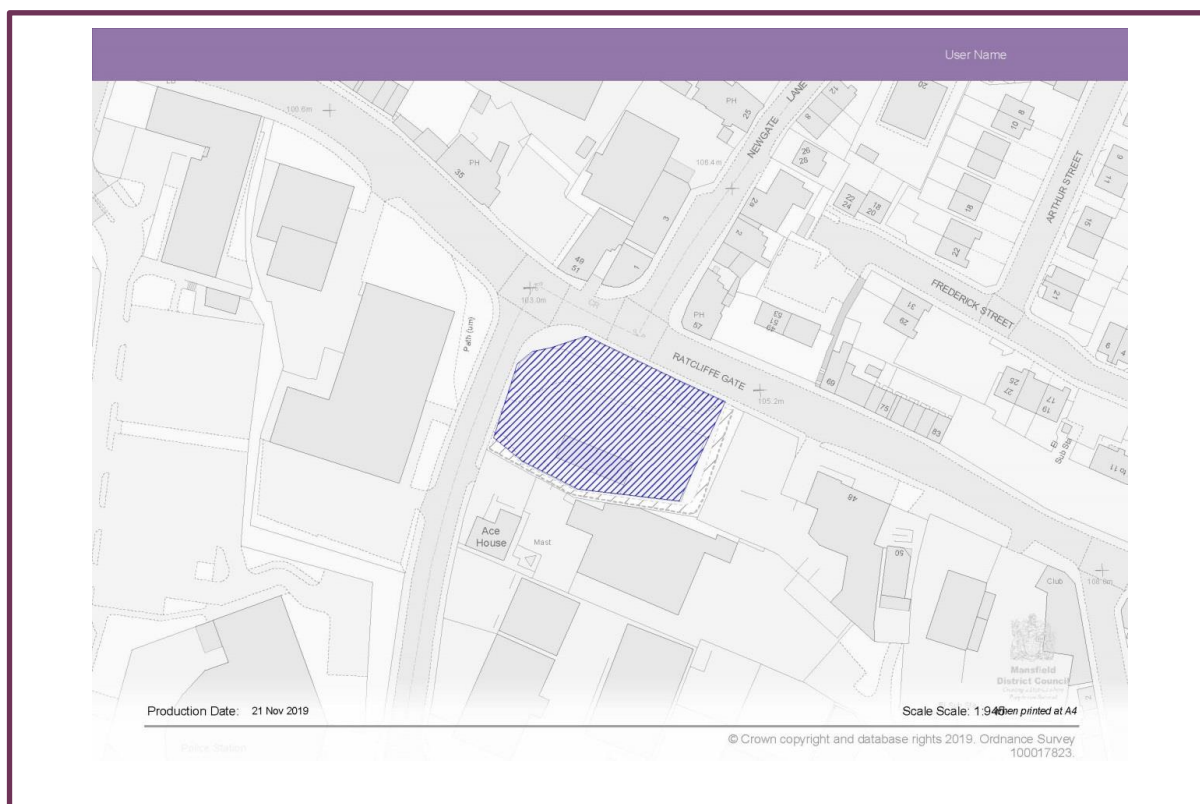
Viability & Feasibility Assessment?	X
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Viability & Feasibility Assessment Summary Findings
N/A

Sustainability Appraisal Summary Findings	
<p>There are minimal ‘environmental’ constraints, and the site has good access to services. However, there are constraints relating to amenity and the use of a car park. There is also potential constraints in terms of suitable access and utilities. The site ranks 4th overall alongside site 314.</p>	

Achievability	
Has the site owner been identified?	The owner of the site has been identified.
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC

312 – Car Wash, Great Central Road



Site Information

Location:	Car wash, Great Central Road	Settlement:	Mansfield	
Ref:	312	Ward		
Site Size (ha):	0.20	Site Capacity (pitches / plots / sites)	G&T perm	4
			G&T transit	8
			TSP	n/a
Current use:	Former flooring show room	Neighbouring uses:	Offices/industrial to south, east and west. Residential to north-east	
PDL/Greenfield	PDL	Location (Grid reference)	X	
			Y	



