

**Mansfield
District Council**

Local Plan Preferred Options Consultation

Site Selection Technical Paper

August 2017

www.mansfield.gov.uk



**Mansfield
District Council**

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1 Introduction

- 1.1 The Housing Technical Paper sets out the Housing Target for Mansfield District for the plan period (2013 to 2033) and explains how this was arrived at. It also sets out the scale of the housing supply required to ensure delivery of the target and the distribution of homes between the different settlements in the District.
- 1.2 The required minimum housing supply and distribution is:
- Mansfield Urban Area – 8122 homes (90%);
 - Warsop Parish – 902 homes (10%).
- 1.3 This Housing Site Selection Paper sets out the sites which will contribute to the Housing Supply. The supply of homes is made up from a number of different sources including completions, extant planning permission, windfall and proposed new housing allocations. This Site Selection paper will identify the supply from existing sources and explain how the new housing allocations have been selected.
- 1.4 In preparing this Site Selection Paper a base date of 01/04/2016 has been used to identify the number of dwellings built and those with extant planning permission. The situation will be kept under review as the Local Plan progresses towards adoption and the base date updated to 01/04/2017.

2 Completed Homes

- 2.1 The plan period runs from 2013 to 2033. Any homes that have been built between the start of the plan period (i.e. 01/04/2013) and the base date for this paper (i.e. 01/04/2016) occurred during the plan period and form part of the housing supply.
- 2.2 Completions are monitored through the annual Housing Monitoring Report¹. These set out that net completions (i.e. taking account of losses) during the plan period were as follows:

Table 1 – Past Completions

Year	Mansfield Urban Area ²	Warsop Parish ³
2013/14	218	78
2014/15	195	59
2015/16	318	70
Losses	3	0
Total (net)	728	207

- 2.3 This is an average of 312 homes per year. Since 2001 the annual average is 309 homes. In comparison, to achieve the housing target of 7520 homes during the plan period would require an average of 376 homes to be built each year.

¹ http://www.mansfield.gov.uk/planningpolicy_info

² Includes the settlements of Rainworth, Pleasley and Clipstone.

³ Includes the settlements of Market Warsop, Church Warsop, Meadan Vale, Warsop Vale and Spion Kop.

3 Extant Planning Permissions

- 3.1 Sites that have already been granted planning permission are a substantial source of homes. Not every site with extant planning permission, however, can be considered as 'deliverable' within the plan period.
- 3.2 In accordance with the NPPF (paragraph 47), to be classed as deliverable, sites must be:
- Available now;
 - Offer a suitable location for development now; and
 - Be achievable with a realistic prospect that development of the site is viable.
- 3.3 While sites with extant planning permission can be considered available and suitable there may not be sufficient evidence that they are achievable during the plan period. An assessment of the likelihood of sites with extant planning permission coming forward will reduce the number of homes that can contribute towards the housing supply but will ensure that any contribution is robust. An assessment that a specific site is not deliverable does not remove the extant planning permission; the site could still come forward if circumstances with the site change.
- 3.4 In undertaking this assessment, sites were identified as being potentially non-deliverable where the site has:
- Not had any dwellings completed during the two years prior to the base date;
 - Involved flats; or
 - Was a large site which is not expected to be fully built out during the plan period.
- 3.5 A lack of completed dwellings during the two years prior to the base date, suggests that the developer may no longer intend to build the properties. These sites were reviewed further to establish if the lack of completions is due to the site being stalled or simply to a delay in dwellings being formally signed off as complete. This involved reviewing aerial photography, the Voter's Role and Council Tax records.
- 3.6 Recent appeals in Mansfield District and discussions with local developers have identified concerns about the delivery of sites that include a high proportion of flats or apartments. Sites which only include flats or apartments have, therefore, been excluded from the supply of new homes unless there is evidence of ongoing development.
- 3.7 The housing supply also includes a number of large schemes such as those at Lindhurst (1700 homes and 20ha of employment land) and Penniment Farm (430 homes and 10ha of employment). Schemes of this size have long lead in times and will be developed over a number of years. This could potentially mean that some of the homes will be delivered after 2033 and will not contribute to the housing supply

for the plan period. The number of homes that can be delivered from large sites will also be considered based upon information contained in the HELAA database.

- 3.8 Overall it is considered that of the 3948 homes with extant planning permission there are 705 homes which are not expected to be delivered during the plan period. This leaves a supply of **3212 homes** (3071 in Mansfield and 141 in Warsop Parish) from sites with planning permission which are considered to contribute to the housing supply. A list of sites that contribute to this supply are contained at Appendix A.

4 Windfall

- 4.1 Windfall sites are defined as “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”⁴. Windfall sites can make an important contribution towards Mansfield District’s housing supply through delivering housing in addition to planned development opportunities.
- 4.2 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out that, where justified, windfall sites can contribute towards housing supply. The NPPF states that Local Planning Authorities may make an allowance for windfall sites in their five-year housing supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. In these circumstances an allowance can be included; however, it should be realistic having regard to the HELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. The NPPG indicates that broad locations in years 6-15 could include a windfall allowance based on geographical area.
- 4.3 A review of windfall completions in Mansfield District (see Appendix B) has shown that between 2006 and 2016 over 2300 homes were built on windfall sites; an average of 239 homes per year. In order to account for a more efficient HELAA process and taking a cautious approach to future windfall levels it is recommended that in assessing the potential supply through future windfall different approaches are taken depending on the size of the site:

Table 2 – Windfall Completions

Size of Site (no. of dwellings)	Average Windfall (2006 to 2016)	Percentage Contribution to Supply	Annual Contribution to supply
50+	119	0	0
6-49	81	20%	16
5 and Under	39	80%	31

⁴ NPPF 2012, Annex 2: Glossary, page 57

- 4.5 Sites of more than 50 dwellings should, in future, be identified through the HELAA and be allocated in the Local Plan; no contribution from sites of this size is assumed. While the HELAA includes sites of between 6 and 49 dwellings in size it is unlikely that the HELAA will identify all sites of this size. It is considered robust to assume that in future only 20% of the past annual average will come forward as windfall.
- 4.6 Sites of below 5 dwellings are not included in the HELAA. As such they are unlikely to be identified in the plan making process. It is not considered appropriate to assume 100% of the past annual completion rate will come forward but a figure of 80% is considered robust.
- 4.7 Overall it is considered that windfall will contribute **47 dwellings per year** to the housing supply. As the vast majority of the first five years housing supply should already have planning permission it considered that the windfall allowance should only be applied to the last 10 years of the plan (2023 to 2033). As such the total contribution to the Housing Supply is **470 homes**.

5 Total Existing Supply

- 5.1 In total the existing and predicted supply of sites is as follows:

Table 3 – Total Existing Supply

Source	Mansfield Urban Area	Warsop Parish	Total
Completions (net)	728	207	935
Deliverable Planning Permissions	3071	141	3212
Windfall	437	33	470
Existing Supply	4236	381	4617

- 5.6 This leaves a total of **4407 homes left to find** (3886 in Mansfield Urban Area and 521 in Warsop Parish). The remaining housing supply required will be delivered through a mixture of new sites within the existing settlement boundaries and new extensions to the settlements.

6 New Housing Allocations – Within Settlement Boundaries

- 6.1 In order to inform the allocation of sites in the emerging Local Plan, the District Council have undertaken a Housing and Employment Land Availability Assessment (HELAA). This process has assessed sites for their availability, suitability, achievability and deliverability in order to identify the pool of sites that could potentially be allocated and contribute towards the housing supply. Further details of the process can be found in the HELAA Methodology.

- 6.2 A number of these sites are within the existing built up areas of settlements. Objective 1 of the Local Plan sets out that development within the Mansfield urban area will be prioritised to minimise the loss of greenfield land. It is proposed to include in the supply all sites that are currently considered available, suitable and achievable within settlement boundaries. These sites:
- would not lead to the loss of open countryside or extend the urban boundary;
 - already have reasonable access to services and facilities;
 - are smaller scale with fewer upfront infrastructure requirements;
 - are likely to be attractive to smaller or medium home builders; and
 - geographically spread reducing the impact on any one area.
- 6.3 The Housing White Paper includes a proposal to require Local Plans to allocate 10% of their housing supply on sites of less than 0.5ha. This is to increase the supply of sites suitable for smaller house builders. Whilst there are a number of practical issues with the proposal it indicates the direction of travel towards ensuring a mix of site sizes.
- 6.4 Whilst a number of former school sites owned by Nottinghamshire County Council have been assessed as suitable, available and achievable through the HELAA process it is not considered appropriate to put them forward as housing allocations at this stage. It is expected that a number of new primary schools will be required to meet the need generated from new housing sites within Mansfield District. The location of these new schools is not yet known and it may be that the former school sites offer an appropriate way of providing the new schools. If new schools are provided at alternative locations, these school sites could be developed for housing in addition to those allocated in the Local Plan; no contribution to the housing supply from these sites is assumed for the Local Plan.
- 6.5 A number of playing pitches and open spaces were also put forward for consideration in the HELAA. The HELAA assessment took into account the results of the Playing Pitch Strategy which assessed the level and quality of provision across the District identifying sites which could be released for other purposes. Playing pitches and open space which were recommended for retention have been assessed as unsuitable in the HELAA.
- 6.6 The HELAA has identified that there are 1131 homes on sites that are available, suitable, achievable and deliverable within the existing settlement boundaries. A list of these sites is provided at Appendix C.

Table 4 – Supply from existing sources and within settlements

	Mansfield Urban Area	Warsop Parish	Total
Target	8122	902	9024
Existing Supply	4236	381	4617
Within Settlement	1003	67	1070
Left to Find	2883	454	3337

- 6.7 Together with completions, planning permissions and windfall, sites within the settlement will not provide a supply of land sufficient to ensure the delivery of the housing target. Additional sites outside the boundary of settlements will therefore be required.

7 New Housing Allocations – Edge of Settlement

- 7.1 Two broad categories of sites have been identified on the edge of settlements:

- strategic sites - large sites of more than 500 homes, or combinations of adjoining or related smaller sites which will deliver more than 500 homes. In some cases the sites may provide employment or retail land; and
- non-strategic sites - those sites up to around 300 homes without employment or retail.

- 7.2 Strategic sites offer a range of benefits. They provide a substantial number of homes in one place; this can create the critical mass necessary to provide supporting infrastructure on site. There is also the potential for strategic sites to provide a mix of uses, as promoted in the NPPF, including land for employment purposes to provide jobs for local residents. Strategic sites also provide a greater opportunity for place making and can provide an uplift to surrounding areas. There can, however, be downsides to concentrating a large amount of development in one area. These include the greater impact on local roads and facilities and also the impact of building works on nearby residents.

- 7.3 In total, edge of settlement sites could provide 6968 homes (6355 on the edge of the Mansfield Urban Area and 613 on the edge of settlements in Warsop Parish). As this exceeds the left to find figure identified above, decisions will need to be made about which of the sites will be included in the supply.

- 7.4 In order to guide decisions about which of these strategic options or non-strategic sites should be allocated it is proposed to assess them further against a number of criteria:

- Highways and Sustainable Transport;
- Green Infrastructure and Environmental;
- Ability to contribute to meeting infrastructure requirement;
- Economic Benefit; and
- Deliverability.

- 7.5 The criteria have been developed in order to deliver the vision and objectives for the Local Plan set out in the Preferred Options consultation document. Using these to inform the decisions about which sites to allocate will help provide a 'golden thread' through the Local Plan leading from the Vision and Objectives through to the allocation of sites and supporting policies. Further details of the criteria are below and a list of the supporting information used to inform the judgements made can be

found at Appendix D; copies of the proposed Vision and Objectives can be found in the Preferred Option Consultation Document.

- 7.6 Reference is also made to the findings of the Sustainability Appraisal. The SA looks at a range of indicators related to the environment, society and economy. This includes matters such as biodiversity, provision of housing, natural resources, transport and employment. The sites are assessed against the indicators to establish if they would have a:
- Major Positive Impact;
 - Minor Positive Impact;
 - Neutral Impact;
 - Minor Negative Impact; or
 - Major Negative Impact.
- 7.7 Sites outside the settlement boundaries had previously been identified through work known as the Assessment of Locations for Additional Housing Land (May 2015). This identified and scored areas of potential development around the edge of settlements against a range of overarching categories:
- Deliverability / developability;
 - Economic sustainability;
 - Social sustainability; and
 - Environmental sustainability.
- 7.8 Attribute weightings were used to increase the importance given to certain factors within each category. However, following the Consultation Draft in January 2016 it was necessary to undertake the Housing & Economic Land Availability Assessment which included a call for sites. This meant that the Assessment of Locations work was superseded and its findings have not been used to inform the site selection process.
- 7.9 As part of the HELAA process Developer Surgeries were held with the promoters of the strategic sites and options. This was to ensure that the most up to date information was available on a range of matters such as infrastructure and expected delivery to inform assessments and to understand the work that had been done to progress the site. The information gathered has also been used to inform the site selection process. Further details on the Developer Surgeries can be found in HELAA Findings Report (July 2017).

7.1 Highways and Sustainable Transport

7.1.1 The following factors will be taken into account:

- Proximity to junctions which are at or over capacity;
- Opportunity to connect to key strategic roads (M1 and MARR);
- Opportunity for public transport connectivity; and

- Opportunity for walking and cycling connectivity.

- 7.1.2 Objective 9 sets out the key aims of the Local Plan in terms of highways and public transport. The Local Plan supports improvements to allow residents to access facilities, employment and services more easily including by sustainable transport modes such as public transport, walking and cycling. In addition, ensuring good accessibility around, across and beyond the district also helps achieve Objectives 1 and 2 related to economic growth; ensuring that businesses are able to transport goods and people around the district and can access the strategically important roads of the MARR and M1. This will in turn help to support economic profitability and growth. Improvements to connections to existing walking and cycling routes increase opportunities for people to use these modes of travel leading to an improvement in the health and wellbeing of residents which links to other objectives.
- 7.1.3 Greater weight will be given to sites which are further away from junctions that are at or over capacity, offer good connections to the MARR and M1 and can tie into, or enhance, existing public transport and cycle routes.

7.2 Green Infrastructure and Environmental

- 7.2.1 The following factors will be taken into account:

- The opportunities for connecting to and/or enhancing nearby green infrastructure (GI) corridors and strategic areas;
- Landscape Value; and
- Agricultural Land Classification.

- 7.2.2 Priorities related to the provision of GI and the protection of the environment are set out in Objectives 7 and 12. Objective 7 seeks to improve the health and wellbeing of the residents of Mansfield District through ensuring access to a range of good quality open spaces, green linkages and the open countryside. Objective 12 aims to protect and encourage the appropriate management of important natural resources such as wildlife and geological sites.

- 7.2.3 The opportunities that exist to connect sites into and to enhance the quality of the strategic GI network will be identified. Opportunities that the site can make to addressing deficiencies in the supply of open space are also identified. The greater the opportunity for a site to link into and/or improve green infrastructure or the greater the benefit to the provision of open space, the greater the weight that will be given to the site.

- 7.2.4 In terms of agriculture and landscape, the NPPF sets out that local plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF (paragraph 110). This suggests a sequential approach but requires that any harm to the landscape and the loss of any agricultural land is weighed against other benefits of the site.

- 7.2.5 Paragraph 112 of the NPPF sets out that significant loss of the best and most versatile agricultural land should be avoided; preference should be given to land of

lower quality. The NPPF identifies that best and most versatile includes Grades 1, 2 and 3a agricultural land. Greater weight will be given to sites that do not contain best and most versatile agricultural land.

7.2.6 The value of landscape will be considered using information contained in the Landscape Character Assessment (2010) commissioned by Nottinghamshire County Council and the 2015 Addendum. The following table sets out the Strategic Policy Actions in the Landscape Character Assessment and the value scale used. Greater weight will be given to sites within lower value landscapes.

Table 5 – LCA (2010) Strategic Policy Actions

Conserve	Higher value landscape
Conserve and Reinforce	
Reinforce	
Conserve and Create	
Create and Reinforce	
Restore	
Restore and Create	
Create	Lower value landscape

7.3 Infrastructure Requirements

7.3.1 The following factors will be taken into account:

- Is the site of sufficient scale to deliver on site infrastructure (including health and education);
- Is the site capable of contributing to nearby infrastructure (including health and education);
- Does the site form part of a potential cluster of sites which could jointly provide infrastructure
- Contribution to the vitality and sustainability of smaller settlements; and
- Proximity to facilities and services.

7.3.2 Objectives 1 and 10 include the aims of identifying sustainable locations for growth that can reduce the demand on existing infrastructure, whilst contributing to infrastructure improvements. The provision of services (e.g. doctors surgeries and schools), and district centres in close proximity to new homes will also help reduce the need to travel leading to benefits in terms of Objectives 6 and 9.

7.3.3 Currently, details of the new and improved infrastructure required are not known. An Infrastructure Delivery Plan is being finalised and will inform final allocations for development to be included in the Publication Draft stage of the Local Plan.

7.3.4 Rather, this section focuses on considering whether a site is of sufficient size that it might have the capability to support onsite infrastructure or is in reasonable proximity to sites which could form a cluster of sufficient scale to deliver the infrastructure required. Larger sites are more likely to have the scale of population

necessary to support on-site infrastructure; there is also more space available for the provision of land for the necessary facilities.

