



**Mansfield**  
District Council

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# Housing and Economic Land Availability Assessment (HELAA)

**Methodology**

Planning Policy  
31/01/2025

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## **Appendices**

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# 1 INTRODUCTION

## 1.1 Scope of the HELAA methodology report

- 1.1.1 This report sets out the Mansfield District Council's (MDC) methodology for undertaking the Housing and Economic Land Availability Assessment (HELAA) for housing, employment, retail and other economic uses relevant to the administrative area of the council.
- 1.1.2 This HELAA report updates the methodology issued in April 2019. It reflects the experience of using the HELAA over time and changes to national planning policy and guidance.

## 1.2 Purpose of a HELAA

- 1.2.1 The purpose of the HELAA is to ensure MDC has a robust understanding of the amount of land with potential for housing and economic development. The HELAA may identify more or less land than the amount that is required to meet the needs of the district.
- 1.2.2 The process of undertaking the HELAA considers the availability, suitability and achievability of the sites that make up the potential land supply. It will refine the baseline data, to arrive at a list of sites considered as 'reasonable alternatives' for development.
- 1.2.3 This report forms part of the evidence base to inform the review of the adopted Mansfield District Local Plan (2013-2033) for the new period 2023-2043. A separate report will present the findings of the HELAA.
- 1.2.4 The inclusion of land within the HELAA does not in itself determine whether a site should be allocated for development in the Local Plan Review or granted planning permission. The HELAA identifies the 'reasonable alternative' sites to inform the allocations that will be made in the Local Plan Review. The Local Plan Review will determine which sites are selected for inclusion after taking account of policy considerations. The HELAA will help MDC to take a holistic approach to assessing all land with development potential and identify those sites or broad locations that are most able to support the delivery of the Local Plan vision and objectives.
- 1.2.5 The HELAA is prepared at an early stage in the plan making process, and the level of assessment is proportionate to, and compliant with, national policy and planning guidance.

## 2 NATIONAL PLANNING POLICY CONTEXT

### 2.1 Introduction

- 2.1.1 This section provides a brief outline of the national planning policy context in informing the approach to the HELAA. This is set out in the National Planning Policy Framework (2024) (NPPF) and Planning Practice Guidance (PPG).

### 2.2 National Planning Policy Framework

- 2.2.1 The requirement to undertake the land availability assessment is set out in the NPPF at paragraph 72. This requires that local planning authorities have a clear understanding of the land available for development in their area through the preparation of a strategic housing land availability assessment. This will enable the authority to identify a sufficient supply and mix of sites taking account of availability, suitability and likely economic viability. The supply identified should be made up of a) specific and deliverable sites for five years following the intended date of adoption, and b) specific and developable sites, or broad locations for growth, for the subsequent years 6-10 and, where possible, years 11-15 of the remaining plan period.
- 2.2.2 Paragraph 78 identifies the need for local planning authorities to monitor their deliverable land supply against their adopted housing requirement. Paragraph 79 refers to the need for local planning authorities to monitor progress of sites with planning permission and sets out a number of consequences that would apply if the Housing Delivery Test identifies that delivery has fallen below their housing requirement by either 95%, 85% or 75% over the previous three years.
- 2.2.3 Chapter 6 refers to the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. Paragraph 86 states planning policies should identify strategic sites or local and inward investment to match the strategy and to meet anticipated needs over the plan period. Paragraphs 86 and 87 acknowledge the need to have regard to the modern economy and identify suitable locations for a range of employment uses and to recognise and address their specific locational needs.
- 2.2.4 In addition, the NPPF provides policy in relation to:
- The difference between 'deliverable' and 'developable';
  - The inclusion of small to medium sized sites in the housing supply;
  - The inclusion of a windfall allowance;
  - The need for buffers on top of the five year housing land requirement.

## **2.3 Planning Practice Guidance**

2.3.1 The PPG sets out that an assessment of land availability is an important step in the preparation of the Local Plan and that there are advantages to carrying out the assessment for housing and economic development as part of the same exercise. It sets out that an assessment should;

- Identify all sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.3.2 The NPPG also provides guidance on the methodology and assumptions that should be used when preparing the assessment. This guidance has formed the basis of the methodology used in Mansfield.

## **2.4 Windfall**

2.4.1 Paragraphs 73 and 75 of the NPPF recognises the role of windfall as part of the housing supply and requires that any allowance should be realistic having regard to the strategic housing land availability assessment. As the assessment of windfall allowance does not deal directly with identifying specific sites or broad locations for development, the windfall assessment is not included in this report.

2.4.2 The approach to assessing the windfall assumptions and yield to inform the housing supply will be set out in a separate Windfall Study. For this reason, it is not duplicated in this HELAA methodology report.

## 3 HELAA METHODOLOGY

### 3.1 Introduction

- 3.1.1 The PPG states that an assessment of land availability identifies a future supply of land, which is suitable, available and achievable for housing and economic development uses over the plan period.
- 3.1.2 The PPG explains that the HELAA should identify all sites and broad locations regardless of the amount of development needed; this will help establish if there is sufficient land or not and provide a better understanding of the potential choices available in future. As a minimum, the HELAA should aim to identify sufficient specific sites for at least the first five years of the plan, from the date of its adoption, and ideally for longer than the whole plan period.
- 3.1.3 Where it is not possible to identify sufficient specific sites for years 6-15 of the plan, the HELAA should provide the evidence base to support judgements around whether broad locations should be identified, whether there are genuine local circumstances that mean a windfall allowance maybe justified or it may be necessary to ask neighbouring districts to take part of the development needs.
- 3.1.4 The PPG includes guidance on the following:
- The geographical area to be covered;
  - Working with others involved in the delivery of development;
  - Size threshold and need for development land;
  - Identifying sites / broad locations;
  - Types of sites and sources of data;
  - Call for sites;
  - Site characteristics, assessment / survey inputs; and
  - Level of detail;
- 3.1.5 The PPG methodology is reproduced in figure 3.1 overleaf. This includes the following stages:
- Stage 1 includes site identification, desk review of existing information, site survey
  - Stage 2 assessment includes yield, timeframes, suitability, availability, achievability, constraints
  - Stage 3 windfall assessment (where justified)
  - Stage 4 assessment review

- Stage 5 final evidence base outputs, deliverable and developable, five year housing supply

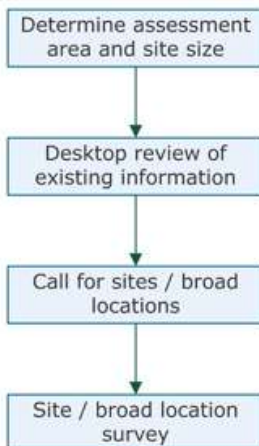
### **3.2 Mansfield District Council HELAA methodology**

- 3.2.1 Figure 3.2 which follows on from the PPG figure 3.1 translates the national guidance and summarises how this has informed the methodology adopted by MDC to inform the HELAA.
- 3.2.2 The focus of the HELAA methodology is on Stages 1 and 2 of the MDC methodology Figure 3.2. The assessment and findings relating to Stages 3, 4, and 5 will be documented in separate reports related to each stage.