Looking north east from Great Central Road

Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
4. Access to schools		Within 1.5km of Mansfield Primary School and Brunts Academy.
2. Access to health		Within 1km of 4 GPs surgeries
3. Access to public transport		Bus stops located on Ratcliffe Gate (A6191); walking distance from town centre.
4. Access to utilities / critical infrastructure		Assumed available on site as existing buildings
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Immediately adjacent to a busy road (A6191); considered to be limited scope for mitigation
6. Potential for suitable access		Access from Great Central Road
7. Loss of a use not proven to be surplus		Site is still in active use
8. Impact upon biodiversity and geo-diversity		No biodiversity impacts
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs and site not in Conservation area
10. Impact on Green Infrastructure		Not within a strategic GI network
11. Impact on townscape		The site is surrounded by commercial uses; provision of

Site Assessment		
		residential accommodation here would be incongruous in the townscape.
12. Impact on landscape		Within urban area
13. Impact on Heritage Assets		Close to a listed building; potential impact on setting.
14. Best & Most Versatile Agricultural Land;		Non-agricultural land.
15. Use of previously developed land.		Previously developed land
16. Is there any potential for flood risk?		Not at risk of flooding
17. Would the topography constrain the development of the site?		Flat site

Summary and Conclusions
<p>The site is currently used as car wash. It is well located for local services and public transport being located on a key route into Mansfield town centre. No environmental impacts have been identified although there may be an impact on the setting of a listed building.</p> <p>The site is located within an employment area and residential use would not fit with the surrounding uses. The adjacent road is also busy with limited scope for screening to provide a reasonable level of amenity. The site is also in active use and there is no evidence that it is surplus.</p> <p>Overall the site is not suitable for use as a Gypsy & Traveller site or Travelling Showperson site.</p>

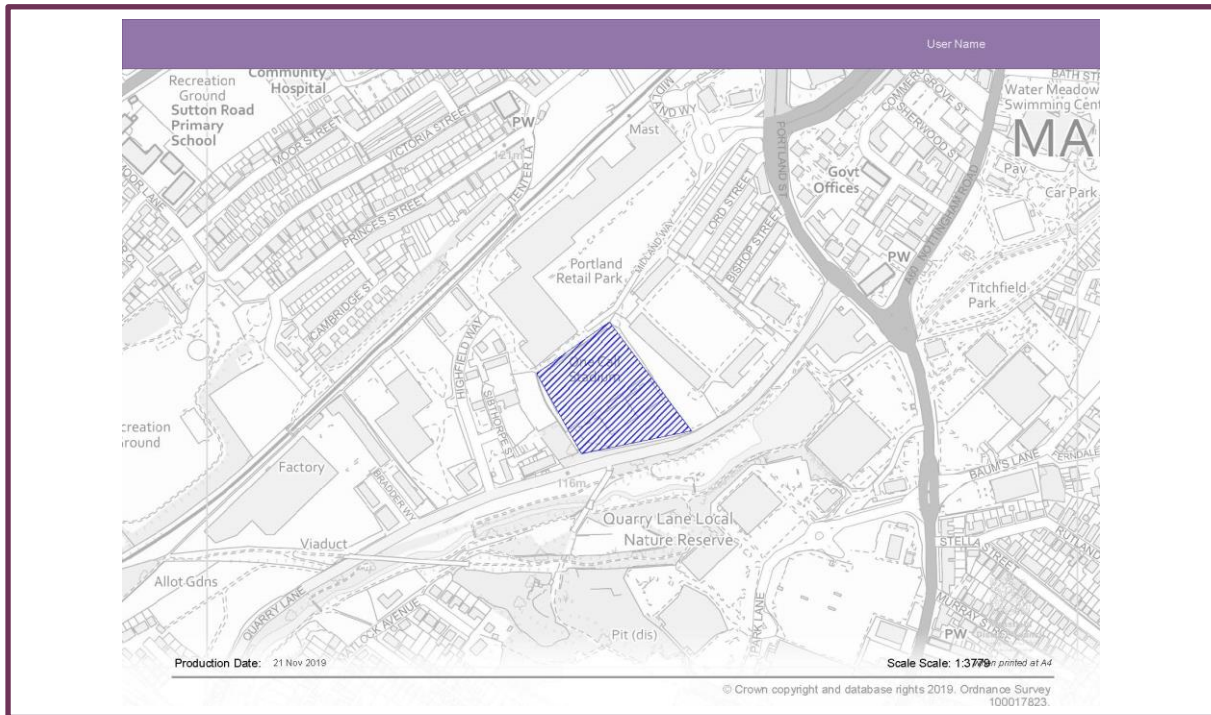
Viability & Feasibility Assessment?	X
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Viability & Feasibility Assessment Summary Findings
N/A