- 7.3.5 Ensuring the vitality of smaller settlements is an issue that was identified in the Housing White Paper (2017). The Government proposes that the NPPF is amended to expect local planning authorities to identify opportunities for villages to thrive (paragraph 1.33). In Mansfield District this will include looking at potential allocations of an appropriate scale at the following settlements as part of the strategic distribution:

Warsop Parish:

- Market Warsop
- Church Warsop
- Warsop Vale
- Meden Vale
- Spion Kop

Mansfield Urban Area:

- Rainworth

- 7.3.6 Consideration was given to including Mansfield Woodhouse, Clipstone, Forest Town, and Pleasley as separate settlements. However, given the relative lack of physical separation between these and the main urban area of Mansfield it was not considered practical to focus on these as separate settlements.

7.4 Economic Benefit

- 7.4.1 The following issues and opportunities have been identified:

- Does the proposal include a mix of homes, retail and commercial uses;
- Is the site close to existing employment areas; and
- Is the site accessible to a nearby district or local centre .

- 7.4.2 A key priority for the District Council and the Local Plan is achieving an improvement to the local economy. Objective 1 identifies that a key action will be to identify sustainable areas for job growth while Objective 2 seeks to provide a diverse range of employment opportunities. In addition Objective 6 seeks to enhance the vitality and viability of the Districts town and local centres and meeting consumer needs.

- 7.4.3 Greater weight will be given to sites that include the provision of retail and /or commercial land or are in reasonable proximity to existing sites or areas. This will allow the potential for residents to live in close proximity to employment and retail opportunities reducing the need for travel.

7.5 Deliverability

- 7.5.1 The following factors will be taken into account:

- The overall viability of the site/strategic option taking account of potential mitigation required;
- Details of the scheme submitted through the HELAA process;
- The number of landowners; and
- The contribution to meeting housing targets across the plan period.

7.5.2 The HELAA process has already considered the deliverability and achievability of sites at a high level. The sites considered in this Site Selection Paper are considered to have at least a moderate prospect of deliverability during the plan period. There is a need for any site to be deliverable. Objective 3 seeks to increase the range and choice of housing throughout the District. Allocating a site which does not end up being built will not increase the range or choice of housing nor deliver other benefits.

7.5.3 This decision about the sites to be allocated will consider the sites in terms of the risks to deliverability with greater weight given to sites with lower risk profiles. Potential risks include:

- Sales values;
- The number of landowners/parties and the extent they are interdependent ;
- The overall complexity of the scheme and mitigation required.

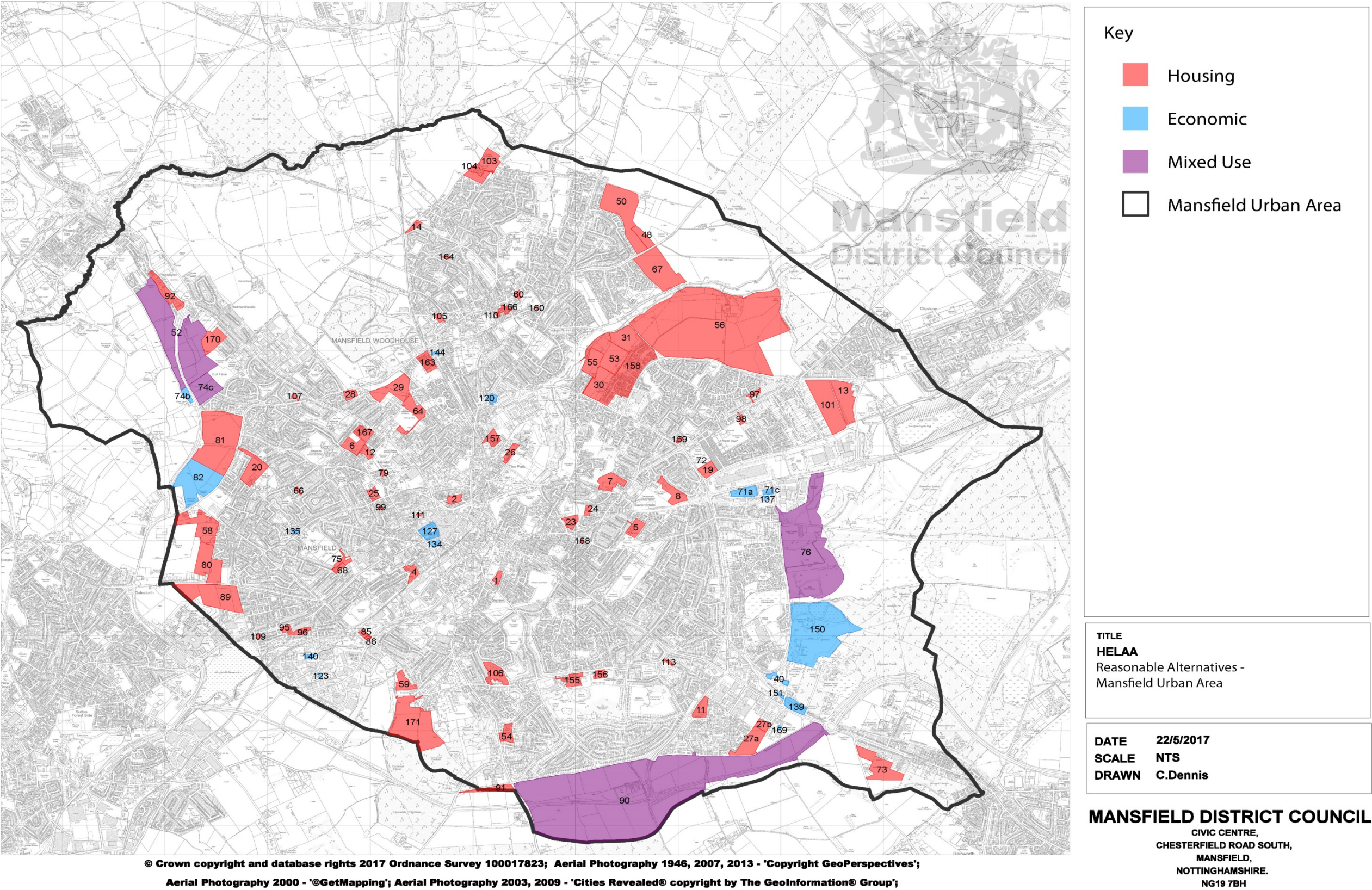
7.5.4 Sales values affect the financial viability of the scheme; developers are very unlikely to develop a site which is not financially viable. Sites which are expected to generate sales value towards the lower end of the local scale are more vulnerable to fluctuations in the housing market meaning they are at a higher risk on non-delivery. Sites where there are a number of landowners may also be at higher risk of non-delivery; the degree of risk will be dependent on the extent of collaborative working, number of landowners and the extent of any interdependencies in relation to matters such as access and infrastructure. This information will feed into a judgement on the overall complexity of scheme which will be informed by the scale and nature of the site. Schemes which include flat, greenfield sites are less complex as developers are able to make quicker and easier starts compared to brownfield sites which may have existing buildings and contamination, or sites with slopes which require the movement of soil.

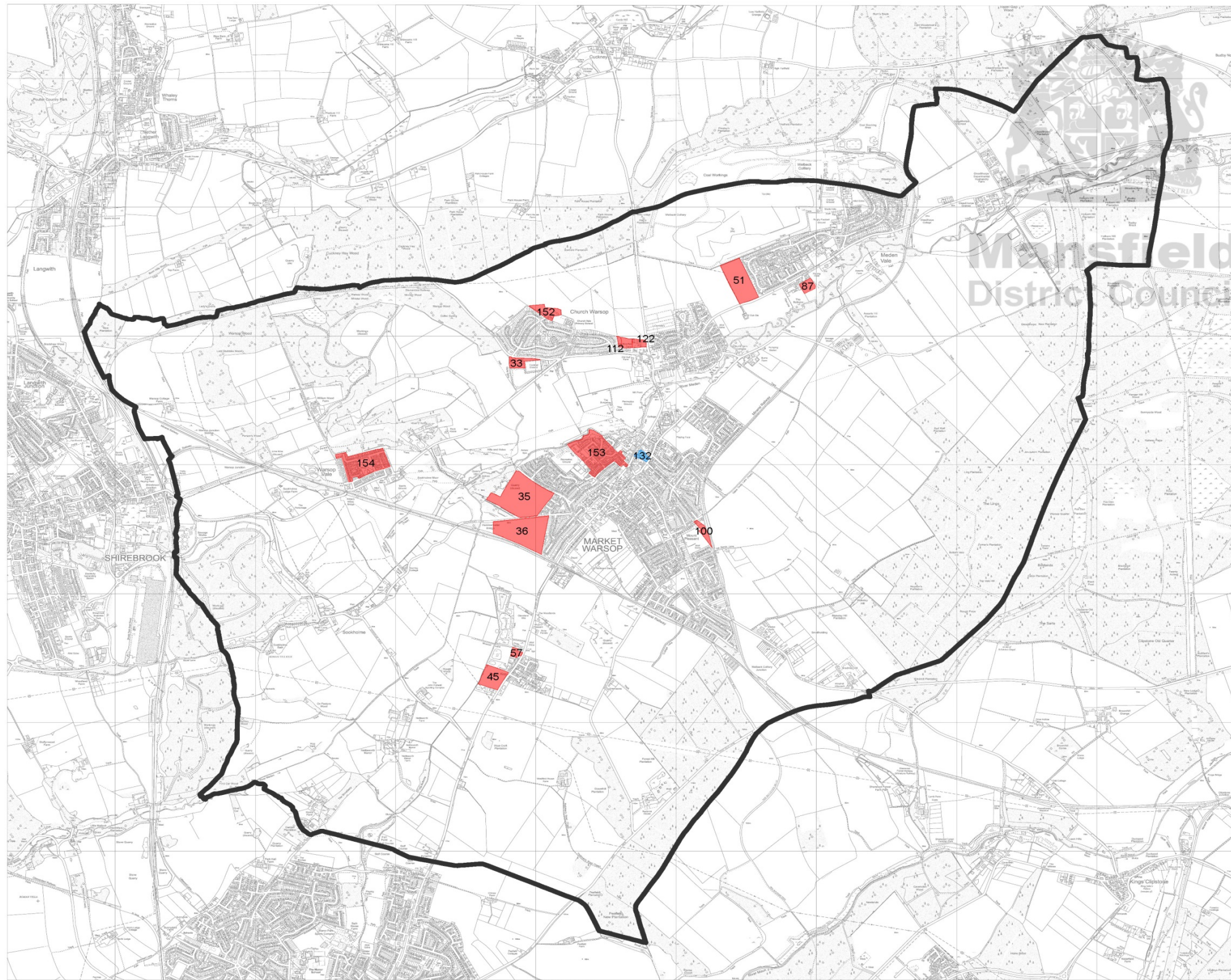
7.5.5 Viability will be further tested through the Local Plan Viability Appraisal. This Viability Appraisal together with other information and consultation responses will inform the Publication Draft of the Local Plan.

7.5.6 Another element of local plans is the need to deliver a five-year housing land supply. As part of the HELAA process the anticipated start year and number of homes likely to be built per year have been identified. As part of the site selection process, ensuring that there is sufficient land to deliver homes across the plan period will help provide a five year housing land supply and help spread delivery across the plan period reducing the potential for capacity issues in the construction industry and the housing market. A trajectory is provided at Appendix E.

8 Location of Sites Considered

These maps show the location of all reasonable alternative sites considered in this document. Please note that sites with extant planning permission are included.





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Key

- Housing
- Economic
- Mixed Use
- Warsop Parish

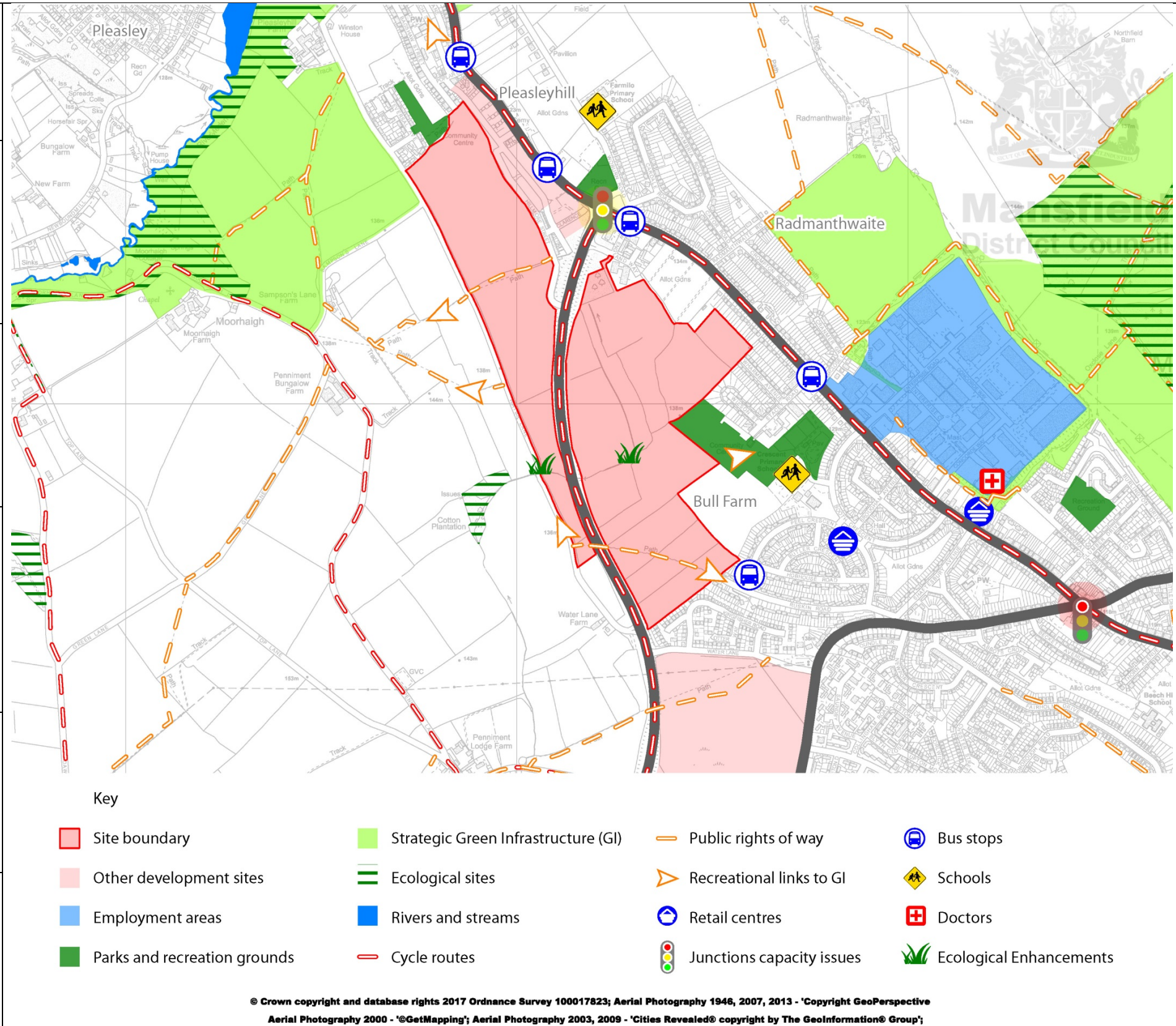
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DRAWN C.Dennis

MANSFIELD DISTRICT COUNCIL
CIVIC CENTRE,
CHESTERFIELD ROAD SOUTH,
MANSFIELD,
NOTTINGHAMSHIRE.
NG19 7BH

9 Strategic Sites (Mansfield Urban Area)

<p>Site Name: Pleasley Hill Farm (HELAA refs 52, 74c, 170)</p> <p>Size: 39.5ha</p> <p>Development Details: 925 homes, care home plus 11ha of employment land (including retail, offices, community facilities, offices and light industrial).</p>
<p>Highways and Sustainable Transport</p> <p>Accessed directly from MARR (A617) and good access to the M1. Potential to extend or tie into bus routes 6 and/or 217. Existing cycle routes on MARR, A617 to Pleasley and A6191 (Chesterfield Rd North).The main junctions along the MARR (A617/A6191) have capacity although there are some issues at A6191/A6075 junction and along A617 through Pleasley.</p>
<p>Green Infrastructure and Environmental</p> <p>Potential to enhance ecological and recreational linkages on-site and to nearby strategic GI. Access to long distance green corridors and Pleasley County Park. Opportunity to provide much need open space in this area. LCA recommends 'Conserve' landscape; Grade 2 Agricultural land.</p>
<p>Infrastructure Requirements</p> <p>This is a strategic site and will require infrastructure and various mitigations to reflect this scale of development. This will potentially include junction upgrades, a primary school and contributions to health facilities. Potential to combine with other sites along the MARR to provide infrastructure. Close to schools and a doctor's surgery although access across the MARR/Chesterfield Road may be an issue.</p>
<p>Economic Benefit</p> <p>Proposal includes employment in a reasonably attractive location and is accessible to a nearby existing employment area (Millennium Business Park). Proposal also includes retail element which could provide a new district or local centre.</p>
<p>Deliverability</p> <p>Considered to be a low risk site. Flat greenfield site with access direct from existing road. Three landowners involved; not substantially interdependent but masterplanning across the site will be required. Expected to have medium sales values. Delivery currently presumed from 2021/22 onwards.</p>