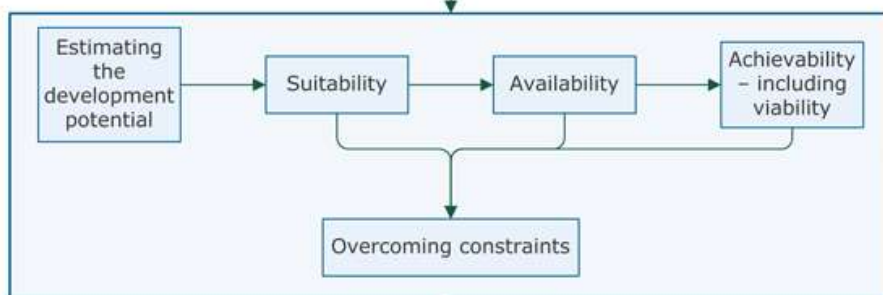


**Figure 3.1 HELAA methodology flow chart included in the PPG**

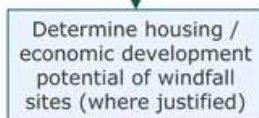
**Stage 1 - Site / broad location identification**



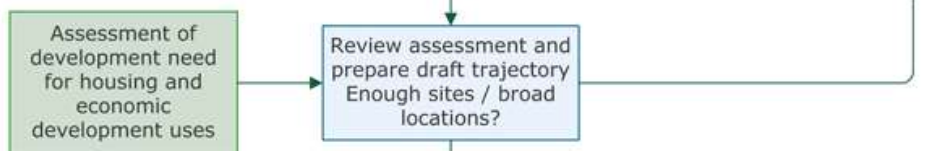
**Stage 2 - Site / broad location assessment**



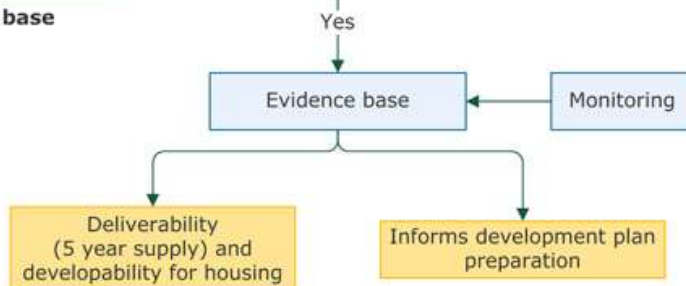
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



Source: <https://assets.publishing.service.gov.uk/media/5a807559ed915d74e33fa8ba/land-availability.pdf>

**Figure 3.2 MDC HELAA Methodology 2024 (continued on next page)**

<b>Stage 1: Site / broad location identification</b>		<ul style="list-style-type: none"> <li>- Determine assessment area and site size</li> <li>- Desktop review of existing information</li> <li>- Call for sites / broad locations</li> <li>- Site / broad location survey</li> <li>- Threshold assessment and other filters</li> </ul>
<b>Stage 2: Approach to site / broad location assessment</b>		
Task 2.1 – Local Plan impact and opportunities		<p>This task is about articulating the known opportunities and impacts that might arise from development on the setting of the area. This will consider the following:</p> <ul style="list-style-type: none"> <li>• landscape character</li> <li>• heritage</li> <li>• TPOs</li> <li>• biodiversity</li> <li>• contribution to potential town centre regeneration</li> <li>• contribution to potential GI corridors</li> </ul>
Task 2.2 – Is the site available?	<p><b>Not available</b></p> <p>-</p> <p><b>Site filtered from assessment</b></p> <p><b>Available or potentially available</b></p>	<p>A site is considered available for development when, on the best information available (confirmed by the call for sites, information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strip tenancies, operational requirements of landowners, and loss of the existing use is not proven to be surplus.</p>
Task 2.3 – Is the site suitable?	<p><b>Not suitable</b></p> <p>-</p> <p><b>Site filtered from assessment</b></p> <p><b>Suitable or potentially suitable</b></p>	<p>A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.</p> <p>Considerations:</p> <ul style="list-style-type: none"> <li>• constraints (flood risk, historic environment)</li> <li>• site access</li> <li>• compatibility of adjacent uses</li> <li>• access to local services</li> <li>• access to public transport</li> <li>• availability of critical utilities infrastructure (e.g. sewage works)</li> </ul>
Task 2.4 – Is the site achievable?	<p><b>Not achievable</b></p> <p>-</p> <p><b>Site filtered from assessment</b></p> <p><b>Achievable or potentially achievable</b></p>	<p>A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.</p> <p>Considerations:</p> <ul style="list-style-type: none"> <li>• sales value zones</li> <li>• transport mitigation costs</li> <li>• utilities costs</li> <li>• contamination remediation costs</li> <li>• site topography</li> <li>• stability</li> <li>• cost of identified mitigations</li> </ul>

Task 2.5 – Deliverable or developable	<p><b>Deliverable (within 5 years)</b></p> <ul style="list-style-type: none"> <li>• Available and suitable now and achievable with a reasonable prospect of delivery within 5 years.</li> <li>• Sites with full / detailed planning permission</li> <li>• Development under construction</li> <li>• Sites where there is certainty that a planning application will be submitted and</li> <li>• Local Plan allocations, sites with permission in principle or sites identified on a brownfield register – if there is clear evidence that completions will begin within 5 years.</li> </ul> <p><b>Developable (6+ years)</b></p> <ul style="list-style-type: none"> <li>• In a suitable location with a reasonable prospect that they will be available and could be viably developed at the point envisaged.</li> <li>• Local Plan allocations, sites with major outline planning permission, permission in principle or sites identified on a brownfield register</li> </ul> <p>Considerations:</p> <ul style="list-style-type: none"> <li>• Lead in time for infrastructure / site assembly</li> <li>• Resolve identified issues</li> </ul>
<b>Stage 3 – Windfall assessment</b>	<p>Determine housing development potential of windfall sites</p> <p>Assessment outcomes will be detailed in a separate Site Selection Document</p>
<p><b>Stage 4 – HELAA assessment findings and review</b></p> <p>Assessment of need for housing and economic development uses</p>	<p>Review assessment, identify reasonable alternatives and total HELAA supply prepare draft trajectory – repeat process from Stage 1 if not enough sites / broad locations</p> <p>Assessment outcomes will be detailed in separate HELAA findings report</p>
<b>Stage 5 – HELAA evidence informs Local Plan</b>	<p>Informs development plan preparation</p> <p>Decisions about which sites to allocate will be set out in separate technical papers</p>

## **4 STAGE 1 SITE IDENTIFICATION**

### **4.1 Introduction**

- 4.1.1 The focus of stage 1 is to set out the HELAA area and to identify as many sites as possible to inform the overall HELAA land supply assessment. This also sets out a list of important criteria which would lead to sites being excluded from assessment through the HELAA.

### **4.2 Geographical area covered by the MDC HELAA**

- 4.2.1 Stage 1 identifies that the area selected for the assessment should be the housing market area or the functional economic market area, this can be the local planning authority area, or a combination of two local authority areas or a LEP area. The area covered by the HELAA is based on the administrative boundary of Mansfield District Council instead of the wider Strategic Housing Market Area or the Functional Economic Market Area.
- 4.2.2 An economic relationship does exist with Ashfield District Council, and to a lesser extent with Newark and Sherwood, however it is not proposed at this stage to produce a joint HELAA. As key stakeholders, neighbouring local authorities were consulted on the HELAA methodology adopted by MDC and there is continuous dialogue and joint working with the neighbouring authorities to inform and shape local plans and evidence base documents.

### **4.3 Uses included in the HELAA**

- 4.3.1 The focus of this HELAA is on those housing (including Gypsy and Travellers and Travelling Show People accommodation) and economic uses most likely to come forward in the Local Plan including employment (industrial, office and warehousing), retail (convenience and comparison) and leisure development such as restaurants and hotels.
- 4.3.2 Other developments such as schools, doctor's surgeries, and community facilities are treated as infrastructure and are not included in the HELAA, except where an allowance has been made for land allocation to reflect the delivery of this type of infrastructure as part of the development.

### **4.4 Site identification**

- 4.4.1 The sites identified in the HELAA are likely to come from a number of sources. Appendix B lists the various sources, including the call for sites, which will inform the MDC HELAA site identification.