Sustainability Appraisal Summary Findings	
Though performing well against most criteria (including accessibility and environmental factors), there are some more notable constraints in relation to amenity, the loss of current use and townscape. It ranks joint 6 th overall alongside sites 3, 4, 60 and 315.	

Achievability	
Has the site owner been identified?	The owner of the site has been identified.
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC

313 – Land Rear of One Call Stadium



Site Information			
Location:	Land rear of One Call Stadium	Settlement:	Mansfield
Ref:	313	Ward	
Site Size (ha):	1.44ha	Site Capacity (pitches / plots / sites)	G&T perm 28
			G&T transit 57
			TSP 3
Current use:	Training Ground	Neighbouring uses:	Football stadium, commercial units
PDL/Greenfield	Greenfield	Location (Grid reference)	X
			Y



From southern edge of site

Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
1. Access to schools		Within 1km of King Edward Primary School and 2km of two secondary schools.
2. Access to health		Within 500m of two GPs surgeries.
3. Access to public transport		Just over 400m to nearest bus stops and walkable to town centre.
4. Access to utilities / critical infrastructure		Assumed that utilities located close by.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Adjacent to football stadium and retail/commercial uses. Likely to produce significant noise/disturbance on match day; no mitigation possible.
6. Potential for suitable access		Access from Quarry lane.
7. Loss of a use not proven to be surplus		Appears to be training pitches; new training facility built in Pleasley so may be surplus.
8. Impact upon biodiversity and geo-diversity		No biodiversity impact.
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs
10. Impact on Green Infrastructure		Not within GI network
11. Impact on townscape		Surrounded by commercial uses/football stadium; residential units will appear incongruous.
12. Impact on landscape		Within urban area
13. Impact on Heritage Assets		No impact on heritage.
14. Best & Most Versatile Agricultural Land;		Not agricultural land

Site Assessment		
15. Use of previously developed land.		Training pitches which would meet NPPF definition of greenfield.
16. Is there any potential for flood risk?		Site is adjacent to Zone 2 and 3 but not a risk itself
17. Would the topography constrain the development of the site?		No topographical issues.

Summary and Conclusions
<p>The site is training pitches associated with the adjacent football stadium. It is reasonably located for local services although it is over 400m to public transport. No environmental (other than the loss of greenfield land) or heritage impacts have been identified and the site is not at risk of flooding.</p> <p>The site is located within an employment area and immediately adjacent to a football stadium; the impact on amenity of matches will be substantial with no opportunities for screening to provide a reasonable level of amenity. While an alternative facility has been provided it is unclear if the site is surplus to requirements.</p> <p>Overall the site is not suitable for use as a Gypsy & Traveller site or Travelling Showperson site.</p>