Site Name: Land off Jubilee Way (ref 76)
Size: 48.30ha
Development Details: 800 homes, 6.7ha of employment, remodelling of rugby club and golf course

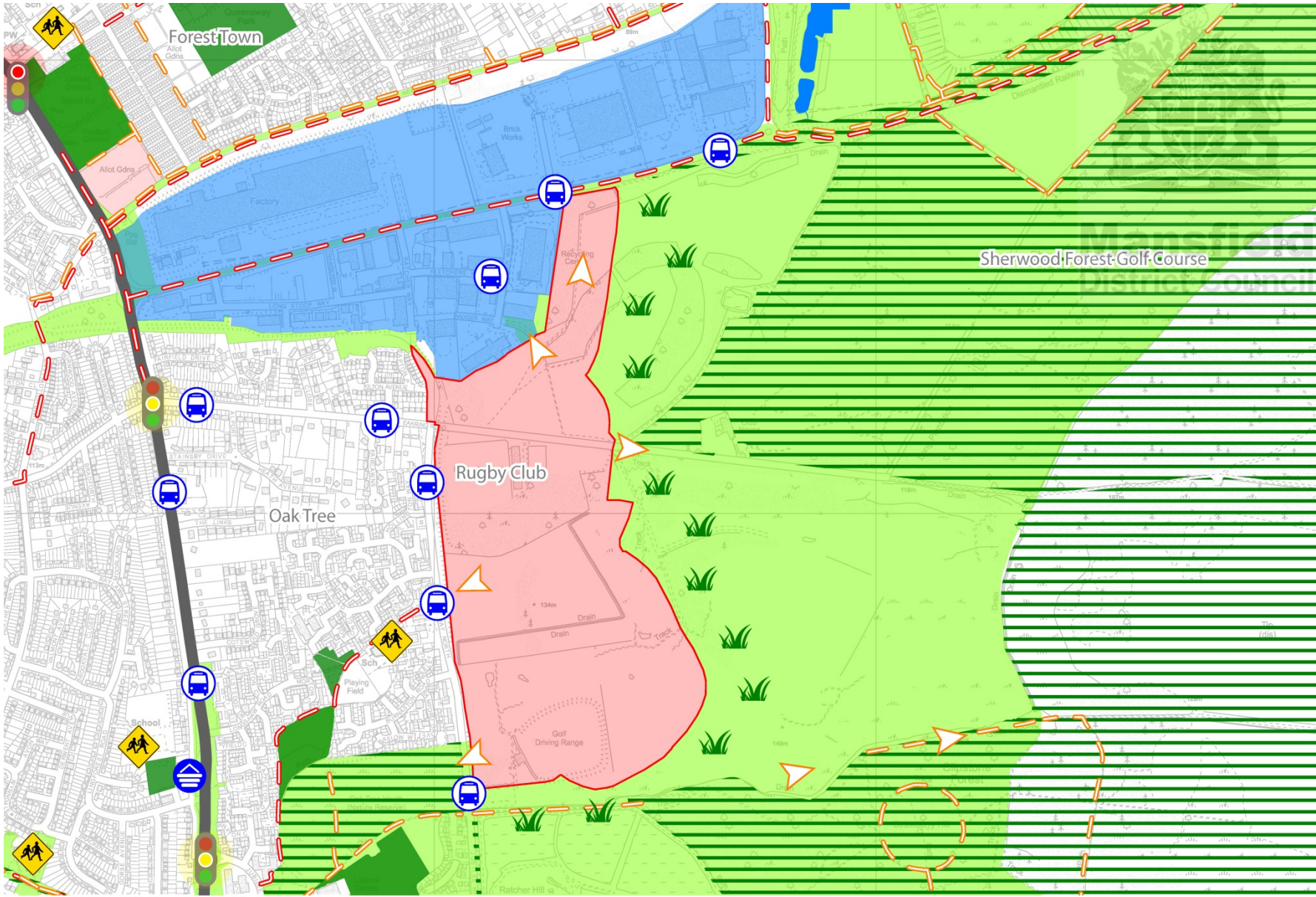
Highways and Sustainable Transport
Potential to extend or tie into bus route 218. Near to cycle routes (north and south) and potential improved route (Oak Tree Lane). Although not close to the M1, has reasonable access to the MARR with good connection to strategic roads. Two main junctions on A6117 (Oak Tree Lane) have capacity although subsequent junction to the north and south towards the MARR have some issues.

Green Infrastructure and Environmental
Potential to provide habitat improvements and ecological links, new open space and new green corridors linking to strategic GI networks. Enhancement to sports/recreation provision. LCA recommends restore/create landscape. Not agricultural land. Near to SSSIs and LWSs; SSSI to south managed by Nottinghamshire Wildlife Trust. Partly within potential nightjar and woodlark habitat area; address through habitat creation and access management.

Infrastructure Requirements
This is a strategic site and will require infrastructure and various mitigations to reflect this scale of development. This will potentially include junction upgrades, a primary school and contributions to health facilities. Limited potential to combine with other housing sites although some employment sites to south. Schools located close by. Shops and doctor's surgery located near superstore to south.

Economic Benefit
Proposed extension to accessible employment area (Crown Farm) nearby. No on-site retail proposed but reasonable accessible to superstore to the south on Jubilee Way and neighbourhood parade on Oak Tree Lane. Potential links with employment sites to south.

Deliverability
Considered to be a moderate risk site. Interdependencies between the various parties involved (landowner, Golf course and Rugby club) but all have agreed to promote the site as a single scheme with associated master planning. This strategic site is expected to have medium to high sales values. Delivery currently presumed from 2023/24 onwards; some of the site is expected to deliver beyond the plan period.

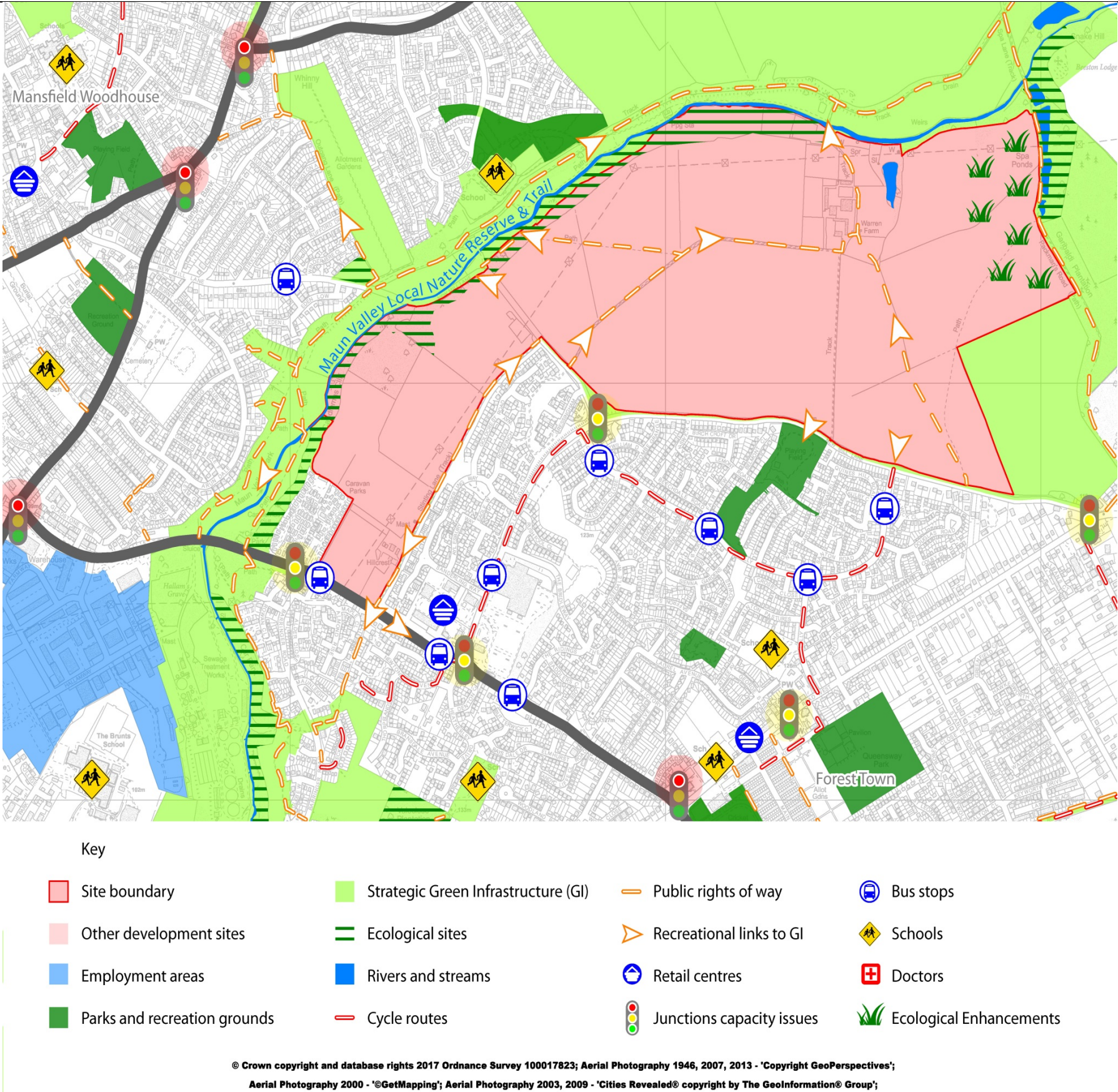


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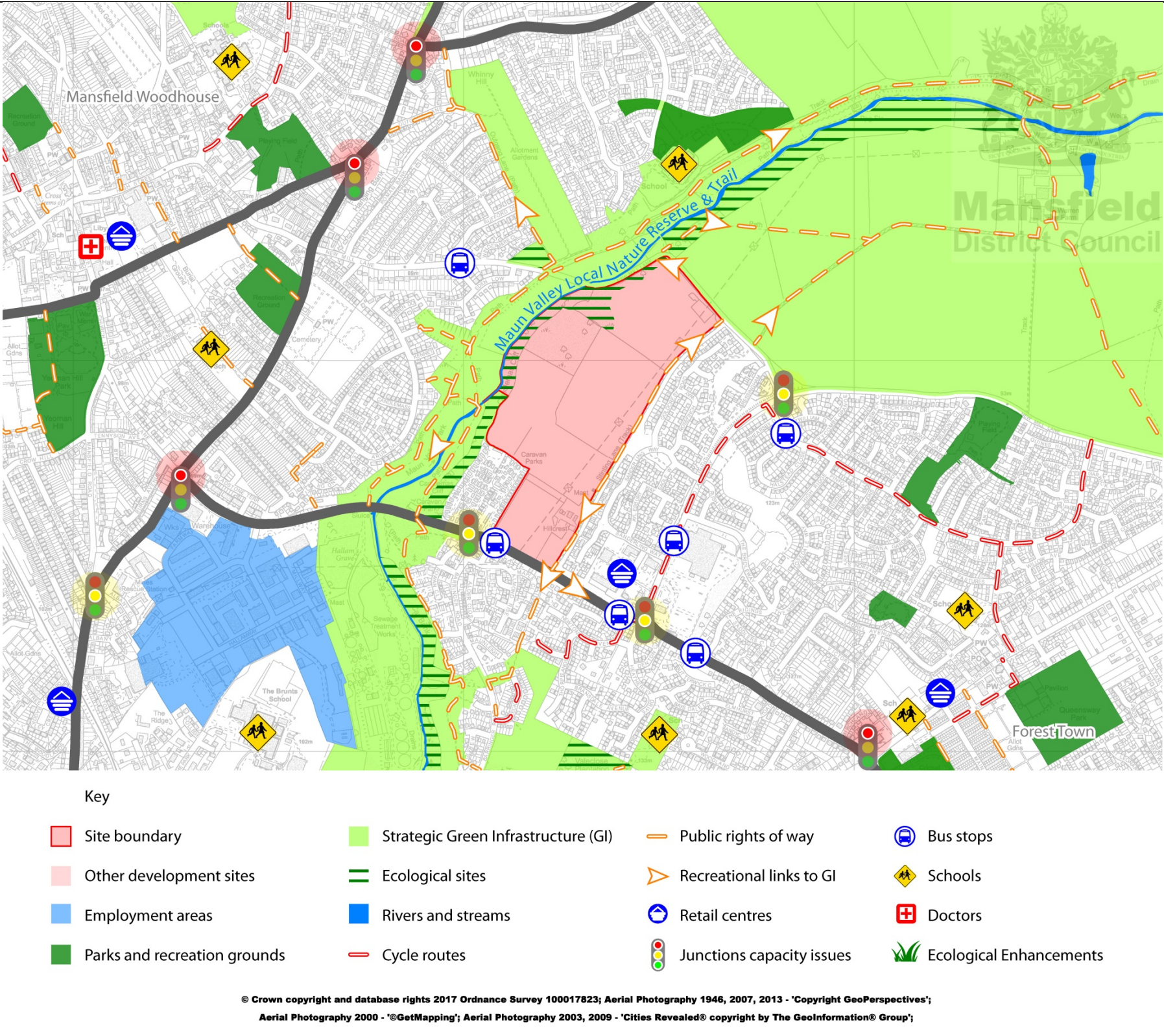
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|------------------------------|-------------------------------------|---------------------------|-------------------------|
| Site boundary | Strategic Green Infrastructure (GI) | Public rights of way | Bus stops |
| Other development sites | Ecological sites | Recreational links to GI | Schools |
| Employment areas | Rivers and streams | Retail centres | Doctors |
| Parks and recreation grounds | Cycle routes | Junctions capacity issues | Ecological Enhancements |

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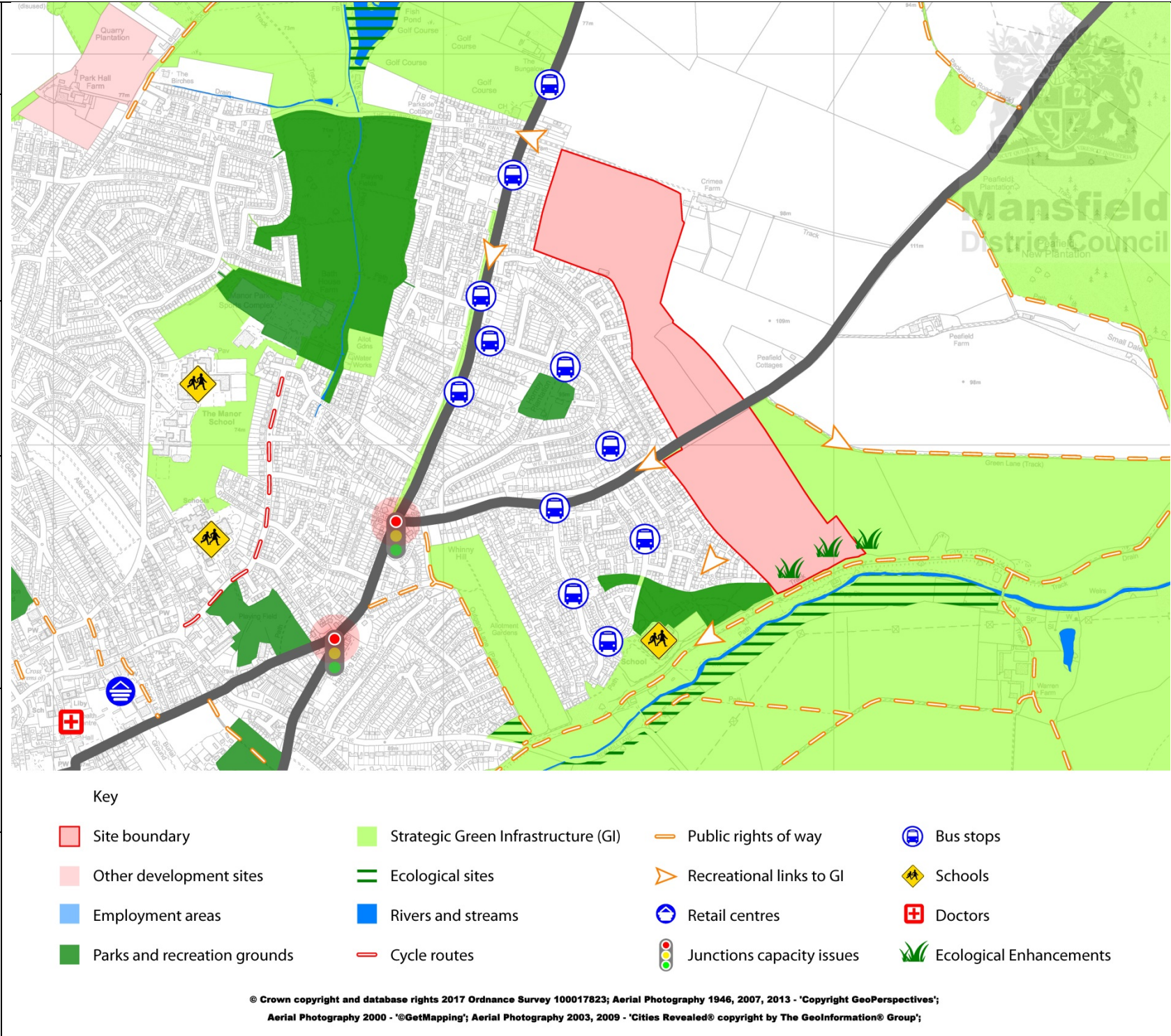
<p>Site Name: Warren Farm (refs 30, 31 53,55,56)</p> <p>Size: 102.63ha</p> <p>Development Details: up to 1635 homes with some potential for commercial</p>
<p>Highways and Sustainable Transport</p> <p>Potential to extend or tie into bus route 210 and/or 218. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. Two main junctions on A6117 (Old Mill Lane) have capacity and likely to provide new junction; significant issues with junctions onto A60 and some issues with junctions towards the MARR. Near to cycle lanes but not currently integrated with wider network.</p>
<p>Green Infrastructure and Environmental</p> <p>Potential to help facilitate enhanced walking and cycling access along and to Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Opportunity to provide much need open space in this area. LCA recommends restore/create landscape. Grade 3 Agricultural Land. Need to safeguard quality of Maun Valley LNR, local wildlife sites and River Maun.</p>
<p>Infrastructure Requirements</p> <p>This is a strategic site and will require infrastructure and various mitigations to reflect this scale of development. This will potentially include junction upgrades, a primary school and contributions to health facilities. Issues with pylons to be addressed. Limited potential to join together with other sites but of sufficient size to address own requirements. Schools located to south but limited access to doctor's surgeries; good access to shopping facilities.</p>
<p>Economic Benefit</p> <p>No employment land included; not likely to be an attractive location for employment due to location. Potential locations for a limited scale of retail identified as part of sites 30 and 56. Close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment area (Crown Farm).</p>
<p>Deliverability</p> <p>Considered to be a moderate risk site. Multiple landowners in this area; a comprehensive approach to development as a strategic site will be required for master planning as well as addressing infrastructure needs. Substantial interdependencies between the sites to the south of New Mill Lane due to restricted access potential. Single landowner/developer to the north of New Mill Lane. High to medium value expected. Large greenfield site. Delivery expected from 2023/24 onwards with some beyond the plan period.</p>