### **4.5 Call for sites**

- 4.5.1 The call for sites is an opportunity for landowners, site promoters and interested parties to submit land for consideration through the HELAA. A number of sites were submitted during the first consultation on the Local Plan

(Regulation 18: Issues and Opportunities) in summer 2023 and a fresh call for sites was held between 26 November and 24 December 2024. The type of information sought in the call for sites questionnaire includes the following:

- Site details, site ownership and any legal issues;
- Current and potential use, economic viability information;
- Timescales and estimated delivery; and
- Site accessibility, environmental features and any known constraints.

4.5.2 The opportunity to submit sites for consideration in the Local Plan remains open as the plan is being prepared. Sites should be submitted to the council using the call for sites submission form available on the council's website. Only sites submitted up until 24 December 2024 will be considered in the May 2025 HELAA. Any sites submitted after this date will be assessed as part of the next available HELAA review prior to submission of the Local Plan for examination.

#### **4.6 Site referencing and mapping**

4.6.1 All sites identified for the HELAA will be incorporated into a purpose-built database. All sites will be linked to GIS mapping and given a unique site reference number to enable it to be easily identified. Any relevant information submitted in the HELAA forms will also be captured in the HELAA database. The information collected includes:

- Site location / name;
- Site size based on GIS mapping;
- Source reference, stage in planning process;
- Land owner, promoter, agent contact details; and
- Proposed use(s).

#### **4.7 Sites excluded at Stage 1 assessment**

4.7.1 The PPG is clear that the HELAA should identify as many sites as possible and that sites should not be excluded from the assessment simply because of current policy designations. However, a number of national and local designations and other locational factors have informed the Stage 1 assessment of 'absolute constraints', these include features such as flood plain, SSSI, heritage assets and a minimum site threshold.

4.7.2 Table 4.1 sets out the criteria for excluding sites from the Stage 1 assessment.

**Table 4.1 Site criteria used to inform exclusion from the HELAA Stage 1 assessment**

Stage 1 Criteria	Reason
Sites with capacity of less than five dwellings or under 0.25ha/500m <sup>2</sup> of economic development floor space unless a brownfield site proposed for residential use.	<p>Threshold is in accordance with the PPG. Sites of less than 5 dwellings may still come forward through the planning application process.</p> <p>Identified based on plot area and yield estimates.</p> <p>Brownfield sites proposed for residential use will be included in the HELAA to allow production of the Brownfield Register unless other factors indicate it should be excluded.</p>
Sites within functional flood plains (Flood Zone 3A and 3B) will not be considered for housing or economic development purposes	<p>A majority of land that is in flood zone 3A and 3B proposed for residential and zone 3B for economic development will not be included in the HELAA. Any sites adjacent to flood zones will be carefully considered at Stage 2.</p> <p>Identified based on technical flood assessment evidence studies and EA flood mapping.</p>
Nationally significant designated sites – Sites of Special Scientific Interest (SSSI)	<p>Development within SSSI will be excluded from the HELAA. SSSI are protected by law to conserve their wildlife or geology. Any sites adjacent to SSSI will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p>
Local Nature Reserves (LNR)	<p>These carry a high level of protection and are designated by MDC under the National Parks and Access to Countryside Act 1949. Sites within proposed LNR will be excluded. Any sites adjacent to a proposed LNR will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p>
European Designated Sites - Special Area of Conservation (SAC), Special Protection Area (SPA)	<p>These are strictly protected sites designated under the EC Habitats Directive. Development within these sites will be excluded from the HELAA. Any sites adjacent to these European designations will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p>
Scheduled Monuments and Ancient Woodlands	<p>These are irreplaceable historical / ecological assets. Proposed sites for development will be excluded where they fall entirely within ancient woodland or Scheduled Monuments. Any sites adjacent to Scheduled Monuments or Ancient Woodlands will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p>
Designated Local Green Spaces (LGS)	<p>LGS are protected green areas considered as locally important designations to be safeguarded. Once designated in local or neighbourhood plans, LGS are afforded the same level of protection as Green Belt. Sites designated entirely as LGS, significantly constrained by the designation, will be excluded from the HELAA.</p>



	Identified based on GIS mapping data.
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- 4.7.3 Any site that is wholly or mostly affected by any of the criteria in table 4.1 will be excluded from the assessment. Where only part of the site falls within one or more of the criteria, a judgement will be made whether to include the site in the HELAA and the developable area reduced. Where a site adjoins an environmental constraint, sites will not necessarily be excluded from the assessment, but the impact will be considered in more detail at the next stage of assessment.
- 4.7.4 If there are insufficient sites to meet the housing need identified for Mansfield district, sites excluded at Stage 1 may be included and assessed through Stage 2.

## **5 STAGE 2 APPROACH TO SITE ASSESSMENT**

### **5.1 Introduction**

- 5.1.1 The purpose of stage 2 is to determine whether the HELAA sites carried forward from stage 1 are considered to be 'available, suitable and achievable'. This in turn, informs a decision as to whether a site or broad location can be considered to be deliverable, developable, or not developable. The Stage 2 assessment also takes account of the findings of the desk based review of possible impacts and opportunities that might arise from the development.
- 5.1.2 The other main element of the Stage 2 assessment is concerned with estimating the number of homes or amount of economic floorspace, the timing of when this might come forward, and how any identified constraints might be overcome.
- 5.1.3 Figure 3.2 above summarised the key components of the Stage 2 assessment methodology.

### **5.2 General caveats**

- 5.2.1 The assessments informing the HELAA are based on known information at the point in time when the assessment is made. The site-specific information relating to each site will be updated if and when more information becomes available. This in turn will refine the delivery, yield and trajectory findings stemming from the HELAA.
- 5.2.2 As part of the on-going detailed assessment, constraints may be identified that could impact on availability, suitability or achievability but this does not necessarily rule a site out completely. Instead of eliminating sites based on high-level information known at this stage, the general approach adopted for the HELAA has been to progress sites forward as part of the stage 2 assessment but to identify these as potentially suitable, available or achievable.
- 5.2.3 However, before these 'potential' sites are progressed as possible Local Plan allocations, they may require further investigation and input from the site promoters to demonstrate how the identified issues can be resolved. This will inform the overall risk assessment of the housing trajectory as to whether sites will come forward as anticipated.

### **5.3 Availability assessment**

- 5.3.1 The starting point for the HELAA Stage 2 assessment is to determine if the site is available for development based on assessment of existing use, landowner intention and potential legal issues. Table C1 in Appendix C sets out the type of questions that are considered.
- 5.3.2 The majority of the HELAA sites are likely to be identified through the call for sites, by either a landowner or developer. Information is requested on any



legal issues, leases, and multiple land ownerships as part of the call for sites form.

- 5.3.3 Where sites are identified through other routes, and the land ownership details are not currently known, then for the time being these sites will be treated as 'not available'. It is likely that these sites could be considered 'available' once a landowner has been identified and confirmation sought to promote the site through the HELAA. This is particularly an issue in the case of potential employment 'in-fill' sites, as owners may not be aware of the HELAA process. As most of these sites are within designated employment areas, they are likely to be considered by the site owners as 'designated' for employment. MDC will attempt to identify and contact landowners to establish their intentions.
- 5.3.4 Where a site has had a previous use, such as a school/ school playing field, recreation ground or statutory allotment, then additional evidence may be required to confirm availability and release of the existing use.

### **RAG assessment of availability**

- 5.3.5 The findings from the availability assessment will be categorised as set out in table 5.1 below.
- 5.3.6 A site is classified as 'not available' where the landowner has confirmed there is no intention to develop the site, or the council has been unable to contact the landowner; the site will be eliminated as part of the Stage 2 assessment. Some sites have been submitted by the landowner or developer so are considered as available. There may be complexities with some sites, such as existing tenancies or multiple landowners; these sites are considered as 'potentially available', however further information may need to be sought if the site is selected as part of the Local Plan.
- 5.3.7 Sites with extant planning permission have been assessed as 'available' unless other information indicates otherwise.
- 5.3.8 Where a site is discounted at stage 1, it will be classified as 'not assessed' in stage 2.