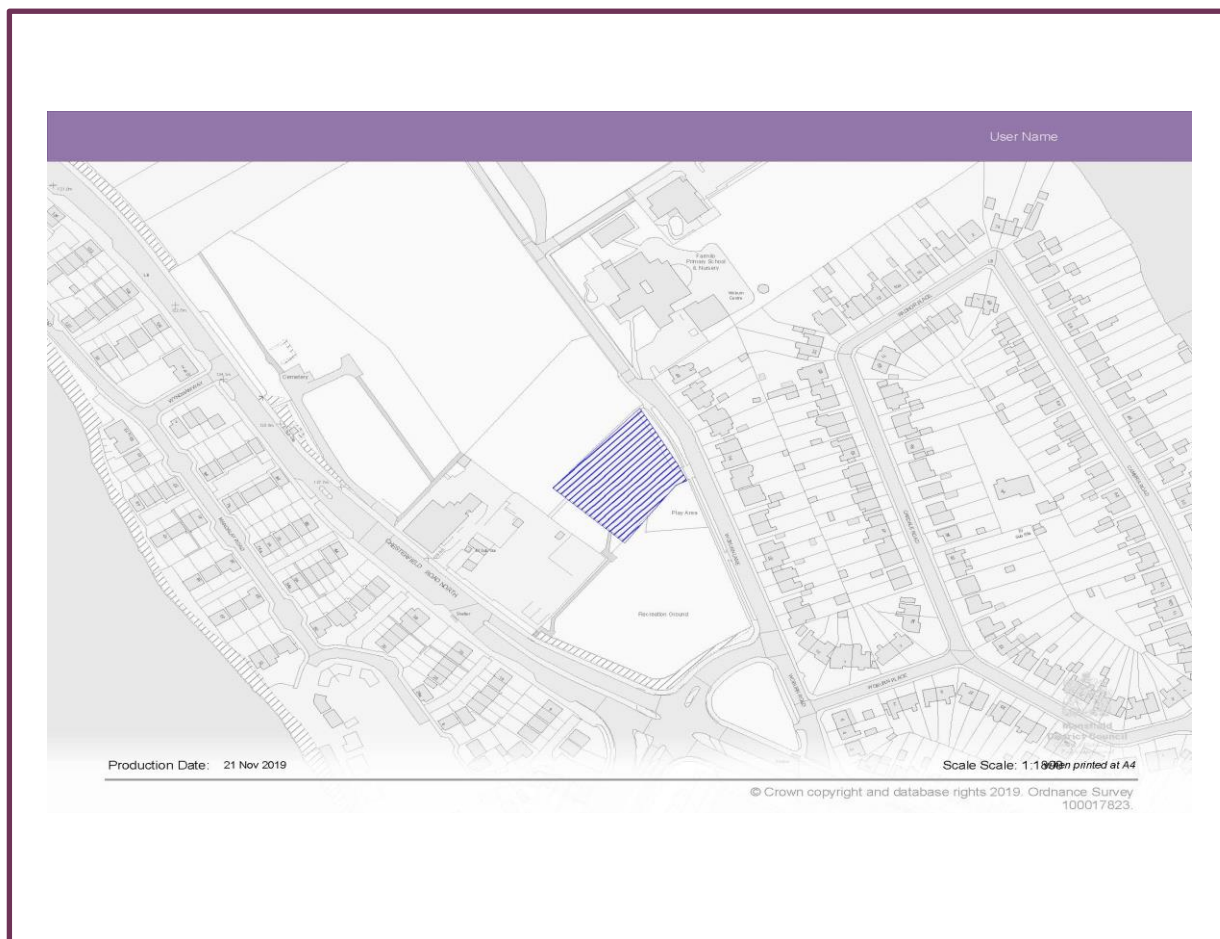
Viability & Feasibility Assessment?	X
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Viability & Feasibility Assessment Summary Findings
N/A

Sustainability Appraisal Summary Findings	
<p>The site is positive in some respects, but scores poorly in relation its greenfield nature, and potential impacts on townscape and amenity that could be difficult to mitigate. There are also issues relating to utilities, and the site is not ideally related in terms of public transport. Consequently, the site ranks poorly at 17th overall.</p>	

Achievability	
Has the site owner been identified?	The owner of the site has been identified
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC

314 – Hard Standing, Woburn Road



Site Information				
Location:	Hard Standing, Woburn Road	Settlement:	Pleasley	
Ref:	314	Ward	Bull farm and Pleasley Hill	
Site Size (ha):	0.24ha	Site Capacity (pitches / plots / sites)	G&T perm	4
			G&T transit	9
			TSP	n/a
Current use:	Car park for primary school	Neighbouring uses:	Residential	
PDL/Greenfield	PDL	Location (Grid reference)	X	
			Y	