<p>Site Name: Land at Old Mill Lane (refs 30, 31 53,55)</p> <p>Size: 23.63ha</p> <p>Development Details: up to 516 homes with some potential for commercial.</p>
<p>Highways and Sustainable Transport</p> <p>Potential to extend or tie into bus route 210 and/or 218. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. Likely to provide a new junction onto the A6117 (Old Mill Lane) has capacity although capacity issues with junctions onto A60 and some issues with junctions towards the MARR.</p>
<p>Green Infrastructure and Environmental</p> <p>Potential to help facilitate enhanced walking and cycling access along and to Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Opportunity to provide much needed open space in this area. LCA recommends restore/create landscape. Grade 3 Agricultural Land. Need to Safeguarding quality of Maun Valley LNR, local wildlife sites and River Maun.</p>
<p>Infrastructure Requirements</p> <p>This is a strategic site and will require infrastructure and various mitigations to reflect this scale of development. This will potentially include junction upgrades and contributions to health and education facilities. Issues with pylons will need to be addressed. Limited potential to join together with other sites to deliver infrastructure. Number of schools in wider area and good access to shopping facilities; doctor's facilities further away.</p>
<p>Economic Benefit</p> <p>No employment included; not likely to be an attractive location for employment. Potential locations for limited scale of retail identified as part of site 30. Close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment area near (Crown Farm).</p>
<p>Deliverability</p> <p>Considered to be a moderate risk site. Multiple landowners and comprehensive approach will be required to master planning as well as infrastructure. Substantial interdependencies between the sites due to access. High to medium value expected. Delivery expected from 2023/24 onwards with some beyond the plan period. Greenfield site.</p>



<p>Site Name: Peafield Lane (refs 48, 50 and 67)</p> <p>Size (ha): 26.47ha</p> <p>Development Details: 788 homes</p>
<p>Highways and Sustainable Transport</p> <p>Poor access to MARR and M1. Additional traffic onto A60 corridor north of Town Centre; key junctions are at capacity. Junctions along A6075 (Debdale Lane) have fewer issues up to A6191/A6075 junction which has significant issues. Potential to extend or tie into bus route 210. Lacks connections to cycle routes and none within immediate area.</p>
<p>Green Infrastructure and Environmental</p> <p>Some potential to link into Maun Valley green corridor, Manor Park via improved access to public rights of way and safe road crossings. Need to improve access to existing open space and Grade 3 Agricultural Land. LCA recommends conserve and reinforce landscape.</p>
<p>Infrastructure Requirements</p> <p>This is a strategic site and will require infrastructure and various mitigations to reflect this scale of development. This will potentially include junction upgrades, a primary school and contributions to health facilities. Limited potential to join together with other sites. Primary school adjacent to the southern part of the site but relatively distant from shops and facilities.</p>
<p>Economic Benefit</p> <p>No employment or retail proposals included; not likely to be an attractive location for employment. Not considered to be accessible to local centres or employment locations.</p>
<p>Deliverability</p> <p>Considered to be a higher risk site. Three different landowners with some interdependencies related to access and cumulative infrastructure requirements. Promoter of site 50 has not engaged with the Developer Surgeries; potential for site 67 (south of Peafield Lane) to be considered in isolation. Higher sales values expected. Delivery from 2021/22 onwards.</p>



10 Non-Strategic Sites (Mansfield Urban Area)

Site Name: Fields Farm, Abbott Road (ref 58)

Size (ha): 7.59ha

Development Details: 200 homes

Highways and Sustainable Transport

Multiples access options. Good access to the MARR and M1. Nearby junctions have capacity. Bus stops available on Brick Kiln Way (217 bus route). Existing cycle routes on MARR but general lack of cycle route links along Abbott Rd and Ladybrook area.

Green Infrastructure and Environmental

Close to Abbott Road playing pitches but potential to address the lack of open space in the area. Right of way across the site but limited potential to connect to strategic GI corridors and areas.

Infrastructure Requirements

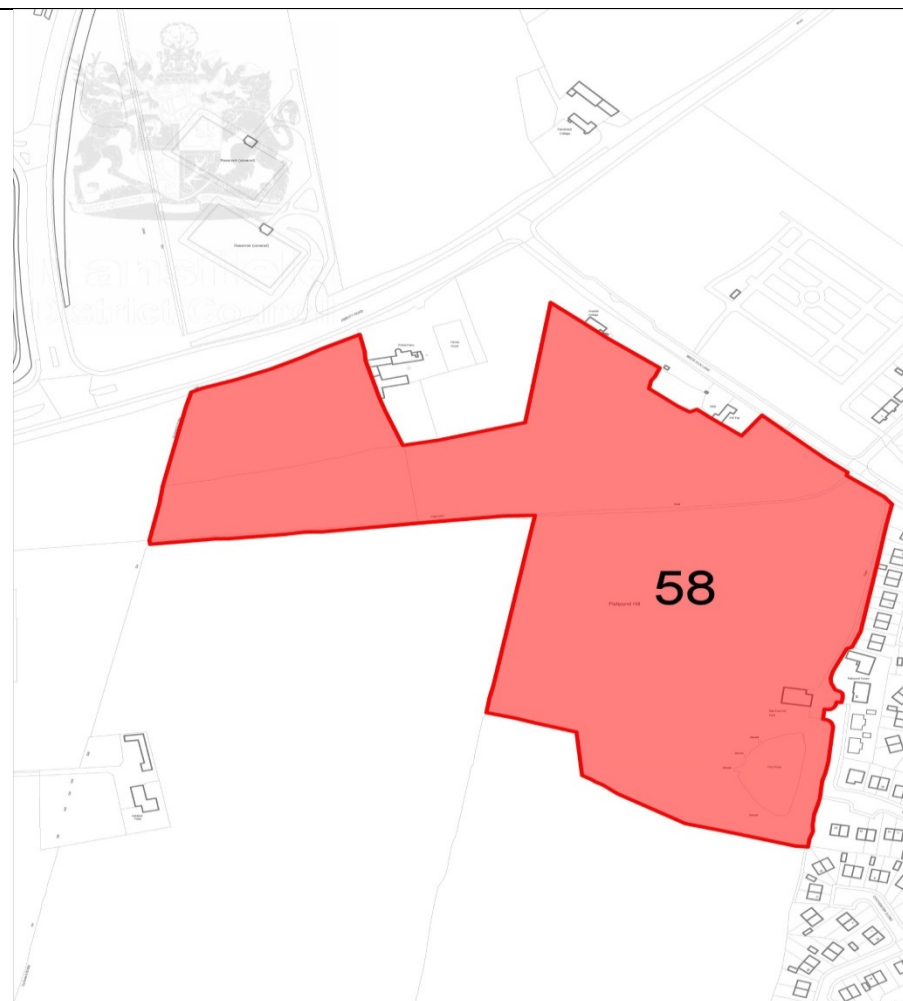
A moderate sized site. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Ladybrook Lane local centre is the nearest retail location. Good access to future employment opportunities at Penniment Farm.

Deliverability

Moderate risk site. Medium sales values expected. Multiple landowners. Greenfield site. Delivery expected from 2026/27.



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Site Name: Rear of High Oakham Hill (ref 59)

Size (ha): 2.37

Development Details: 40 homes

Highways and Sustainable Transport

Good access onto High Oakham Hill with reasonable access onto the MARR via either A60 or Skegby Lane. Significant issues at junction onto A60 (Atkin Lane/Berry Hill Lane). Bus stops located on Garth Rd (219 bus route). Good access to existing cycle routes.

Green Infrastructure and Environmental

Close to Caudwell Brook where there is a concentration of protected species and issues with water quality. Close to Oakham LNR and could link to Timberland Trail.

Infrastructure Requirements

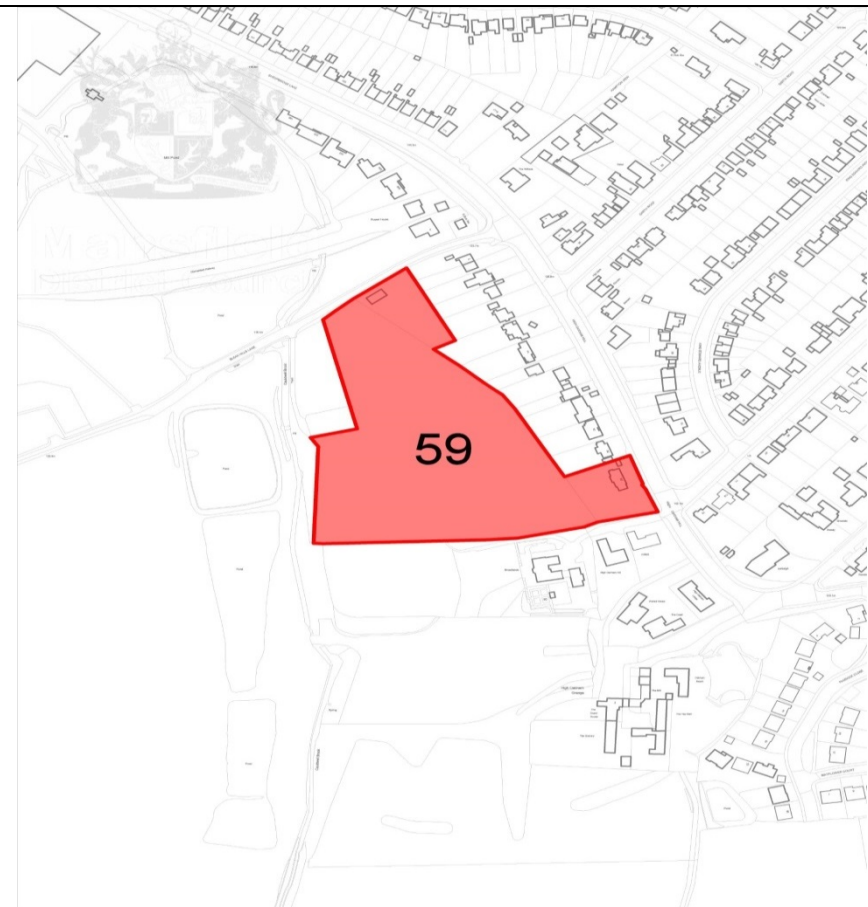
A small site in the context of Mansfield. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites. Potential links to nearby Lindhurst site.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Close to Nottingham Road local centre and out of centre retail park; considered to be limited scope for extension. Good access to Oakham Park employment area.

Deliverability

Low risk site. Greenfield. High sales values expected. Single owner. Planning permission has already been granted.



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Site Name: Three Thorn Hollow Farm (ref 73)

Size (ha): 7.14ha

Development Details: 190 homes

Highways and Sustainable Transport

Good access to the MARR via Blidworth Lane and Southwell Rd East. Significant issues at B6020/A617/A6191 roundabout. Bus stops located on Southwell Rd (for routes 27, 28 and 141)

Green Infrastructure and Environmental

SSSI located close to southern boundary of the site. Low flow rate stream in location. Close to area of woodlark/nightjar.

Infrastructure Requirements

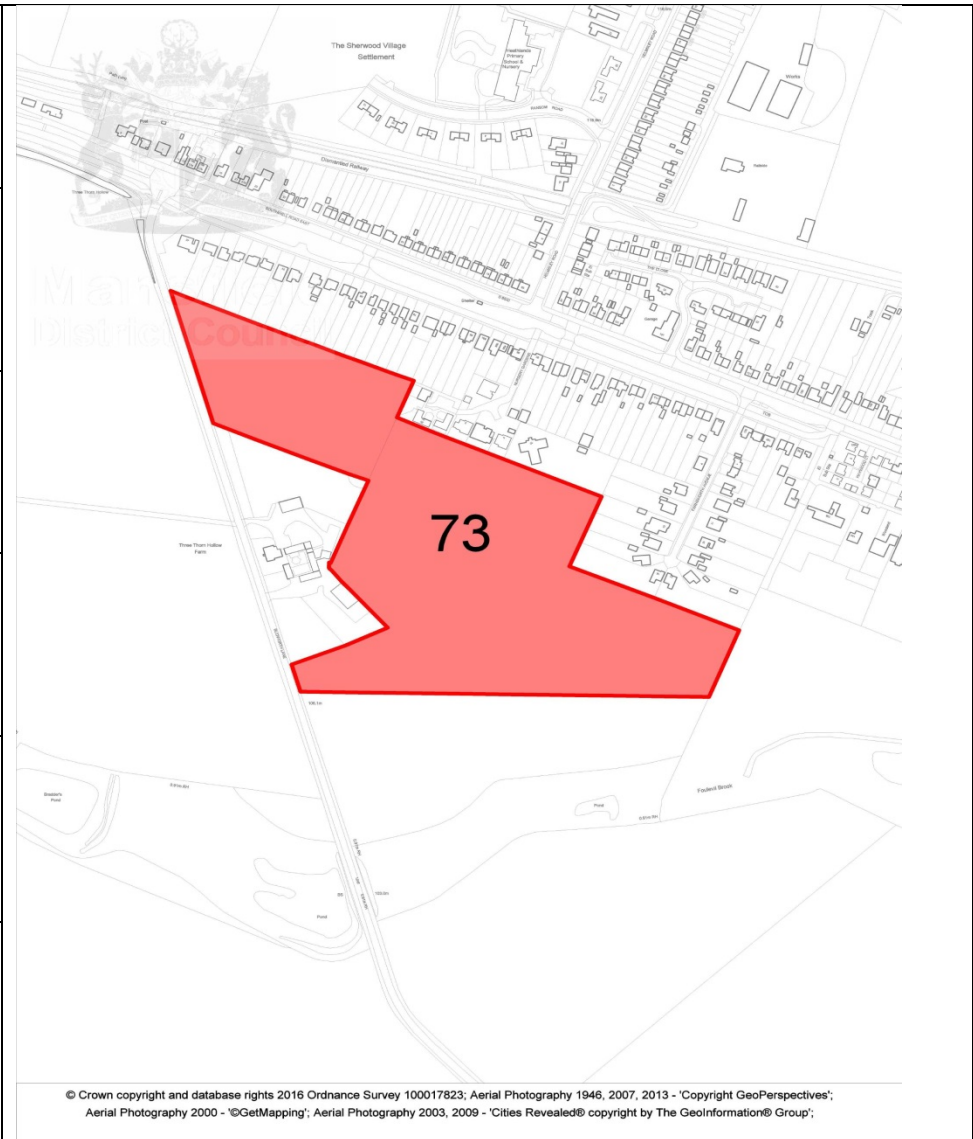
A moderate sized site. Unlikely to provide on-site infrastructure. Will help support the vitality of Rainworth

Economic Benefit

Site is likely to be too small to provide onsite employment or retail but. Good accessibility to current and future employment opportunities along MARR and Southwell Road. Close to neighbourhood parades and a district centre (in N&S District).

Deliverability

Low risk site. Greenfield. Medium to high sales values expected. Single owner. Delivery expected from 2022/23.



Site Name: Skegby Lane (ref 89)
Size: 12.55ha
Development Details: 215 homes

Highways and Sustainable Transport

Good access to MARR and M1 via Skegby Lane; some issues at junctions onto MARR. Bus stops located on Rannoch Drive and Skegby Lane (217 route). Existing cycle routes to south but site does not link to these (south of Skegby Lane and A38); need for connectivity improvements.

Green Infrastructure and Environmental

Potential to address lack of open space in wider area. Right of way across site towards hospital could be improved. Area of community green space (Millennium Green) located to the north of the site. Will require strategic landscape buffer to avoid coalescence with Sutton.