**Table 5.1 Availability RAG assessment categories**

**Availability RAG assessment**

Available	Confirmation of availability has been received from the landowner and there are no known legal issues or ownership problems.
Potentially available	<ul style="list-style-type: none"><li>• The land is in multiple ownerships and may have site assembly issues.</li><li>• The land accommodates an existing use that would require relocation but arrangements are not in place or known.</li><li>• The land is subject to legal issues that could prevent the site from being available in the short-term.</li><li>• Availability is unknown and further information is required.</li></ul>
Not available	Landowner(s) has expressed an intention not to develop, the land is not available in the next 15 years. or no response has been received from the landowner.
Not Assessed	Availability has not been assessed.

#### **5.4 Suitability assessment**

5.4.1 Suitability considerations are wide ranging but will include the site's potential impacts on nature, landscape and heritage assets. The main criteria informing the suitability assessment include:

- Constraints (such as flood risk, proximity to heritage assets or physical constraints) are factors which limit or the ability to develop a site. Constraints may prevent development at a particular point in time or may limit or influence the type, form or capacity of a site.
- Compatibility with the surrounding uses;
- A high-level assessment of highway accessibility;
- Proximity of existing services and facilities (such as schools, primary health care and shops);
- Access to public transport;
- Reasonable prospects of being able to connect to existing utilities infrastructure networks;

Table C2 in Appendix C sets out the type of questions that are considered.

## Transport and access implications

- 5.4.2 Individual and cumulative transport implications of each site will be considered as part of the suitability assessment. Potential issues regarding access will also be considered, taking account the suitability of existing access, likely new points of access and whether, due to the size of the sites, it will require one or more access points.
- 5.4.3 Sites will be initially assessed by officers at MDC using the guidance in the Nottinghamshire Highway Design Guide<sup>1</sup>. Sites may also be assessed by NCC Highways Team to seek their views on site access, including their initial high-level views on visibility, highway carriage width, junction spacing, safety and scale of impacts.

## RAG assessment of suitability

- 5.4.4 The findings from the suitability assessment will be categorised as set out in table 5.2. Sites with extant planning permission, or where planning permission is recently lapsed, have been presumed to be suitable. Sites with no identified constraints are also assessed as 'suitable'.
- 5.4.5 Sites with constraints that could be overcome with additional work are assessed as 'potentially suitable'; this could include the need to provide better connections to local facilities, ensure the protection of heritage assets or undertake additional investigations into the proposed means of access. Sites where there are substantial constraints which are likely to act as 'showstoppers' to development are assessed as 'not suitable'.
- 5.4.6 Where a site is discounted at stage 1, it will be classified as 'not assessed' in stage 2.

**Table 5.2 Suitability RAG Assessment categories**

### Suitability RAG assessment

Suitable	The site offers a suitable location for development and there are no known constraints for the proposed use.
Potentially suitable	The site offers a potentially suitable location for development however further investigation is required.
Not suitable	The site does not offer a suitable location for the proposed development.
Not Assessed	Suitability has not been assessed.

## 5.5 Achievability assessment

- 5.5.1 Achievability considerations seek to assess whether there is a reasonable prospect that the particular development will be built on the site at a particular

<sup>1</sup> <https://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell or rent the development at a suitable profit. Achievable development would meet the landowner expectations regarding returns and deliver policy / infrastructure requirements. Table C3 in Appendix C sets out the type of questions that are considered.

5.5.2 The achievability considerations will be affected by the balance between the value and cost considerations, including:

- **Value consideration** – attractiveness of location, anticipated sales values, rentals, level of market demand, existing uses, adjacent uses, potential alternative uses, density, developable area, dwelling mix and rate of sales, etc.
- **Cost considerations** – site preparation costs, implications of any physical constraints, abnormal works necessary, scale of site opening infrastructure, strategic infrastructure requirements, site mitigation costs, relevant planning obligations, land costs, developers profit expectations, finance costs, national housing standard requirements etc.

5.5.3 The achievability assessment is informed by a review of the type of development taking place in Mansfield district. Issues included: density, infrastructure requirements, the location where development is taking place, sales value heat mapping of current sales values, a discussion with individual developers and property agents (residential and commercial sector), consultation with MDC's in-house teams including Property, Architects, Development Management, Housing and local authority Members to understand the value and cost influences specific to delivery in Mansfield district.

5.5.4 The same availability and suitability criteria are applied for employment uses. For the achievability assessment of employment uses, a view was taken as to whether the location was considered to be in an attractive location for employment. The primary factors informing this was highway accessibility (particularly to the MARR), proximity to established employment areas, and commercial agent feedback of the preferred locations for employment within the district.

### **RAG assessment of achievability**

5.5.5 The findings from the achievability assessment will be categorised as set out in table 5.3 below. The assessment is based on a balanced judgement of the site values against the development costs. Where, on balance the values are highly likely to exceed the cost of development it will be categorised as 'achievable' at this stage in the development process. Where the judgement on values against development costs is more finely balanced the site will be assessed as 'potentially achievable'.

5.5.6 Where, on balance, it is considered that the value of the site will not exceed the development costs the sites will be assessed as 'unlikely to be

achievable'. This may be because the site has abnormal requirements for access or infrastructure provision but may also reflect the expected lower sales values in that particular location. As this is a high-level judgment, further detailed assessment of the site by the landowner may be able to demonstrate that the site is at least potentially achievable. There is also the possibility, for brownfield sites, of some form of regeneration intervention.

- 5.5.7 Extant planning permissions have also been assessed to establish achievability. Consented schemes where there has been no evidence of recent completions or construction activity have been assessed as no longer being realistically achievable or deliverable and have been classified as 'unlikely to be achievable'; sites where there have multiple repeated applications over a number of years without development have been carefully assessed to ensure they are truly achievable. This ensures a cautious approach to estimating the overall supply, though these sites could still come forward.
- 5.5.8 Where a site is discounted at stage 1, it will be classified as 'not assessed' in stage 2.

**Table 5.3 Achievability RAG Assessment categories**

**Achievability RAG assessment**

Achievable	The site appears to have a realistic prospect of achievability.
Potentially achievable	The site appears to be marginally achievable.
Unlikely to be achievable	The site appears not to have a realistic prospect of achievability.
Not Assessed	Achievability has not been assessed.

## 5.6 Impacts and opportunities assessment

- 5.6.1 Whilst the revised HELAA methodology has sought to keep the availability, suitability and achievability assessments fairly focused, the methodology has also captured a wide range of 'Impacts and Opportunities' based on desk review evidence that might affect any potential development on each HELAA site. This is intended to inform the HELAA and also contribute to the on-going development considerations presented by each HELAA site as it progresses through the planning system.
- 5.6.2 The type of information captured under impacts and opportunities relates to:
- Potential contribution the site can make to enhancing strategic green infrastructure routes
  - Contribution to wider regeneration plans for an area

- Potential scope to improving the quality or identified deficiencies of open space
- Play or allotment provision
- Contribution to improving biodiversity

5.6.3 The following have also been captured under the impacts and opportunities section:

- Potential mineral safeguarded areas,
- Potential Coal Authority identified high risk development areas,
- Areas that may be at risk of land contamination,
- Agricultural land classification

5.6.4 These designations and constraints have been identified, not to prevent development, but to inform areas where further investigations and consultations with the lead stakeholders and site promoters may be required. Consultations on the original methodology were initiated with the Coal Authority, Nottinghamshire County Council as the Minerals authority, the Environmental Health team at MDC and Natural England to further understand the designations and their impacts.