From northern edge looking south

Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
2. Access to schools		Within a short distance of Farmilo Primary School. Queen Elizabeth school is accessible via public transport along Chesterfield Road
2. Access to health		Bull Farm Primary Care Centre can be accessed via public transport along Chesterfield Road
3. Access to public transport		Bus stops located on Chesterfield Road North.
4. Access to utilities / critical infrastructure		Located within a residential area; assume connections are close by.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Within area with poor air quality. Adjacent to busy junction. No mitigation considered possible.
6. Potential for suitable access		Access via Woburn Road appears satisfactory
7. Loss of a use not proven to be surplus		A car park for primary school; not considered to be surplus.
8. Impact upon biodiversity and geo-diversity		No impact on biodiversity
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs
10. Impact on Green Infrastructure		Not within strategic GI network
11. Impact on townscape		Residential use would not be incongruous in this location.
12. Impact on landscape		Within urban area
13. Impact on Heritage Assets		No impact on heritage.
14. Best & Most Versatile Agricultural Land;		Not agricultural land

Site Assessment		
15. Use of previously developed land.		Previously developed land
16. Is there any potential for flood risk?		Not at risk of flooding.
17. Would the topography constrain the development of the site?		Flat site

Summary and Conclusions
<p>The site is currently an area of hardstanding used for car parking associated with a nearby primary school. It is well located for local services, health facilities and public transport using Chesterfield Road North. No environmental, flooding or heritage impacts have been identified.</p> <p>The site is in active use and is not considered surplus to requirements. It is also located in an area with poor air quality and adjacent to a busy road junction which will impact amenity.</p> <p>Overall the site is not suitable for use as a Gypsy & Traveller site or Travelling Showperson site.</p>

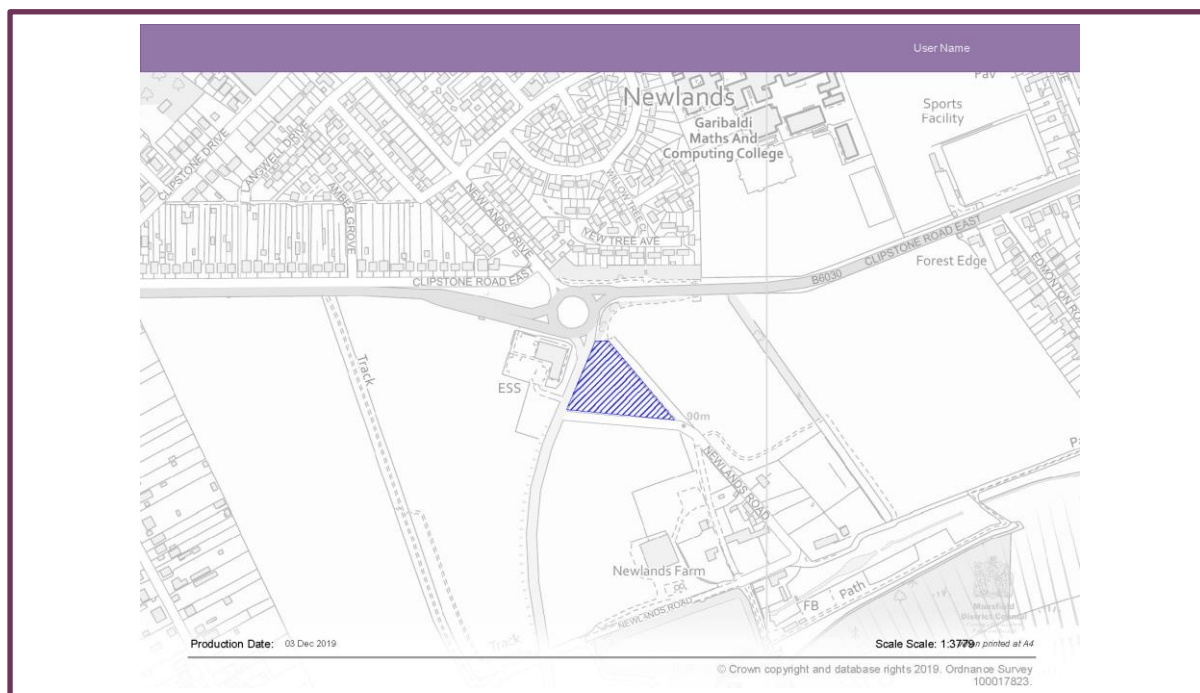
Viability & Feasibility Assessment?	X
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Viability & Feasibility Assessment Summary Findings
N/A