Infrastructure Requirements

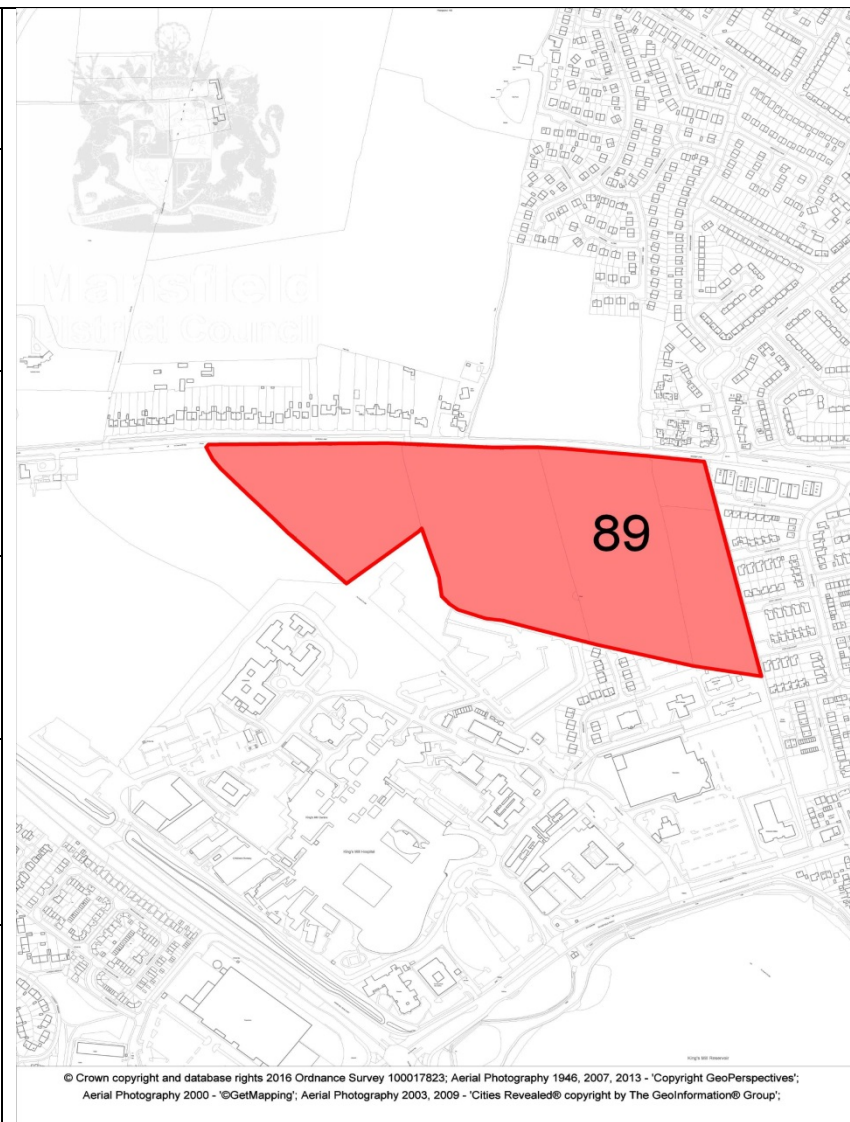
A moderate sized site with some impact on local infrastructure expected. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Close to Ladybrook Lane local centre; considered to be limited scope for extension. Reasonable access to future employment opportunities at Penniment Farm and Oakham Park.

Deliverability

Low risk site. Greenfield. Medium sales values expected. Single owner. Delivery expected from 2022/23.



Site Name: Caudwell Road (ref 91)

Size: 1.43

Development Details: 42 homes

Highways and Sustainable Transport

Good access to MARR; junctions have capacity. Small part of larger allocation (in Ashfield District) and junction improvements likely to be provided as part of that development. Bus stops located on Nottingham Rd/A60 (Pronto route). Cycle routes along A60 and MARR but no existing linkages; need for connecting improvements.

Green Infrastructure and Environmental

Open space likely to be provided in connection with adjacent site in Ashfield. Cycle routes along the MARR. Potential links to GI provision on the Lindhurst site to the east.

Infrastructure Requirements

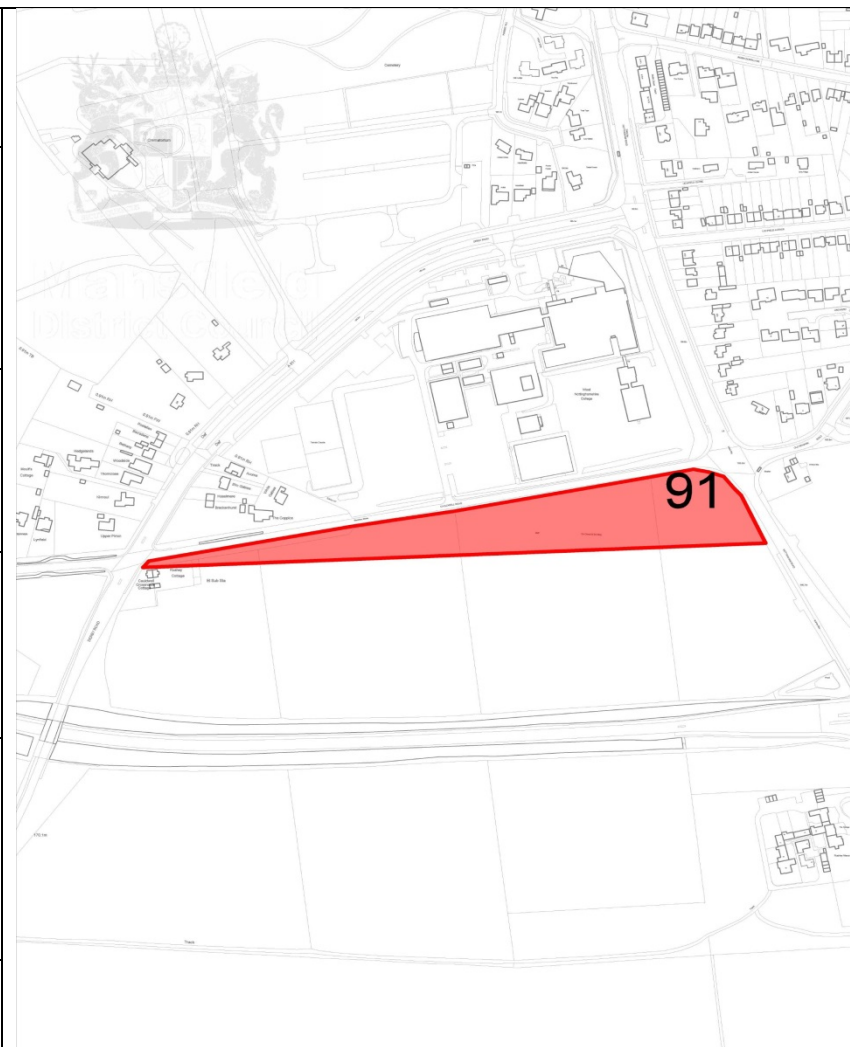
A small site which forms part of a larger site proposed for allocation for 207 dwellings (total of around 250 homes) close to the strategic Lindhurst development site. Likely that infrastructure would be provided off-site.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Reasonable access to employment opportunities on MARR/Southwell Rd East and Oakham Park. Reasonable access to Nottingham Road local centre and adjacent out of centre retail park.

Deliverability

Low risk site. Likely to be developed at the same time as the larger allocated site; dwellings expected to be delivered from 2020/21. There is a single owner across both sites. Greenfield.



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Site Name: Park Hall Farm (ref 104)

Size: 1.07ha

Development Details: 10 homes

Highways and Sustainable Transport

Poor access to MARR and M1. Surrounded by a large housing site with planning permission (2013/0593/NT); assume that sufficient junction improvements have been included in the scheme. Bus stops located on Scotswood Rd (204 bus route). Lack of cycle routes within immediate area.

Green Infrastructure and Environmental

Limited connections with strategic GI corridors and areas. Potential for bat roosts on site.

Infrastructure Requirements

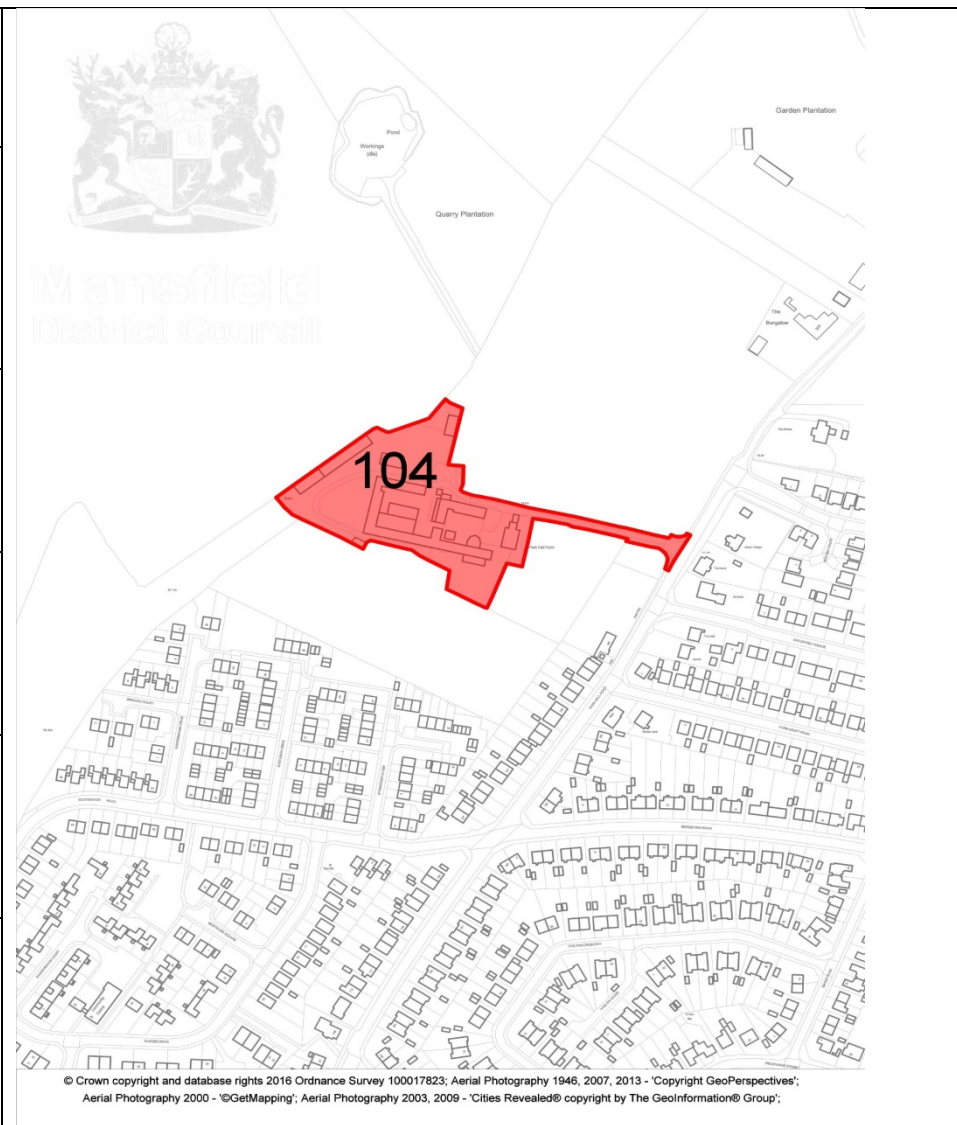
A small site located with limited infrastructure requirements. Forms part of a larger site with extant planning permission for 130 dwellings which is likely to have provided contributions to infrastructure.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Distant from employment opportunities and district or local centres; reasonable access to a neighbourhood parade.

Deliverability

Low risk site. Medium sales values expected. MDC resolved to grant planning permission subject to S106 being signed (2015/0032/NT). Likely to be developed at similar time to larger site. Conversion of existing farm buildings.



Site Name: South of Clipstone Road East (ref 101)

Size: 10.56ha

Development Details: 313 homes

Highways and Sustainable Transport

Poor access to MARR and M1. Junction improvements have been identified as part of determination of planning application. Bus stops located on Clipstone Rd West (14, 15 and 16 bus route). Existing cycle route to east, west and south of site; need for improved connections to north.

Green Infrastructure and Environmental

Links to strategic GI corridor and areas (Spa Ponds, Timberland Trail). Could address lack of open space in the wider area.

Infrastructure Requirements

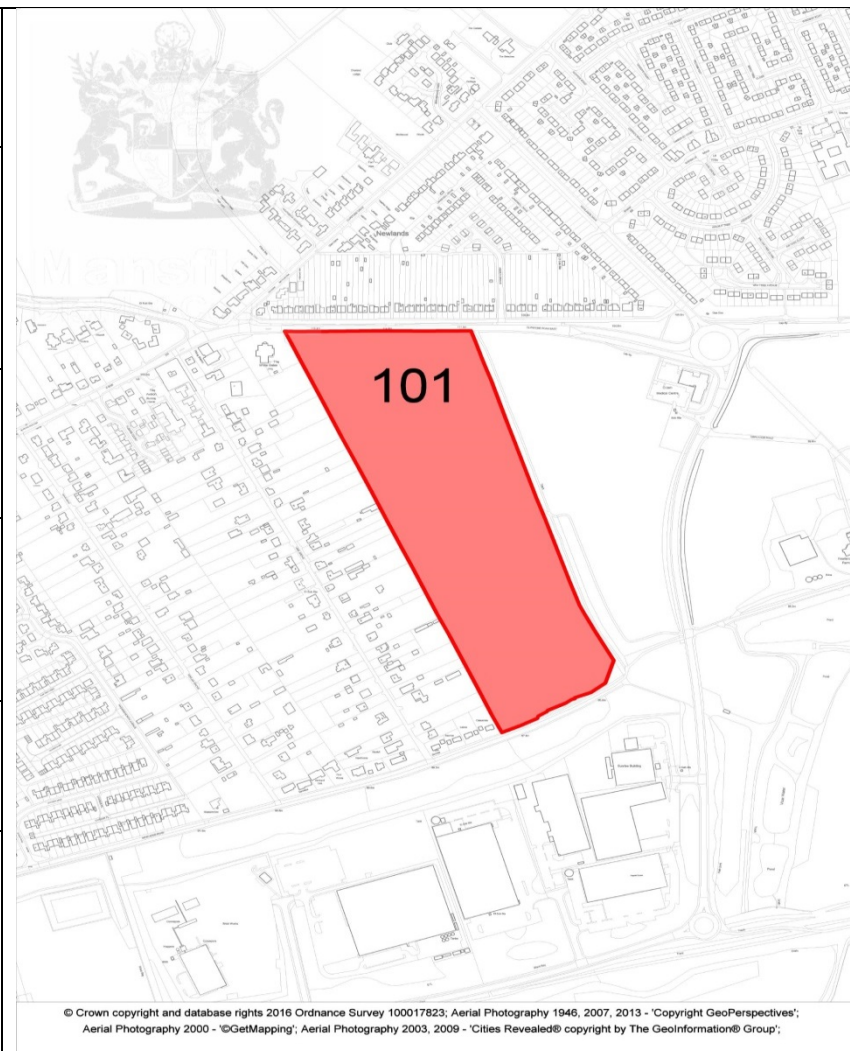
Adjacent to a site with extant planning permission for 190 dwellings. Infrastructure requirements identified as part of determination of planning application.

Economic Benefit

No onsite employment or retail. Close to Crown Farm industrial estate.

Deliverability

Low risk site. Medium sales values expected. MDC resolved to grant planning permission subject to S106 being signed (2014/0248/NT). Likely to be developed at similar time to adjacent site.



Site Name: High Oakham Farm (ref 171)

Size (ha): 17.16ha

Development Details: 275 homes

Highways and Sustainable Transport

Good access onto High Oakham Hill with reasonable access onto the MARR via either A60 or Skegby Lane. Significant issues at junction onto A60 (Atkin Lane/Berry Hill Lane). Bus stops located on Garth Rd (219 bus route). Good access to existing cycle routes.

Green Infrastructure and Environmental

Close to Caudwell Brook where there is a concentration of protected species and issues with water quality. Close to Oakham LNR and could link to Timberland Trail.