## **5.7 Housing and employment yield of the reasonable alternatives**

5.7.1 All sites that are assessed as available, suitable or achievable (or potentially so) in stage 2 will form part of the pool of 'reasonable alternative' sites. These sites are considered as potentially appropriate to take forward to inform the Local Plan allocation. The next stage is to estimate the housing and employment yield stemming from the reasonable alternative sites.

5.7.2 The assumptions informing the yield assessment have been guided by a review of past delivery, consultation with developers and other technical assessments to inform the employment and housing land studies for MDC. The approach adopted in informing the yield assumptions are set out below.

### **Plotted site area**

5.7.3 The starting point in arriving at the yield assessment is to identify the overall site 'plot area' in gross hectares; this is identified on a map for each HELAA site.

### **Gross developable area**

5.7.4 Consideration is given to any features or designations that might reduce the area that could be developed. Where appropriate an estimated percentage of the site area has been deducted from the plotted area for such features. This is based on a high-level estimate and will be refined if the site progresses

through the planning system. Where no such features are identified, the gross developable area and the plotted site area will be the same.

#### **Gross to net developable area for residential use**

- 5.7.5 A gross to net development ratio will be applied to the gross developable area to arrive at an estimate of the net developable area for residential development. The percentages applied to arrive at the net area are set out in table 5.4 below; these were consulted on and agreed during the last iteration of the HELAA methodology and were based on a review of past development delivery of planning applications in MDC and developer consultations.
- 5.7.6 The net reductions allow for a general allowance for on-site infrastructure such as Sustainable Urban Drainage (SUDs), roads, schools, open spaces, green infrastructure, biodiversity net gain etc. The review of past applications indicated that the 'gross to net' allowances in many areas was less than the percentages assumed, however, the HELAA adopted a cautious approach to reflect the fact that, in the future, infrastructure requirements and land allowances may be required on site for SUDs, green infrastructure and now biodiversity net gain which developers may not have been used to providing in the past. Specific site considerations may provide reason to deviate from the ratios below, and this will be clearly set out where necessary.

**Table 5.4 Residential developable area assumptions**

Site area	Gross to net ratio
< 0.5 ha	100%
0.5 ha – 4.99 ha	85%
5.00 ha – 9.99 ha	75%
10.00 ha – 24.99 ha	65%
25.0 – 34.99 ha	60%
35.00 ha >	55%

#### **Density assumptions for residential use**

- 5.7.7 After reviewing the range of past consented sites and type of unconsented development sites coming forward, a simplified district wide average rate of 35 dph (based on the net developable ha) has been adopted for this HELAA. It is accepted that there will be site-specific variations, but at a plan level, it is considered that the 35 dph (net) provides a realistic assumption to inform the overall yield assessment without adding additional layers of complexity.
- 5.7.8 Where the site promoters have provided an estimate of the potential yield, supported by an appropriate masterplan / sketch scheme, this has been

‘sense tested’ and, if considered appropriate, the HELAA assumption may be overridden. A cautious approach has been adopted to avoid the risk of overestimating the potential housing supply. Where a site has an extant planning permission the figure that has been approved will be used.

- 5.7.9 Appendix D sets out the findings of a review of densities based on planning applications submitted in the district over the past five years. This shows that densities vary considerably throughout the district. At a site-specific level, a number of factors will determine the density of the scheme including the market demand, sales values, plot constraints, net developable areas, type of property being built and land value.
- 5.7.10 Appendix D shows that the overall average net density across the district is approximately 34 dwellings per hectare (dph). The averages for brownfield sites are generally higher at around 36 dph (net), and greenfield sites are around 32 dph for Mansfield (and lower at 29 dph in Market Warsop). The assumed figure of 35 dph (net) is slightly higher than the district average of 34 dph.
- 5.7.11 The option of adopting a greenfield and brownfield density variation and a Mansfield and Market Warsop variation was considered. However, after taking account of the sites coming forward, and developer consultations it was decided to adopt a single net density assumption. In the case of Market Warsop the majority of the HELAA sites are already within the planning pipeline and so the yield assumptions for these will be informed by planning applications.
- 5.7.12 Developers have previously stated that in lower market value areas, they would seek to increase density to enable their schemes to move to a more viable position (of around 35 dph to 40 dph), whilst in higher values areas, densities are generally reduced to create slightly larger, more expensive house types (of around 30 to 35 dph). As values vary considerably within the district, it is likely that densities will vary too; based on this it is considered that the 35 dph provides a robust figure for the type of schemes coming forward. This does not mean that all schemes at a site-specific level will be consented at this density, as variations in layout, design, access to green infrastructure and open space will be taken account of.
- 5.7.13 It should be noted that the density and developable area assumptions informing this HELAA should not be assumed as ‘policy’ or translated to site-specific schemes. The density and design of schemes at a site-specific level will need to take account of the site constraints, mitigation requirements, opportunities, layout, accessibility to green infrastructure and open space as well as viability.

### **Employment gross to net development assumptions**

- 5.7.14 For economic uses a 40% gross to net ratio assumption has been applied. This means that 40% of the site area will be allocated for the building, whilst the rest of the site will be used for car parking, landscaping and the like. At a site-specific level this ratio will vary and will reflect the needs of the end user,



proximity to employees and accessibility, and type of vehicles and plant needed to service the site.

- 5.7.15 The ratio is more relevant to out-of-town centre locations than to town centre, but as the bulk of the HELAA sites coming forward for these uses are in out-of-town locations this approach is considered robust. There is scope to override this for areas where there is clear evidence that the gross to net ratio may be much higher.
- 5.7.16 Where a promoter has provided a site area estimate or there is a planning application with floor space details then this has been used. In the case of leisure uses, the same assumptions have been applied as employment space and the result has been captured as net developable ha. However in reality, leisure uses and floor space can vary considerably and should be treated with care, as each use will be assessed differently.

### **Deliverability, developability and housing trajectory**

- 5.7.17 Each site that passes the stage 2 assessment of availability, suitability and achievability is then categorised as being either 'deliverable or developable' and this in turn informs the housing trajectory. The definition of deliverable or developable is set out in the glossary to the NPPF.
- 5.7.18 Sites that are considered to be 'deliverable' are expected to come forward in the first five years of the plan. For the purpose of the MDC HELAA, a housing site is described as being 'deliverable' if it has detailed planning permission (either full planning permission or outline permission with reserved matters permission). However, if there is clear evidence that a consented scheme is unlikely to be implemented within the next five years then it has not been included in the 'deliverable' element of the housing trajectory.
- 5.7.19 Sites with outline permission, permission in principle or allocated in the Local Plan may only be classed as deliverable if there is clear evidence that homes will be completed during the first five years. This evidence could include statements of common ground between the local planning authority and the developer/landowner setting out delivery intentions, anticipated start dates, build rates and infrastructure requirements. It is generally expected that sites without detailed permission will not be classed as 'deliverable'.
- 5.7.20 'Developable' sites are those sites likely to come forward after year 5. For the HELAA, where the site promoters provided no indication, a judgement was taken on when a site might be expected to come forward in the plan period. This judgement was informed by the scale and complexity of the scheme and what needs to happen for homes to start being built.
- 5.7.21 In-house research shows that the length of time between an application being submitted and the first homes being completed varies based on the size of the site. A judgement on a likely timeframe for the submission of a planning application and the following figures used to establish the likely timeframe for the first completions:

- 5 to 9 homes – 2 years following submission;
- 10 to 49 homes – 3 years following submission; and
- 50 to 500 homes – 4 years following submission.

5.7.22 This takes account of the determination of the planning application, agreement of any s106 obligations, the need to market the site to housebuilders, submission and agreement of reserved matters, discharge of pre-commencement conditions and opening up works. Account will also be taken of any site-specific information where known. For larger sites a bespoke assessment will be used based on specific local knowledge.