Sustainability Appraisal Summary Findings	
<p>There are minimal 'environmental' constraints, and the site has good access to services. However, there are constraints relating to amenity and the use of a car park. There is also potential constraints in terms of suitable access and utilities. The site ranks 4th overall alongside site 314.</p>	

Achievability	
Has the site owner been identified?	The owner of the site has been identified.
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC

315 – Newlands Triangle



Site Information					
Location:	Newlands Triangle	Settlement:	Forest Town		
Ref:	315	Ward	Newlands		
Site Size (ha):	0.54ha	Site Capacity (pitches / plots / sites)	G&T perm	10	
			G&T transit	20	
			TSP	1	
Current use:	Agricultural land	Neighbouring uses:	Health centre and Residential (to be built) to west, agricultural land to east		
PDL/Greenfield	Greenfield	Location (Grid reference)	X		
			Y		



Looking south east from western edge of the site

Site Assessment		
Site Assessment Criteria	Potential Impact (RAG)	Comments
3. Access to schools		Within 500m of John T Rice Infant School and Garibaldi College
2. Access to health		Immediately opposite Crown Medical Centre
3. Access to public transport		Bus stops located on Clipstone Road East
4. Access to utilities / critical infrastructure		Adjacent to a large housing development proposed in emerging local plan; assume that utility connections can be made.
5. Amenity – air quality / noise / contamination & other pollution impacts on living conditions		Greenfield site but adjacent to agricultural buildings which may create odour and noise.
6. Potential for suitable access		Existing point of access from Crown Farm Way and potentially via Newlands Road
7. Loss of a use not proven to be surplus		Agricultural use
8. Impact upon biodiversity and geo-diversity		No biodiversity designations on-site; number of LWS located nearby in Vicar Water Country Park.
9. Impact on protected trees (TPO or Conservation Areas) and hedgerows		No TPOs on site
10. Impact on Green Infrastructure		Site is within Strategic GI network
11. Impact on townscape		No impact on town scape
12. Impact on landscape		Within a lower value (restore and create) landscape
13. Impact on Heritage Assets		No impact on heritage assets
14. Best & Most Versatile Agricultural Land;		The land is Grade 3 but below 20ha.

Site Assessment		
15. Use of previously developed land.		Greenfield site
16. Is there any potential for flood risk?		Site is not at risk of flooding.
17. Would the topography constrain the development of the site?		Topography does not constrain development.

Summary and Conclusions
<p>Located on the edge of the Mansfield urban area close to Forest Town and Clipstone. The site has good access to local services and facilities. No significant environmental, heritage or flooding impacts have been identified although there are local wildlife sites in the wider area.</p> <p>This a greenfield site in current agricultural use. Whilst there would not be a substantial loss of best and most versatile agricultural land the site would be close to a number of agricultural buildings; screening may be required to ensure a good level of amenity.</p> <p>The site is considered potentially suitable.</p>

Viability & Feasibility Assessment?	✓
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Viability & Feasibility Assessment Summary Findings
<p>Subject to confirmation on is 'adopted status' an appropriate access could be provided into the Newlands Triangle site from Newlands Road to the south. In addition, the site provides sufficient land to accommodate the three permanent pitches required by MDC and has the potential to be expanded to accommodate future demands, although due to the shape of the site and the potential internal road layout it is unlikely to be able to accommodate ten pitches requested by MDC for the future proofed scenario.</p>

Sustainability Appraisal Summary Findings	
The site performs relatively well in terms of accessibility. However, it is greenfield, agricultural land which could affect amenity if developed. It ranks joint 6 th overall alongside sites 3, 4, 60 and 312.	

Achievability	
Has the site owner been identified?	The owner of the site has been identified.
Is the site owner amenable to using the site for G&T use?	The owner has not responded. Further attempts will be made.
Potential for CPO	TBC
Potential site Management	TBC