Infrastructure Requirements

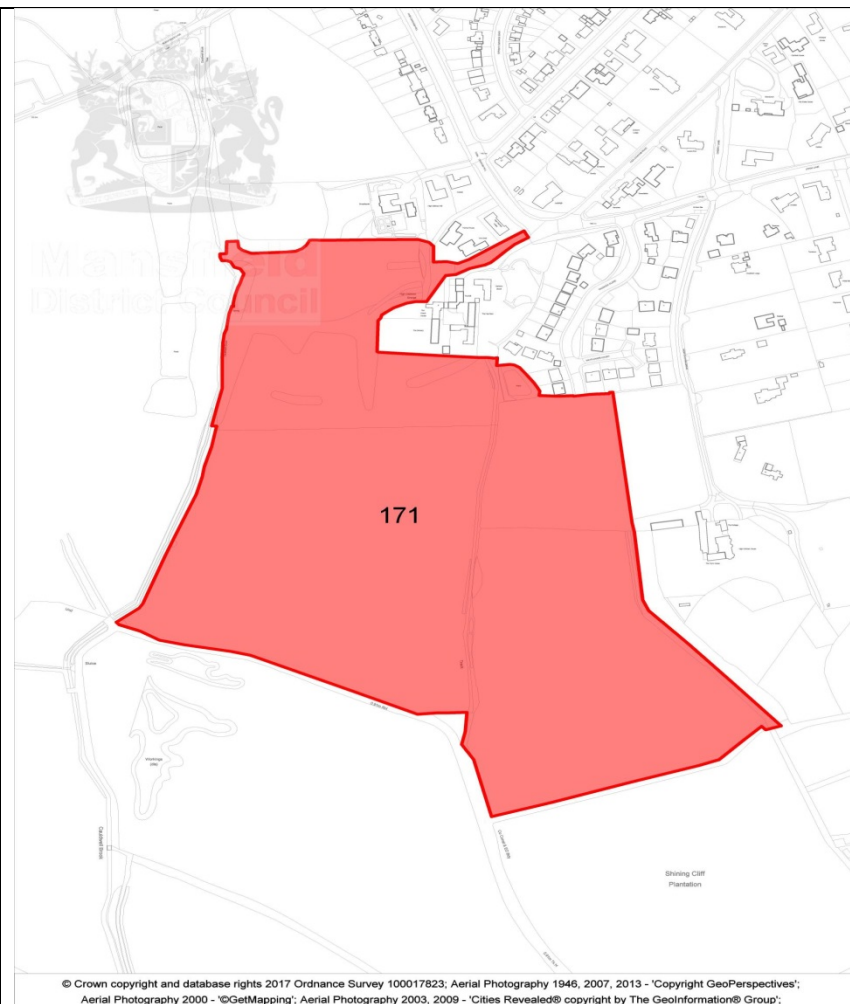
A moderate sized site with some impact on local infrastructure expected. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites. Potential links to nearby Lindhurst site

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Close to Nottingham Road local centre and out of centre retail park; considered to be limited scope for extension. Good access to Oakham Park employment area.

Deliverability

Low risk site. Greenfield. High sales values expected. Single owner.



11 Sites in Warsop Parish

Site Name: Stonebridge Lane, Market Warsop (refs 35 and 36)

Size: 16.28ha

Development Details: 400 homes

Highways and Sustainable Transport

Bus stops on Mansfield Rd/A60 (routes 11 and 12). Would likely increase traffic along heavily congested A60 corridor where there are issues with junctions. Reasonable access to M1 through Shirebrook and Bolsover. No existing cycle routes within immediate or wider area; need for improvements.

Green Infrastructure and Environmental

SSSI immediately to north of site and close to population of protected species. Links to Maun Valley Trail.

Infrastructure Requirements

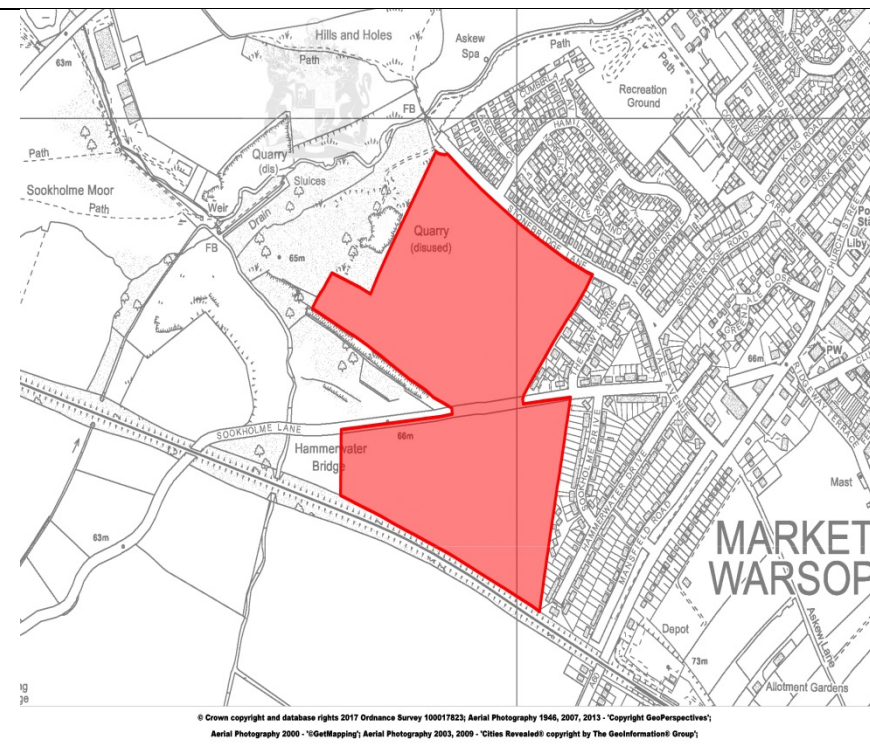
A large site with an impact on local infrastructure expected.

Economic Benefit

No employment or retail proposed. Close to employment sites in Shirebrook and to Market Warsop Town Centre. Will help support the vitality of Market Warsop. Reasonable links to the redevelopment of Welbeck Colliery in Bassetlaw District.

Deliverability

Low risk site. Planning permission recently refused (2016/0374/NT). Medium sales values expected. Both parts of the site are understood to be in single ownership. Greenfield.



Site Name: Land off Netherfield Lane, Medan Vale (ref 51)

Size: 4.95ha

Development Details: 120 homes

Highways and Sustainable Transport

Bus stops on Netherfield Land (routes 11 and 12b). Would likely increase traffic along heavily congested A60 corridor where there are issues with junctions. No existing cycle routes within immediate or wider area; need for improvements.

Green Infrastructure and Environmental

Cycling links along Netherfield Lane. Reduction of open gap between settlements. Could address lack of open space in the area.

Infrastructure Requirements

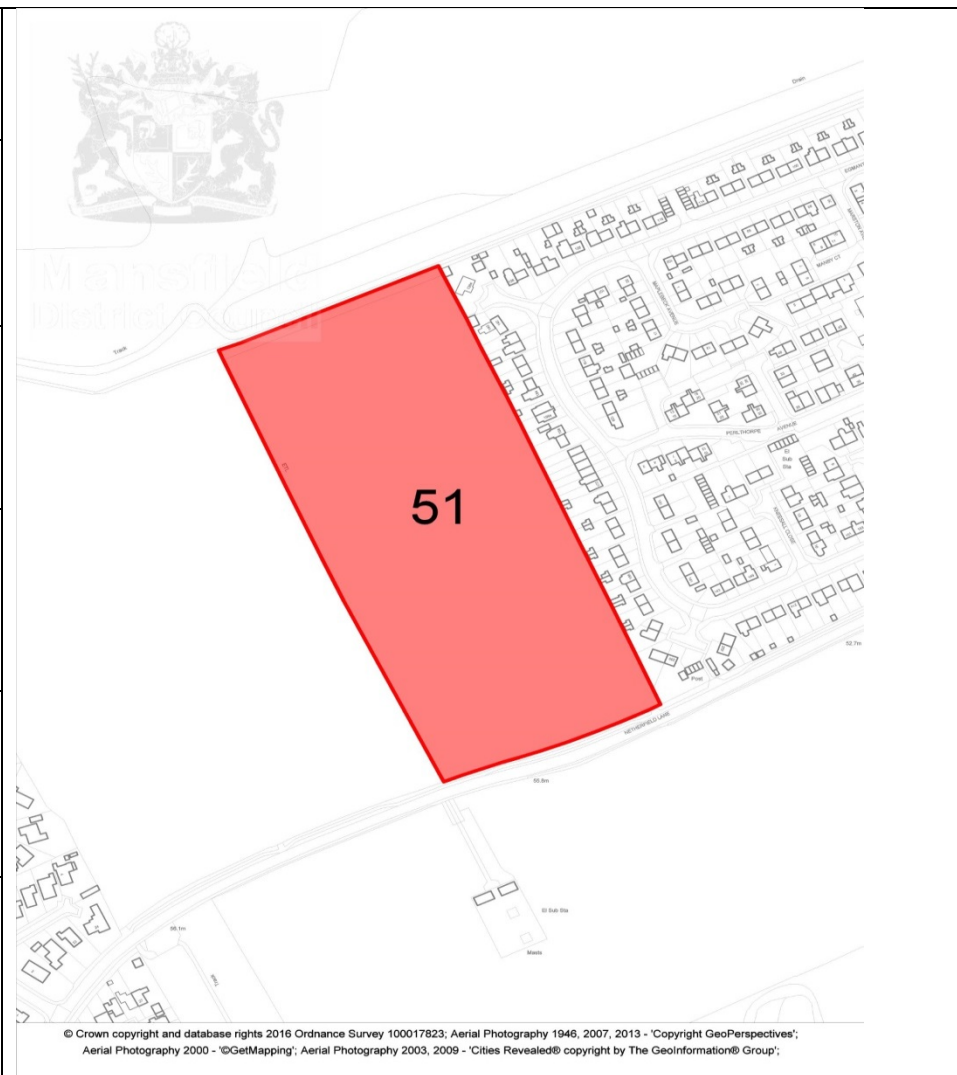
A moderate sized site with some impact on local infrastructure likely. Unlikely to provide on-site infrastructure. Will help support the vitality of Medan Vale and Market Warsop.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Reasonable access to employment sites in Shirebrook and to Market Warsop Town Centre. Good links to the nearby redevelopment of Welbeck Colliery

Deliverability

Low risk site. Greenfield. Higher sales values expected. Delivery expected from 2021/22 onwards. Understood to be in single ownership.



Site Name: Adj 49 Mansfield Road, Spion Kop (ref 45)

Size: 2.47ha

Development Details: 85 homes

Highways and Sustainable Transport

Bus stops on Mansfield Rd/A60 (routes 11 and 12). Access would be directly onto the heavily congested A60 corridor where there are issues with junctions. No existing cycle routes within immediate or wider area; need for improvements.

Green Infrastructure and Environmental

Limited open space in area; potentially to be provided across the A60 but would be difficult to access for pedestrians. Limited connection to GI areas/corridors.

Infrastructure Requirements

A moderate sized site with some impact on local infrastructure likely. Unlikely to provide on-site infrastructure. Could help support the vitality of Spion Kop but few existing facilities and unlikely to provide new ones.

Economic Benefit

Site is likely to be too small to provide onsite employment or retail. Poor access to employment and retail.

Deliverability

Moderate risk site. Lower sales values expected. Delivery expected from 2021/22 onwards. Understood to be in single ownership. Greenfield.



Site Name: Adj The Gables, Spion Kop (HELAA ref 57)

Size (ha): 0.41ha

Development Details: 8 homes

Highways and Sustainable Transport

Bus stops on Mansfield Rd/A60 (routes 11 and 12). Access would be directly onto the heavily congested A60 corridor where there are issues with junctions. No existing cycle routes within immediate or wider area; need for improvements.

Green Infrastructure and Environmental

Limited open space in area; potentially to be provided across the A60 but would be difficult to access for pedestrians. Limited connection to GI areas/corridors.

Infrastructure Requirements

A very small site with limited impact on local infrastructure. Highly unlikely to provide on-site infrastructure. Could provide limited support for the vitality of Spion Kop but few existing facilities.

Economic Benefit

Site is too small to provide onsite employment or retail. Poor access to employment and retail.

Deliverability

Lower risk site. Lower sales values expected. A planning application is currently being determined. Delivery expected in 2021/22. Understood to be in single ownership. Greenfield.



12 Findings

- 12.1 Summaries of the assessments and conclusions on whether, at this point in time, it is proposed to put the sites forward for allocation in the Local Plan or not are set out below.

Mansfield Urban Area Sites

Pleasley Hill Farm (refs 52, 74c and 170), Fields Farm (ref 58) and Skegby Lane (ref 89)

- 12.2 These sites have good access to the MARR and to the M1. There is capacity along the MARR and the majority of junctions have capacity; some improvements are likely to be required. The Pleasley Hill Farm site includes the provision of around 12ha of new employment and retail land; there is also reasonable access to nearby existing and proposed employment land (at Oakham Business Park, Millennium Business Park and at Penniment Farm⁵). There is good access to nearby cycle routes along A617 and Chesterfield Road.
- 12.3 The sites, together with Penniment Farm, would form a cluster and could jointly provide the necessary infrastructure. Whilst the sites involve a number of different landowners it is considered that there are limited interdependencies between them other than in relation to sites 52, and 74c where there is evidence of collaborative working.
- 12.4 In comparison to other sites, there are fewer existing nearby connections to the strategic green infrastructure (GI) network, although there are existing public rights of way which offer connections to the Meden Trail, Pleasley Pit County Park (in Bolsover) and countryside. The creation of open space and connections to existing open space and the GI network, should help address the general lack of open space in this part of Mansfield.
- 12.5 The sites are located in the higher value 'Conserve' landscapes and, as identified in the SA, would involve the significant loss (over 20ha) of Grade 2 agricultural land; these are the only sites which result in the loss of land of greater value than Grade 3. There is also a risk of flooding from surface water run-off. This can be managed through the provision of Sustainable Urban Drainage.
- 12.6 In conclusion it is considered that these three sites should be put forward as preferred sites. Whilst it is acknowledged that they fall within a higher value landscape and include the loss of Grade 2 agricultural land there are substantial benefits that would accrue from the delivery of employment land, provision of much needed open space and the good accessibility of the sites to the MARR and M1 which are not possible on other sites and directly links to a key proposed objective of the Local Plan.

⁵ Penniment Farm has extant planning permission for 430 homes and 12ha of employment land

Contribution to Supply	1340 homes
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Land off Jubilee Way (ref 76)

- 12.7 The site has the potential to provide substantial green infrastructure and sports benefits related to the provision of improvements to the golf course, rugby club and connections to nearby strategic green infrastructure (restored Mansfield colliery, Timberland Trail, Oak Tree Heath Local Nature Reserve and Vicar Water), and connections to the national cycle network. The SA highlights that there are major impacts on the nearby Strawberry Hills Heath SSSI, local wildlife site potential nightjar and woodlark habitat. However, no built development will be located within these areas and the impact can be mitigated and managed.
- 12.8 There are few links to other nearby potential development sites although it is considered to be of sufficient size to provide on-site infrastructure. There is also a risk of flooding from surface water run-off. This can be managed through the provision of Sustainable Urban Drainage.
- 12.9 There is reasonable access to the MARR and nearby employment opportunities and the provision of a 6.7ha extension to the Crown Farm employment area. Some junctions nearby are at capacity and improvements are likely to be required. There are good cycle connections to the north and south which could be linked into the development.
- 12.10 Whilst there are areas of higher value 'conserve' landscape in the area the majority of the area to be developed is the lower value 'restore and create' landscape. Development has the potential to positively address existing issues regarding anti-social behaviour, damage to sensitive wildlife sites, restore and create new habitats, and provide improved ecological connections to nearby woodland and heathland. The site is shown as Grade 3 agricultural land on mapping and in the SA; it is understood, however, not to be agricultural land and is associated with the former colliery.
- 12.11 As such it is proposed to put this site forward as a preferred option.

Contribution to Supply	600 homes (800 homes overall)
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Warren Farm (ref 56) and New Mill Lane (refs 30, 31, 42 and 55)

- 12.12 Two different options have been explored in this location; the larger Warren Farm site (around 1600 homes) and a smaller New Mill Lane site (around 500 homes). Across both options there are substantial benefits for GI has the potential to provide improved walking and cycling connections with the strategic GI corridor that runs along the River Maun. Habitat creation in this area would provide improved connections for wildlife to the nearby River Maun Corridor, local wildlife sites, woodland and proposed local green space. While the SA identifies a major negative impact on biodiversity no built development will be located in these areas

and any impact can be mitigated and managed. The area is lower value in landscape (restore and create) and agricultural land (grade 3) terms.

- 12.13 Access to the MARR and M1, however, is not as good as a number of the other sites considered. While the main access will be onto the same road as Land off Jubilee Way (A6117) the site is likely to have a greater impact on the heavily congested A60 junctions; the larger site is also likely to have a substantial impact on the operation of junctions due to the extra traffic generated. There is reasonable access to the Crown Farm industrial estate, especially from the eastern parts of the larger site, and to the shopping facilities located at Fulmer Close. Electricity pylons run across the site and consideration will need to be given to these.
- 12.14 As identified in the SA there are areas of the site that are at risk of flooding from surface water run-off. This can be managed through the use of Sustainable Urban Drainage (SUDs).
- 12.15 For the larger site there are concerns about the impact on heritage assets and the capacity of nearby junctions to accommodate the substantial increase in traffic movements that would result. As set out in the SA, there may also be a greater degree of risk associated with the ppSPA.
- 12.16 These concerns are reduced, or removed, if the New Mill Lane sites are taken forward alone. In terms of deliverability the area is expected to have medium to high sales values; the adjacent Sandlands development has progressed relatively quickly. However, there are a number of different landowners here and different levels of work have been undertaken so far to progress sites. Additional work will be required in terms of master planning.
- 12.17 In conclusion it is considered that only the smaller New Mill lane site should be put forward as a preferred site. The additional impact of the larger site and the poorer access to employment compared to the Pleasley Hill Farm and Jubilee Way sites outweigh the GI benefit that the larger site would provide. Development of the smaller New Mill Lane site would still provide substantial GI benefits without the same scale of impact in terms of highways and heritage.

Contribution to Supply	515 homes
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Peafield Lane (refs 48,50 and 67)

- 12.18 These three sites do not have good access to the MARR in comparison to the other sites considered and would impact on the heavily congested A60 corridor. They involve the loss of Grade 3 agricultural land and land in a higher value 'Conserve and Reinforce' landscape. No employment land is proposed, and is not likely to be attractive in this location. The sites are also some distance from existing employment areas and town centres. In addition, there is limited evidence of deliverability; one of the promoters of the sites did not attend the Developer Surgery that was held although there are fewer interdependencies compared to other sites.