5.7.23 The approach to deliverability and developability takes into account any site-specific considerations, and any legal or physical constraints identified from the Stage 2 assessment. If there are multiple land ownerships without a legal agreement in place or complicated infrastructure requirements, then the scheme has been presumed to come forward later in the plan period. This is not to say that sites might not come forward sooner, however, based on the information currently available a cautious approach is justified for the HELAA trajectory and can be refined later.

5.7.24 The assessment of deliverability and developability has considered what action would be needed to overcome the identified constraints. Where there are uncertainties, these have been acknowledged and if the site progresses to being considered as an allocation in the Local Plan then further work may be required with the site promoters to better understand any issues or challenges.

### **Build rate assumptions**

5.7.25 Past stakeholder consultations, including with developers and landowners, independent research at the national level and a review of past delivery have informed the build rate assumptions for the HELAA housing trajectory. The following delivery rates have been assumed as a rule of thumb:

- 5 to 9 homes – assume complete in a single year
- 10 to 49 homes – 10 to 20 dwellings per annum
- 50 to 500 homes – 25 dwellings per annum per developer with a max of 2 developers per site

5.7.26 On larger sites of 500+ homes it would be reasonable to expect three or four developers at any one point in time, each building approximately 25-30 dwellings, normally with gradual build up, aligned with infrastructure delivery. Figures provided by developers and landowners will be used following a sense check to ensure they are realistic.

5.7.27 The total annual delivery on any one site may be impacted by the availability of other similar schemes nearby and the level of market demand in Mansfield district at any point in time. This will need to be monitored as part of the Annual Monitoring Report and where relevant the trajectory will be adjusted.

## **5.8 Older person housing**

- 5.8.1 The HELAA model has been set up to capture data for older person and assisted living housing where this is provided. However, at this stage in the process, very few HELAA submissions provide details of the type of housing development proposed. Going forward, this work will be refined and aligned with the Annual Monitoring Report to provide a more focused approach to capturing the information relating to the different types of housing provided to meet the needs of the district's ageing population.

## **5.9 Monitoring and update**

- 5.9.1 The assumptions informing the HELAA yield assessments and build out rates will be kept under review through the information that is captured for in the MDC Annual Monitoring Reports (AMR). The HELAA will be reviewed regularly, and information on sites updated where necessary. The AMR will also be used to track progress on allocated sites and the work required to deliver homes.

## **Appendix A    Summary of changes to the HELAA Methodology**

A.1.1 There have been no significant changes to the methodology or approach taken although some changes to the text have been made to more clearly set out the methodology or approach. Text has also been changed to reflect any changes to national policy.

A.1.2 The main changes that have been made relate to Stage 1. Garden land and sites which are outside of, and not adjoining, settlement boundaries will now not be excluded at Stage 1. The suitability of these sites will be assessed at Stage 2. This change was made to ensure that the exclusion of any site at Stage 1 is due to an absolute constraint and the assessment is 'policy off'.

## Appendix B Sources informing HELAA sites

B.1.1 Table B1 summaries the main sources of identifying potential HELAA sites.

**Table B1 Sources informing the HELAA sites**

Sources informing HELAA sites identification	
1	Pre-application inquiries
2	Undetermined planning applications, including those subject to S106
3	Planning application refusals or withdrawn
4	Unimplemented / outstanding planning permissions for housing and employment buildings
5	Expired planning permissions
6	Housing and Economic Development sites under construction
7	Prior Approval Certificate including Office to Residential, Retail to Residential and any other updates to permitted development rights
8	Existing or emerging Local Plans/Development Plan Documents or Neighbourhood Plan allocations that have not received planning permission
9	Housing and economic development sites put forward during a "Call for Sites" consultation and throughout the Local Plan production
10	Vacant and derelict land/buildings
11	Land owned by the various councils (MDC and NCC)
12	Surplus and likely to become surplus public sector land
13	Sites already within the HELAA process and those identified in the call for sites
14	Sites identified in a recent Employment Land Study 2021
15	Internal site suggestions from Planning Officers and other Officers e.g. Housing Officers, Asset, Leisure Officers etc.
16	Sites put forward by Registered Social Landlords
17	Additional opportunities for established uses (e.g. making productive use of under utilised facilities such as garage blocks)
18	Business requirements and aspirations
19	Sites in rural locations
20	Large scale redevelopment and redesign of existing residential or economic areas
21	Sites in and adjoining villages or rural settlements and rural exception sites
22	Potential urban extensions and new free standing settlements

Source: MDC HELAA 2025

## Appendix C Stage 2 assessment criteria

C.1.1 Tables C1, C2 and C3 set out the Stage 2 HELAA assessment criteria

**Table C1 Availability assessment**

Stage 2 Availability Assessment		
Criteria	Assessment	Questions
1. Current Use	<ul style="list-style-type: none"> <li>The site derelict or undeveloped</li> <li>The site is underutilised</li> <li>The site is in active use / occupied</li> </ul>	<ul style="list-style-type: none"> <li>What is the existing land use?</li> <li>Is the site currently in use (excluding agriculture)?</li> <li>Is the whole site in use?</li> <li>Would any existing users / tenants need to be relocated?</li> <li>Does this affect the likelihood or the timescale of development?</li> </ul>
2. Intention / ownership	<ul style="list-style-type: none"> <li>Confirmation from landowner/developer that site available;</li> <li>Site understood to be available or highly likely to be;</li> <li>Confirmation from landowner/developer that site is not available or highly likely not to be.</li> </ul>	<ul style="list-style-type: none"> <li>Is there an intention by the landowner to sell / develop?</li> <li>Is there a housebuilder in place to bring forward the site?</li> </ul>
3. Legal / Landowner Constraints	<ul style="list-style-type: none"> <li>No</li> <li>Unknown</li> <li>Yes</li> </ul>	<ul style="list-style-type: none"> <li>Are there existing tenants who have agreements for the site?</li> <li>Are there potential ransom strips which affect access to the site?</li> <li>Are there multiple landowners?</li> <li>If so, is there evidence that these have been, or are</li> </ul>

		being, addressed / overcome?
Availability Conclusion	Available	Confirmation of availability has been received from the landowner and there are no known legal issues
	Potentially Available	The site is understood to be available although this has not been formally confirmed with the landowner. The land has multiple landowners, existing occupiers which require relocation or legal issues which could affect if and when the site is available for development.
	Not Available	Confirmation has been received that the site is not available or there is insufficient evidence that identified constraints have been or will be addressed.
	Not assessed	Availability has not been assessed.

**Table C2 Suitability criteria**

Stage 2 – Suitability		
Criteria	Assessment	Notes
1. Location	<ul style="list-style-type: none"> <li>• Within or adjoining a settlement boundary</li> <li>• Not within or adjoining a settlement but connected via a HELAA site, a site with planning consent or a brownfield site</li> <li>• Not within or adjoining a settlement with no connection</li> </ul>	<p>Only sites which are within or adjoining an existing settlement or are connected to a settlement by another HELAA site, extant planning permission or previously developed site will be considered suitable or potentially suitable.</p> <p>Identified based on GIS mapping data.</p>
2. Access to the site	<ul style="list-style-type: none"> <li>• Access is possible</li> <li>• There are potential access constraints but these could be overcome</li> <li>• No possibility of creating access</li> </ul>	<p>A site with no access or without the potential to provide an access cannot be considered suitable for development.</p> <p>Consideration to be given as to whether access to the site would only be possible via a HELAA sites, a site with planning consent or a brownfield sites.</p>

3. Compatible with adjoining uses	<ul style="list-style-type: none"> <li>• Development would be compatible with adjoining uses</li> <li>• Development of the site could have issues of compatibility with adjoining uses</li> <li>• Neighbouring/adjoining uses would be incompatible with the proposed development type with no scope for mitigation</li> </ul>	New development should be compatible with its surrounding uses e.g. in terms of noise, air quality, odour, light affecting amenities.
4. Accessibility to local services and public transport	<ul style="list-style-type: none"> <li>• Development is located within a 10min walk to local services and / or within 400m of a bus stop</li> <li>• There is scope for the development to provide local services and / or a bus stop within 400m</li> <li>• Development is located further than a 10 minute walk to local services and / or 400m of a bus stop</li> </ul>	<p>Accessibility of a site to local services and facilities by means other than the car and the extent to which development might provide new services or enhance sustainable accessibility to existing ones are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a site to local schools.</p> <p>Consideration is given to the proximity to town, district, local centres and neighbourhood parades, primary school, GP surgery and community centre / village hall as these are considered to provide essential services to meet the day-to-day needs of the local population.</p>
5. Critical Utilities Infrastructure	<ul style="list-style-type: none"> <li>• Existing utilities in close proximity</li> <li>• Utilities likely to require further connectivity</li> <li>• No existing utilities in close proximity</li> </ul>	The accessibility of utilities, particularly wastewater network and treatment facilities, is critical to the development of a site. Utility providers may be consulted as part of this assessment to understand deliverability of utilities infrastructure to service the site.
6. Loss of existing use not proven to be surplus	<ul style="list-style-type: none"> <li>• Development of the site would not result in the full / partial loss of an existing use, or the current use is surplus.</li> <li>• Development of the site would result in the full /</li> </ul>	Loss of existing uses such as open space, employment, retail or other uses will be considered against existing evidence to support their release.



	<p>partial loss of an existing use but can be replaced locally</p> <ul style="list-style-type: none"> <li>Development of the site would result in the full / partial loss of an existing use which is not surplus to requirements</li> </ul>	
7. Flood Risk	<ul style="list-style-type: none"> <li>There is a low level of flood risk</li> <li>There is a moderate level of flood risk</li> <li>There is a high level of flood risk</li> </ul>	<p>Sites and / or areas within sites at risk of flooding should be avoided in line with the sequential test. This will also help identify sites where there is a requirement for flood defences and / or SUDS which may affect viability.</p>
8. Historic Environment	<ul style="list-style-type: none"> <li>There is unlikely to be harm to significance</li> <li>There is the potential for harm to significance</li> <li>There is the potential for substantial harm to or total loss of significance</li> </ul>	<p>Developments which are likely to cause substantial harm to, or total loss of heritage assets (including listed buildings, conservation areas, and non-designated heritage assets) should be avoided. This will also help identify sites where additional costs may be required to conserve or enhance the heritage assets affecting viability.</p>
9. Natural Environment	<ul style="list-style-type: none"> <li>No detrimental impact on any designated site, protected species or ecological network</li> <li>Potential detrimental impact on a designated site, protected species or ecological network, but mitigation / compensation is possible</li> <li>Development of the site would result in the loss / significant detrimental impact on a designated site, protected species or ecological network</li> </ul>	<p>Developments which are likely to cause substantial harm to, or total loss of designated sites should be avoided.</p> <p>The scope for potential mitigation and enhancement of existing assets should be considered.</p>
Suitability Conclusion	Suitable	<p>The site offers a suitable location for development and there are no known constraints for the proposed use.</p>

	Potentially suitable	The site offers a potentially suitable location for development however further investigation is required.
	Unsuitable	The site does not offer a suitable location for the proposed development.
	Not assessed	Suitability hasn't been assessed.

**Table C3 Achievability criteria**

Stage 2 Achievability Assessment		
Criteria	Assessment	Notes
1. Sales Values / market demand	<ul style="list-style-type: none"> <li>Sales values are likely to be high</li> <li>Sales values are likely to be medium</li> <li>Sales values are likely to be low</li> </ul>	<p>Overall sales values impact on the viability of development and overall deliverability. For residential uses this is based on an analysis of house prices achieved across Mansfield which identifies whether there are high, medium or low.</p> <p>For employment uses a view is taken on whether the location is considered to be in a strong, moderate or weak location based on proximity to the MARR and M1 and nearby employment uses.</p>
2. Potential cost of access to the site	<ul style="list-style-type: none"> <li>Likely to require low transport mitigations / costs</li> <li>Likely to require a medium level of transport mitigations / costs</li> <li>Likely to require a high degree of mitigation / costs</li> </ul>	Potential mitigations and costs will affect the overall development viability.
3. Contamination, land stability and topography costs	<ul style="list-style-type: none"> <li>Likely to require low level mitigation / costs</li> <li>Likely to require medium level mitigation / costs</li> <li>Likely to require a high degree of mitigation / costs.</li> </ul>	Existing information relating to contamination and ground stability will be used to identify sites that are potentially, or known contaminated or affected by ground stability. The councils Environmental Protection team may be consulted to inform this assessment.

4. Costs of known identified mitigations / infrastructure requirements	<ul style="list-style-type: none"> <li>• Likely to require low level mitigation / costs</li> <li>• Likely to require medium level mitigation / costs</li> <li>• Likely to require a high degree of mitigation / costs.</li> </ul>	Known issues around infrastructure costs e.g. utilities, education, BNG and other identified mitigations inform the scale of likely costs affecting the site.
Achievability Conclusion	Achievable	The site appears to be viable
	Potentially Achievable	The site appears to be marginally viable
	Unlikely to be achievable	The site appears not to be viable
	Not assessed	Achievability hasn't been assessed.

## Appendix D      Review of past density

Table D1 Sets out the findings of a review of housing density of planning applications received in Mansfield district during the five years prior to the HELAA methodology being reviewed. The findings are distinguished by brownfield and greenfield sites and for Mansfield Urban Area and Warsop Parish.

Table D1 Review of density of based on planning applications submitted to MDC in last five years