Although the sites are near to the Maun Valley green corridor and Manor Park, the potential to connect to existing green infrastructure network, is more limited compared to the sites on New Mill Lane.

12.19 In conclusion it is not proposed to put these forward as preferred sites.

Rear of High Oakham Hill (ref 59) and High Oakham Farm (ref 171)

12.20 Both sites have reasonable access to the MARR and nearby employment areas although the key junction onto the A60 is at capacity. The sites have good access to existing cycle routes. They are both greenfield sites in a higher value area and likely to prove very deliverable. The sites are located near to recreational connections which could be improved and are in a higher value landscape character area (conserve and create). The sites are identified in the SA as having an impact on biodiversity due to the proximity of a Local Nature Reserve and a Local Wildlife Site.

12.21 A planning application has been granted for the Rear of High Oakham Hill site. As such it is being put forward as preferred sites. The High Oakham Farm site does not have the two points of access required to accord with the 6Cs Guidance and would have a greater impact on biodiversity due its size compared to High Oakham Hill. As such it is not proposed to put the site forward as a preferred option at this stage.

Contribution to Supply	39 homes
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Three Thorn Hollow Farm (ref 73)

12.22 The site enjoys good access to the MARR, cycle routes and nearby employment areas although there are issues at nearby junctions and a need to improve walking/cycle crossings across the MARR. There is good access to the nearby Mansfield Way which provides connections to the Timberland Trail and Southwell Trail. It will help improve the vitality of Rainworth.

12.23 As set out in the SA, development has the potential to impact on biodiversity due to its proximity to a SSSI, a LWS and the ppSPA. However it is considered that there is the potential for mitigation and enhancement to be provided. It would also affect the setting of a listed building and schedule monument. The risk of surface water flooding can be managed through the provision of Sustainable Urban Drainage.

12.24 Overall it is proposed to put this site forward as a preferred site.

Contribution to Supply	188 homes
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Caudwell Road (ref 91)

12.25 The site has good links to the MARR, reasonable links to the M1 and also the potential to improve linkages to the existing cycle network. The site has good access to a number of employment locations. The site is in a higher value landscape and includes Grade 3 agricultural land. The risk of surface water flooding identified in the SA can be managed through the provision of Sustainable Urban Drainage.

12.26 This site forms part of a larger proposed allocation within Ashfield District. The situation with the site will be confirmed as the Ashfield Local Plan progresses. It is considered that the development of the remainder of the field will deliver a better development. There are also potential links in relation to green infrastructure, schools and health facilities being provided as part of the adjacent Lindhurst site.

12.27 In conclusion, it is recommended that the site be put forward as a preferred site.

Contribution to Supply	42 homes
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Park Hall Farm (ref 104) and South of Clipstone Road East (ref 101)

12.28 The Planning Committee at Mansfield District Council has already resolved to grant planning permission for these sites subject to the signing of S106 agreements. As such they are being put forward as preferred sites.

Contribution to Supply	323 homes
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Warsop Parish Sites

Stonebridge Lane and Sookholme Lane (refs 35 and 36)

12.29 This large site, together with the other sites proposed in the area, will contribute to the vitality of Market Warsop by supporting the viability of local services and facilities. There are reasonable links to the M1 and employment areas in Shirebrook although these are via narrow roads or underpasses along the railway line. As identified in the SA, there is a risk of flooding from surface water run-off; this could be managed through the inclusion of SUDs.

12.30 Whilst planning permission has been refused it is proposed to include these sites as preferred sites. Planning permission was refused for a number of reasons including:

- Prematurity in advance of the Local or Neighbourhood Plan;
- Adverse impact on infrastructure (highway, health, sewerage);
- Lack of ecological information and impact on SSSI; and
- Loss of best and most versatile agricultural land.

These are issues which, in our view, could be satisfactorily addressed through a revised planning application (impact on infrastructure and ecology), have been considered as part of the site selection process (loss of agricultural land) or are not

matters for the Local Plan (Prematurity). The site will provides housing within Warsop Parish that is needed to meet the distribution requirements set out in the SHMA. It is also noted that Officers recommended the application for approval.

Contribution to Supply	400 homes
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Netherfield Lane (ref 51)

- 12.31 This is a large site in the context of Meden Vale, the settlement it adjoins. The site will contribute to the vitality of Meden Vale by supporting the viability of local services and facilities in both Meden Vale and Market Warsop. There is reasonable access to employment opportunities in Shirebrook; there is also excellent access to the former Welbeck Colliery site, located within Bassetlaw District, where redevelopment for economic purposes is proposed. However, it is expected that there would be some increase in traffic using the heavily congested A60 corridor.
- 12.32 The site is located within the open break between Meden Vale and Church Warsop within a higher value landscape area (conserve); it includes Grade 3 agricultural land. There are opportunities to link the site with strategic green infrastructure to the north along public rights of way which offer access to nearby green space. Site would also provide needed open space within the area. No major negative impacts have been identified in the SA.

12.33 In conclusion, it is recommended that the site be put forward as a preferred site.

Contribution to Supply	120 homes
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Land at Spion Kop (Adj 49 Mansfield Road)(ref 45) and Land off Mansfield Road, Spion Kop (adj The Gables)(ref 57)

- 12.34 The settlement of Spion Kop lies on the A60; both sites would add additional traffic onto this heavily congested road although there are bus stops within the settlement. There are limited services in the settlement and neither site is of a size that is considered likely to bring substantial benefits in terms of supporting its continued vitality. Spion Kop is some distance from employment opportunities although there is reasonable access to Shirebrook and onto the M1. It is also important to note that there have already been a relatively large number of homes built in Spion Kop during the plan period.
- 12.35 The SA identifies that there would be major negative impacts in terms of landscape and flooding (from both fluvial and surface water sources) associated with the development of site 45. These impacts are reduced as part of site 57, due to its smaller size and location away from 'The Bottoms'.
- 12.36 In conclusion it is proposed to identify land adjacent to Gables (site ref 57) as a preferred site. The site is small in scale and a planning application is currently being determined. In contrast land adjacent to 49 Mansfield Road (ref 45) is much

larger and, given the highways and infrastructure issues and the scale of development that has already occurred in Spion Kop, it is not considered that this represents sustainable development and this site is not being put forward as a preferred site.

Contribution to Supply	8 homes
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Conclusion

12.37 As set out above there is a need to allocate at least **3337 homes** (2883 in Mansfield and 454 in Warsop Parish) outside of the existing settlement boundaries. A number of strategic and non-strategic sites that were identified through the HELAA process were further assessed against the following criteria:

- Highways and Public Transport;
- Green Infrastructure and Environmental;
- Ability to contribute to meeting infrastructure requirement;
- Economic Benefit; and
- Deliverability.

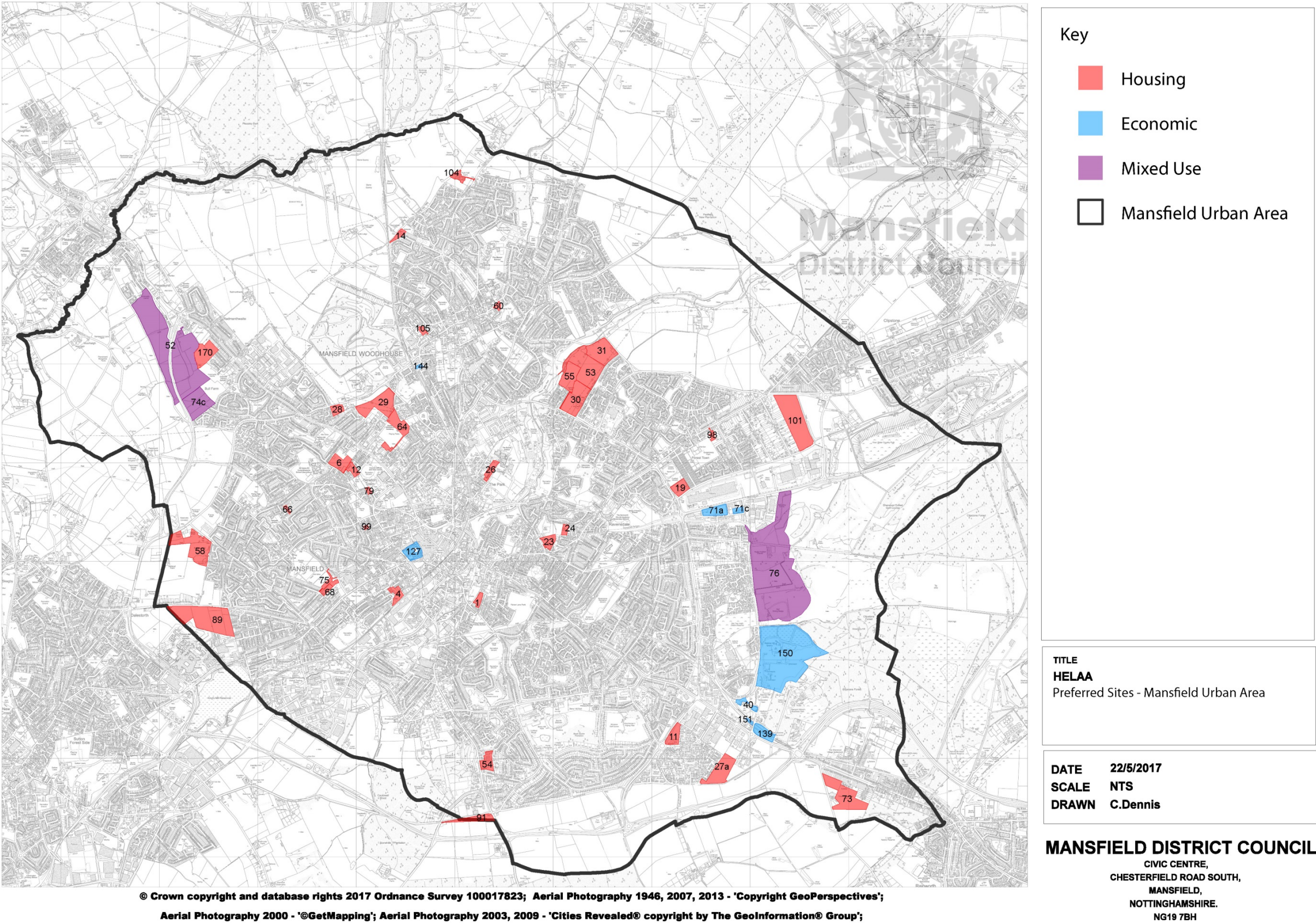
12.38 The sites identified as preferred sites outside of existing settlements will deliver a total of 3575 homes during the plan period (3047 in the Mansfield Urban Area and 528 in Warsop Parish). Whilst this is 238 more than the District wide left to find figure identified above it reflects the sites identified and provides an additional element for flexibility. This equates to a total buffer of 23% over the Objectively Assessed Housing Need of 7520.

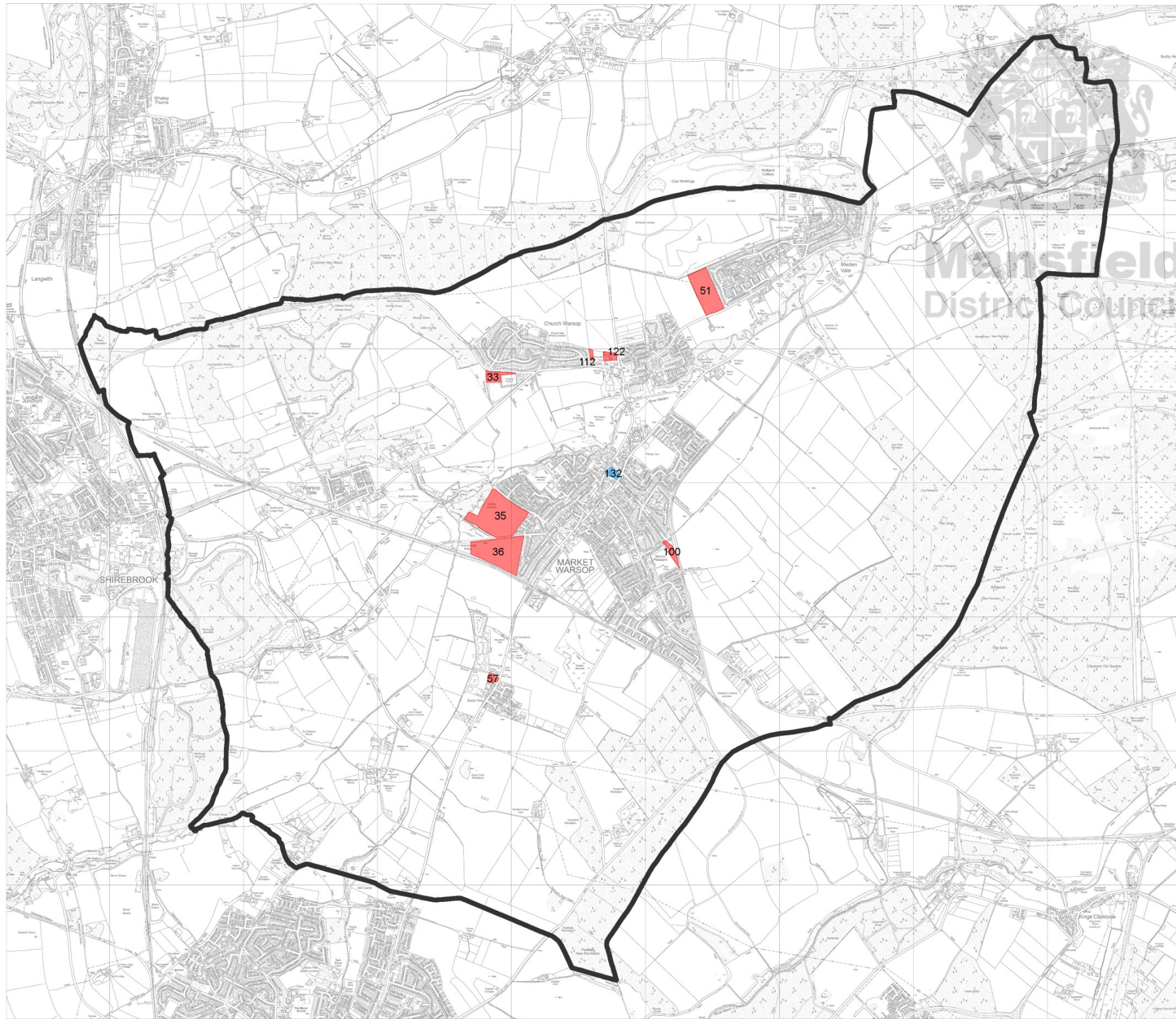
Table 6 – Total Housing Supply

	Mansfield Urban Area	Warsop Parish	Total
Target	8121	902	9024
Existing Supply	4236	381	4617
Within Settlement	1003	67	1070
Edge of Settlement	3047	528	3575
Total Supply	8286	976	9262

13 Maps of Preferred Sites

These maps show the location of the preferred sites, both within and adjoining the settlements. Please note that sites with extant planning permission are excluded.





Key

- Housing
- Economic
- Mixed Use
- Warsop Parish

TITLE
HELAA
 Preferred Sites - Warsop Parish

DATE 22/5/2017
SCALE NTS
DRAWN C.Dennis

MANSFIELD DISTRICT COUNCIL
 CIVIC CENTRE,
 CHESTERFIELD ROAD SOUTH,
 MANSFIELD,
 NOTTINGHAMSHIRE.
 NG19 7BH

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 Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation© Group';

Appendix A – Sites with Planning Permission

The tables below show the sites with extant planning permission that are considered to be deliverable during the plan period.