## MDC Housing density analysis of planning applications submitted to MDC in last five years

\* permissions running from 1 April 2019 - 31 March 2024

## Mansfield Urban Area

Land Type	Housing Reference	Development Name	Site Status	Date Site Completed	Site Area Gross Ha	No. of Dwellings	Density per gross ha (row 1)	Area Range	Gross to Net Ratio	Net developable area assumed	Assumed reduction in developable area (after applying gross to net ratio) per ha	Estimated yield based on 35 dph (net)	Difference between consented yield and assumed yield at 35 dph (net)	Difference between consented yield and estimated yield	Net density after factoring in gross to net assumptions
Brownfield	H-Ab005	Land At Chesterfield Road South Mansfield Nottinghamshire NG19 7EL	Completed	31/03/2024	0.56	5	8.9	0.5 ha - 5.00 ha	85%	0.48	0.08	17	-12	Consented less than estimated implying density lower than 35 dph	10
	H-Bh005	Former Evans Halshaw, Nottingham Road	Completed	31/03/2022	1.92	44	23.0	0.5 ha - 5.00 ha	85%	1.63	0.29	57	-13	Consented less than estimated implying density lower than 35 dph	27
	H-La017	Land Off Spencer Street Mansfield Nottinghamshire	Live	-	0.71	9	12.7	0.5 ha - 5.00 ha	85%	0.60	0.11	21	-12	Consented less than estimated implying density lower than 35 dph	15
	H-NI017	Land to the north east of Woodview Gardens off Clipstone Drive Forest Town	Live	-	0.30	6	20.3	< 0.5 ha	100%	0.30	0.00	10	-4	Consented less than estimated implying density lower than 35 dph	20
	H-Po005	Land astride Victoria Street, 56-60 and 49-73, Mansfield.	Live	-	1.37	56	40.9	0.5 ha - 5.00 ha	85%	1.16	0.21	41	15	Consented more than estimated implying density higher than 35 dph	48
	H-Po013	Sheepbridge Lane	Completed	31/03/2023	1.38	32	23.2	0.5 ha - 5.00 ha	85%	1.17	0.21	41	-9	Consented less than estimated implying density lower than 35 dph	27
	H-Po057	Land at Princes Street	Lapsed	-	0.24	6	24.8	< 0.5 ha	100%	0.24	0.00	8	-2	Consented less than estimated implying density lower than 35 dph	25
	H-Rw016	Egmanton Road Mansfield Nottinghamshire	Live	-	1.28	22	17.2	0.5 ha - 5.00 ha	85%	1.09	0.19	38	-16	Consented less than estimated implying density lower than 35 dph	20
	H-Rw017	107 Southwell Road East Rainworth Mansfield Nottinghamshire NG21 0DE	Live	-	0.14	8	57.4	< 0.5 ha	100%	0.14	0.00	5	3	Consented more than estimated implying density higher than 35 dph	57
	H-Sa018	53 Cromwell Street Mansfield Nottinghamshire NG18 2SF	Live	-	0.09	7	79.5	< 0.5 ha	100%	0.09	0.00	3	4	Consented more than estimated implying density higher than 35 dph	80
H-WI041	Land And Building Between Thoresby Street, Wood Street And Lindley Street Mansfield Nottinghamshire	Live	-	0.13	9	67.9	< 0.5 ha	100%	0.13	0.00	5	4	Consented more than estimated implying density higher than 35 dph	68	
Brownfield - Average Density =			Brownfield gross dph			34	Brownfield net dph								36
Greenfield	H-Ab003	20, Abbott Road, Mansfield	Lapsed	-	0.23	8	34.8	< 0.5 ha	100%	0.23	0.00	8	0	Consented same as estimated implying net density at 35 dph	35
	H-Bh019	Parcel 8A & 8B, Lindhurst Way West, Berry Hill, Mansfield.	Completed	31/03/2024	2.23	63	28.3	0.5 ha - 5.00 ha	85%	1.90	0.33	66	-3	Consented less than estimated implying density lower than 35 dph	33
	H-Cb002	Land at rear of Ravensdale Hotel, Sherwood Hall Road.	Lapsed	-	0.21	7	33.3	< 0.5 ha	100%	0.21	0.00	7	0	Consented same as estimated implying net density at 35 dph	33
	H-Ce001	Land At Pleasley Hill Farm Water Lane Pleasley Nottinghamshire	Live	-	40.58	850	20.9	35.00 ha >	55%	22.32	18.26	781	69	Consented more than estimated implying density higher than 35 dph	38
	H-Ki008	Land rear of 8, 10, 12, Stanley Road Forest Town	Live	-	0.29	10	34.9	< 0.5 ha	100%	0.29	0.00	10	0	Consented same as estimated implying net density at 35 dph	35
	H-Ma003	Land off Portland Street Mansfield Woodhouse	Live	-	0.82	14	17.1	0.5 ha - 5.00 ha	85%	0.70	0.12	24	-10	Consented less than estimated implying density lower than 35 dph	20
	H-NI011	Land South of Clipstone Road East	Live	-	8.02	197	24.6	5.00 ha - 10.00 ha	75%	6.01	2.00	210	-13	Consented less than estimated implying density lower than 35 dph	33
	H-Oa019	Hermitage Mill, Hermitage Lane, Mansfield	Live	-	1.14	31	27.2	0.5 ha - 5.00 ha	85%	0.97	0.17	34	-3	Consented less than estimated implying density lower than 35 dph	32
	H-Oa025	Land rear of 28 High Oakham Hill Mansfield	Live	-	2.43	57	23.5	0.5 ha - 5.00 ha	85%	2.07	0.36	72	-15	Consented less than estimated implying density lower than 35 dph	28
	H-Ot007	Forest Edge 19 Oak Tree Lane Mansfield Nottinghamshire NG18 3HN	Live	-	0.99	6	6.1	0.5 ha - 5.00 ha	85%	0.84	0.15	29	-23	Consented less than estimated implying density lower than 35 dph	7
	H-Rw012	Land off Sherwood Oaks Close, Mansfield	Live	-	1.19	44	37.0	0.5 ha - 5.00 ha	85%	1.01	0.18	35	9	Consented more than estimated implying density higher than 35 dph	43
	H-Rw015	Land At Three Thorn Hollow Farm Blidworth Lane Rainworth	Live	-	10.23	199	19.5	10.00 ha - 25.00 ha	65%	6.65	3.58	233	-34	Consented less than estimated implying density lower than 35 dph	30
	H-Wb003	Land North Of Broomhill Lane Mansfield Nottinghamshire	Live	-	2.89	84	29.1	0.5 ha - 5.00 ha	85%	2.46	0.43	86	-2	Consented less than estimated implying density lower than 35 dph	34
	H-Wh005	Land at Cox's Lane, Mansfield Woodhouse	Completed	31/03/2021	0.74	31	41.7	0.5 ha - 5.00 ha	85%	0.63	0.11	22	9	Consented more than estimated implying density higher than 35 dph	49
	Greenfield - Average Density =			Greenfield gross dph			27	Greenfield net dph							
Mansfield Urban			All gross dwellings per ha			30	Estimated all net dwellings per ha								34



	Land Type Housing Reference	Development Name	Site Status	Date Site Completed	Site Area (Ha)	No. of Dwellings	Built Density per gross ha	Area Range	Gross to Net Ratio	Net developable area assum	Assumed reduction in develop	Estimated yield based on 35	Difference between consented yield and assumed yield at 35 dph (net)	Difference between consented yield and estimated yield	Net density after factoring in gross to net assumptions		
	H-Mw034	Land Between Longden Terrace And Pavilion Close Warsop Nottinghamshire	Live	-	0.37	15	40.5	< 0.5 ha	100%	0.37	0.00	13	2	Consented more than estimated implying density higher than 35 dph	41		
	H-Ne004	Land at Elkesley Road, Meden Vale.	Live	-	0.29	9	30.7	< 0.5 ha	100%	0.29	0.00	10	-1	Consented less than estimated implying density lower than 35 dph	31		
	H-Wc015	Warsop Vale School, Carter Lane, Warsop Vale	Completed	31/03/2023	0.32	10	31.1	< 0.5 ha	100%	0.32	0.00	11	-1	Consented less than estimated implying density lower than 35 dph	31		
	H-Wc020	Land At Wood Lane Church Warsop Nottinghamshire	Live	-	0.82	30	36.5	0.5 ha - 5.00 ha	85%	0.70	0.12	24	6	Consented more than estimated implying density higher than 35 dph	43		
	Brownfield - Average Density =						35									36	
Greenfield	H-Mw029	Spion Kop Mews, Mansfield Road, Spion Kop.	Completed	31/03/2022	0.41	8	19.5	< 0.5 ha	100%	0.41	0.00	14	-6	Consented less than estimated implying density lower than 35 dph	20		
	H-Ne008	Welbeck Farm, Netherfield Lane, Meden Vale	Live	-	0.80	18	22.5	0.5 ha - 5.00 ha	85%	0.68	0.12	24	-6	Consented less than estimated implying density lower than 35 dph	26		
	H-Wc018	Stonebridge Lane / Sookholme Lane	Live	-	16.28	400	24.6	10.00 ha - 25.00 ha	65%	10.58	5.70	370	30	Consented more than estimated implying density higher than 35 dph	38		
	H-Wc019	Church Warsop Miners Welfare Wood Lane Church Warsop Nottinghamshire	Live	-	1.44	40	27.8	0.5 ha - 5.00 ha	85%	1.22	0.22	43	-3	Consented less than estimated implying density lower than 35 dph	33		
Greenfield - Average Density =						24									29		
Warsop Parish - Average Density =						29									Estimated net dwellings per ha		33
District						Gross dwellings per ha						30	Estimated net dwellings per ha		34		