Market Warsop – Sites of 5 or more homes

HELAA Ref	Planning Application Ref	Site Name	No. of Homes
87	2015/0635/NT	Welbeck Farm	32
112	2014/0069/NT	Land at Moorfield Farm	8
152	2014/0302/NT	Land off Birch Street	30
153	2006/0079/NT 2009/0506/NT 2010/0444/NT	The Royal Estate	103
154	2006/0071/NT 2011/0463/NT	Land at West St and King St	67

Market Warsop – Sites of fewer than 5 homes

Planning Application Ref	Site Name	No. of Homes
2008/0643/NT	26 Forest Road Warsop	1
2009/0669/NT	Land at the rear of 31 Birkland Avenue, Mansfield.	1
2014/0054/NT	Land adjacent 2 Robin Hood Avenue Warsop	2
2015/0477/NT	Garage site Friar Lane, Warsop.	2
2011/0113/NT	Land adj Bella Vista 65 High Street	1
2009/0136/NT	The Walled Garden, Park Hall Road, Mansfield Woodhouse.	1
2006/0206/NT	Garage R/O Redbrick House, Peafield Lane	1
2014/0585/NT	Land adj The Limes Askew Lane Warsop	1
2012/0265/NT	Land adjacent Clumber Villa, Clumber Street, Warsop.	3
2012/0379/NT	Land adjacent to 19, Moss-car Close, Spion Kop.	1
2012/0376/NT	41, High Street, Warsop.	1
2012/0595/NT	The Old Ford Dairy rear of 24-26 High Street, Warsop.	1
2014/0551/NT	Old garage workshop rear of 24-26 High Street, Warsop.	1
2015/0353/NT	Portland garage site, Portland Street, Warsop.	4
2009/0496/NT	Gleadthorpe Grange Netherfield Lane	1
2011/0345/NT	Elkesley House, Elkesley Road, Meden Vale	1
2013/0467/NT	The Bungalow, Eastland Terrace, Meden Vale.	1
2015/0631/NT	Land adj the Three Lions, Netherfield Lane, Meden Vale.	3
2004/1013/WT	Land off Birch Street, R/O 106-122 Laurel Avenue	3
2011/0115/NT	Rear of 2 Rectory Road	1
2010/0167/NT	Land adj 1, Yorke Terrace, Warsop.	4
2011/0638/NT	Warsop Constitutional Club, Carr Lane, Warsop	3
2012/0430/NT	140, West Street, Warsop Vale.	1
2014/0344/ST	Rear of 56, 58 & 60 Fairholme Drive, Mansfield.	2

Mansfield Urban Area – Sites of 5 or more homes

HELAA Ref	Planning Application Ref	Site Name	No. of Homes
2	2015/0712/NT	Former Mansfield General Hospital	54
13	2014/0373/NT	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)	190
27b	2015/0181/ST	Land off Sherwood Oaks Close	46
80	2013/0435/ST	Land North of Skegby Lane	150
81	2015/0502/ST	Penniment Farm (Housing)	430
85	2013/0426/ST	Land off Quarry Lane	17
86	2014/0715/ST	Land at the corner of Quarry Lane, Mansfield.	21
90	2010/0089/ST	Lindhurst	1275 ⁶
92	2014/0147/ST	Pleasley Hill Regeneration Area	151
95	2013/0288/ST	Vauxhall Garage	41
96	2013/0622/ST	Land at Hermitage Lane	25
97	2014/0128/NT	Land to the rear of 183 Clipstone Road West	12
103	2013/0593/NT	Park Hall Farm	130
106	2012/0350/ST	Former Mansfield Sand Co	107
107	2015/0316/ST	20 Abbott Road	8
109	2015/0082/ST	Land off Sutton Road	10
110	2014/0643/NT	Land to the rear of 5 Welbeck Road	10
111	2015/0264/ST	22 St John Street	8
113	2014/0216/ST	284 Berry Hill Lane	5
155	2003/0768/ET 2007/0462/ST 2012/0050/ST	Berry Hill Hall	38
156	2014/0719/ST	Former Miners Offices	18
157	2012/0442/NT	The Ridge	43
158	2007/1120/NT	Land off Sandlands Way	251
159	2014/0162/NT	Birchlands/Old Mill Lane	9
160	2012/0100/NT	32 Warsop Road	5
163	2012/0433/NT	Development off Debdale Lane	90
164	2014/0018/NT	Former garage site Alexandra Avenue	5
166	2007/1125/NT	Land off Portland Street (West)	32
167	2013/0212/ST	Poppy Fields	64
168	2013/0555/ST	10A Montague Street	8

Mansfield Urban Area - Sites of fewer than 5 homes

Planning Application Ref	Site Name	No. of Homes
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⁶ The Lindhurst Site has planning permission for 1700 homes. The remaining 425 homes are expected to be delivered after the plan period.

Planning Application Ref	Site Name	No. of Homes
2008/0595/ST, 2010/0310/ST	Penniment Lane, Mansfield.	1
2013/0502/NT	New Toll Bar Cottage, Radmanthwaite Road, Pleasley.	1
2013/0142/NT	Woburn Lodge Land to the rear of 3, Woburn Lane, Pleasley.	1
2009/0503/ST, 2011/0224/ST	Adj Lake View, Lichfield Lane	2
2007/0207/ST	Berry Hill Mews	1
2015/0070/ST	2, Litchfield Lane, Mansfield.	1
2014/0414/ST	435 Nottingham Road Mansfield	2
2014/0488/ST	Land adj 39, Lichfield Lane, Mansfield.	1
2015/0482/ST	Land adjacent 34, Chatsworth Drive, Mansfield.	1
2013/0071/ST	Land Adj to 36 Bonington Road	2
2009/0289/ST	Averham Close Mansfield	1
2013/0343/ST	Averham Close, Mansfield. (Garage site).	3
2014/0201/ST	Former Garage site adj to 17, Brown Street, Mansfield.	3
2010/0354/ST	Rear of 48, Broomhill Lane, Mansfield.	3
2011/0443/ST	54 Westfield Lane, Mansfield	2
2013/0536/ST	Land adjacent 6, Devon Drive, Mansfield.	1
2015/0007/ST	64, Howard Road, Mansfield.	1
2015/0108/ST	Land adjacent 58, Titchfield Street, Mansfield.	2
2012/0165/NT	62, Woodhouse Road, Mansfield.	1
2015/0008/NT	Regency House 3 Watson Avenue Mansfield	2
2014/0177/NT	4, Woodhouse Road, Mansfield.	1
2013/0438/ST	Land o the rear of 142, Southwell Road West, Mansfield. New address will be Jenny Beckett's Lane.	1
2014/0282/ST	6 Clifton Grove Mansfield	2
2011/0707/ST	Land adj 9A, Grange Avenue, Mansfield.	1
2015/0176/ST	Hermitage House the Hermitage, Mansfield.	2
2014/0229/NT	100, Leeming Lane North, Mansfield Woodhouse.	1
2014/0397/NT	Land at side of 19, Ashwell Avenue, Mansfield Woodhouse.	2
2014/0589/NT	130 Leeming Lane North Mansfield Woodhouse	3
2016/0045/NT	206, Leeming Lane North, Mansfield Woodhouse.	1
2012/0263/ST	Land adjacent to 52 Windsor Road, Mansfield.	1
2013/0222/ST	34, Chaucer Street, Mansfield.	2
2014/0096/ST	8, Browning Street, Mansfield.	2
2014/0415/ST	35 Burns Street, Mansfield.	2
2015/0162/ST	44, Chaucer Street, Mansfield.	2
2015/0341/ST	Ladybrook Fish Bar, Simpson Road, Mansfield.	1
2008/0673/ST	Rear of 20 Heath Avenue	1
2012/0067/ST	Land at Derwent Avenue, Mansfield.	4
2012/0244/ST	Land at Derwent Avenue, Mansfield.	1
2012/0281/ST	Land at Derwent Avenue, Mansfield.	1
2013/0478/ST	The Laurels, 317-319, Eakring Road, Mansfield.	2
2014/0106/ST	Land off Southwell Road West, Mansfield.	3
2011/0493/ST	Adjacent 23 Lindhurst Lane, Mansfield	1

Planning Application Ref	Site Name	No. of Homes
2011/0263/ST	Land adj 20, Columbia Avenue, Mansfield.	1
2012/0374/ST	70, Lindhurst Lane, Mansfield.	1
2015/0009/ST	4, Waterson Oaks, Mansfield.	1
2015/0339/ST	Land adj 2 Bramble Lane, Mansfield.	1
2015/0325/ST	Land to the rear of 232, Southwell Road West, Mansfield.	1
2011/0662/NT	27, Ley Lane, Mansfield	4
2015/0230/NT	50, Portland Street, Mansfield Woodhouse.	4
2013/0353/NT	Land adjacent to 29, Birchlands, Forest Town.	2
2013/0453/NT	Land adj to 2 High Grove, Forest Town.	1
2010/0292/ST	Land at 27, Beresford Street, Mansfield.	4
2010/0507/ST	176, Newgate Lane, Mansfield.	2
2011/0340/ST	60 Carter Lane, Mansfield	2
2013/0014/ST	68 Sandy Lane, Mansfield.	2
2013/0203/ST	8, Skerry Hill, Mansfield.	4
2013/0362/ST	Land between No's 48 and 54, Bolsover Street, Mansfield.	2
2014/0525/ST	Land to rear of 26a & 26b Birkland Street, Mansfield	1
2014/0603/ST	53 Bolsover Street Mansfield	2
2016/0011/ST	3, Skerry Hill, Mansfield.	2
2010/0777/NT	49, Poplar Grove,	1
2014/0165/NT	South of the Beeches, Clipstone Drive	1
2010/0800/NT	90, Clipstone Road West, Forest Town.	1
2015/0504/NT	Adjoining 50, Lime Grove, Forest Town.	1
2010/0854/NT, 2012/0064/NT, 2015/0144/NT	Meadow View, Newlands Road. Land at the rear of 58, Poplar Grove, Forest Town.	3
2011/0498/NT	Rear Of 34, Poplar Grove, Forest Town.	1
2014/0055/NT	Land between 33 & 37, Lime Grove, Forest Town	1
2011/0622/NT	Land Rear of 118, Clipstone Road, Forest Town (Lime Grove)	4
2012/0062/NT	Rear of 80 Clipstone Road West Forest Town	1
2012/0464/NT	Land to the rear of 52 & 56, Poplar Grove, Forest Town.	1
2012/0465/NT	Land adjacent to 1, Plum Tree Avenue, Forest Town.	1
2014/0267/NT	47, Poplar Grove, Forest Town.	1
2014/0485/NT	7, Stanley Road, Forest Town	4
2015/0559/NT	Land adj 43, Lime Grove, Forest Town.	1
2007/0110/ST	Lane Adjacent Braemar Atkin Lane	1
2011/0496/ST	6, High Oakham Hill, Mansfield.	1
2015/0116ST	Land adj Broxtowe, 34, High Oakham Road, Mansfield.	1
2013/0501/ST	High Oakham Manor, 5, High Oakham Hill. Mansfield	2
2014/0665/ST	Land adjacent Broxtowe High Oakham Road	1
2012/0393/ST, 2013/0003/ST, 2014/0674/ST	Brentwood 13, High Oakham Road, Mansfield	3
2011/0628/ST	Greenways, High Oakham Road, Mansfield	1
2012/0019/ST	Land Adjacent to 2 The Crescent, Mansfield	1
2012/0519/ST	Land between 47 & 59 Alexandra Avenue, Mansfield.	1

Planning Application Ref	Site Name	No. of Homes
2013/0290/ST	10, Berry Hill Lane, Mansfield.	1
2014/0629/ST	Land to the rear of 263 Nottingham Road Mansfield	1
2016/0020/ST	Land adjacent Greenways High Oakham Road, Mansfield.	1
2008/0844/ST	Fritchley Court	4
2009/0595/ST	Sawley Drive	2
2015/0067/ST	Adj 227 Abbott Road	1
2011/0717/ST	Penninment Cottage, Abbott Road	1
2009/0824/ST	Land between 17 & 19, Birks Road, Mansfield.	1
2008/0820/ST	Adj 191 Westfield Lane	1
2012/0336/ST	45, Layton Avenue, Mansfield.	4
2015/0144/NT	Land rear of 26, Parliament Road, Mansfield.	1
2004/0378/ET	Peafield Farm, Peafield Lane	2
2008/0575/NT	10, Peafield Lane, Mansfield Woodhouse.	3
2013/0389/NT	39, George Street, Mansfield Woodhouse.	1
2015/0301/NT	Land to rear of 29, Chestnut Grove, Mansfield Woodhouse. Former garage site.	2
2012/0458/NT	Portland Street (East)	3
2014/0003/NT	Site adj and behind 19, Park Hall Road, Mansfield Woodhouse.	3
2011/0101/NT	Land adj 36, Portland Street, Mansfield Woodhouse.	2
2008/0795/NT	Land adj 8-10 Park Hall Road	1
2012/0383/NT	Land to the rear of 26, Audrey Crescent, Mansfield Woodhouse.	1
2013/0147/NT	3, Ley Lane, Mansfield Woodhouse.	2
2014/0340/NT	80 High Street Mansfield Woodhouse	4
2015/0524/NT	Land adj 135, Park Hall Road, Mansfield Woodhouse.	1
2015/0595/NT	57c, High Street, Mansfield Woodhouse.	1
2015/0331/NT	Land to rear of 47 & 48 Park Avenue, Mansfield Woodhouse.	1
2015/0782/NT	Land adj 203, Park Hall Road, Mansfield Woodhouse.	1
2011/0187/ST	45-47 Victoria Street	2
2014/0338/ST	55-57, Stockwell Gate, Mansfield.	2
2011/0085/ST	Regency Chambers 104, Nottingham Road.	2
2011/0162/ST	86 Nottingham Road	2
2011/0156/ST	88-90 Nottingham Road, Mansfield	4
2011/0730/ST	18 Commercial Gate, Mansfield	2
2012/0182/NT	16, White Hart Street, Mansfield.	4
2012/0173/NT, 2013/0411/NT	18, Leeming Street, Mansfield.	4
2012/0291/ST	98, Nottingham Road, Mansfield.	2
2013/0424/ST	19, Queen Street, Mansfield.	2
2013/0404/NT	8, Leeming Street, Mansfield.	2
2013/0383/NT	31 & 33, Albert Street, Mansfield.	4
2014/0365/ST	84, Nottingham Road, Mansfield.	1
2014/0486/ST	94, Nottingham Road, Mansfield.	1
2015/0320/NT	21, Albert Street, Mansfield.	2

Planning Application Ref	Site Name	No. of Homes
2015/0367/NT	23, Church Street, Mansfield.	2
2015/0478/NT	14, Leeming Street, Mansfield.	3
2015/0523/NT	11, Bridge Street, Mansfield.	1
2010/0531/ST	52, Eakring Road,	1
2013/0053/ST	54, Eakring Road / 1 Hall Street, Mansfield.	2
2015/0346/ST	Land adjacent to 1, Abbey Road, Mansfield.	1
2014/0651/ST	Land to the rear of 59-67, Southwell Road West, Mansfield.	3
2008/0571/ST	194, Southwell Road East, Rainworth	1
2011/0287/ST	178 Southwell Road East	3
2010/0541/ST	Three Thorn Hollow Farm Blidworth Lane Rainworth	2
2010/0133/ST	89A Nottingham Road	1
2014/0198/ST	Land adjacent 16, Sheringham Drive, Mansfield.	1
2012/0480/ST	Land adjacent to 14, Fisher Lane, Mansfield.	2
2014/0213/ST	Rear of 89, Nottingham Road, Mansfield.	1
2014/0146/ST	Land off Berry Hill Close, Mansfield.	1
2014/0624/ST	55, Cromwell Street, Mansfield.	3
2008/0817/NT	Debdale Hall Cottage, Debdale Lane, Mansfield Woodhouse.	2
2001/0801/WT	1a, Balmoral Drive, Mansfield.	2
2011/0314/NT	The Laurals, Debdale Lane, Mansfield Woodhouse. Was Wharf Cottage.	4
2012/0003/NT	182 Chesterfield Road North, Mansfield	2
2011/0727/NT, 2015/0235/NT	Debdale Hall Farm Buildings and Stables, Debdale Lane, Mansfield	4
2012/0325/NT	106, Chesterfield Road North, Mansfield.	2
2012/0508/NT	116-120, Chesterfield Road North, Mansfield.	2
2013/0128/NT	108, Chesterfield Road North, Mansfield.	1
2014/0073/NT	Land at 19, Beech Hill Crescent, Mansfield.	2
2015/0429/NT	Debdale Hall Farm, Debdale Lane, Mansfield Woodhouse.	1
2015/0422/NT	112A - 114 Chesterfield Road North Mansfield	4
2011/0356/NT	Land at the Grange, 56 Priory Road, Mansfield Wood	1
2011/0647/NT	Land Adjacent The Gables, Northfield Avenue, Pleasley Vale	1
2012/0403/NT	55, Vale Road, Mansfield Woodhouse.	4
2014/0009/NT	Land adj 47, Grove Street, Mansfield Woodhouse.	4
2014/0290/NT	23-25 Station Street Mansfield Woodhouse	3
2015/0554/NT	14 - 18, Station Street, Mansfield Woodhouse.	4
2015/0458/ST	Garages on Mount Pleasant, Mansfield.	4
2013/0412/ST	Land at Western end of Mount Pleasant	4
2011/0166/ST	61 West Gate Mansfield	2
2014/0597/NT	Land at 2, Jennison Street, Mansfield	2
2013/0414/ST	37, Westfield Lane, Mansfield.	2
2012/0525/NT	Land adjacent to 58, Chesterfield Road South, Mansfield.	1
2011/0543/NT	Land off West Hill Drive, Mansfield.	1
2013/0269/ST	65, West Gate, Mansfield.	2
2014/0313/ST	39, Westfield Lane, Mansfield.	2

Planning Application Ref	Site Name	No. of Homes
2014/0379/ST	75-79, West Gate, Mansfield.	3
2015/0296/ST	12, St John Street, Mansfield.	1
2015/0541/NT	Avondale, 3, Oak Bank Close, Mansfield.	1
2013/0414/ST	37, Westfield Lane, Mansfield	3

Appendix B – Windfall Study

Introduction

- B1 This Study examines housing delivery trends on windfall sites from 2006 to 2016 in Mansfield District and sets out an estimate of housing delivery likely to come forward over the plan period from this source. This study will be used to inform a decision as to whether to propose a windfall allowance in the Council's housing trajectory. Any decision on the inclusion of a windfall allowance will be made through the Plan making process

Definition of windfall sites

- B2 Windfall sites are defined as "Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available." (National Planning Policy Framework 2012, Annex 2: Glossary, page 57). Using this definition windfall sites in Mansfield District are those that have come forward outside the Local Plan Process.
- B3 The main source of windfall sites is through the development of previously developed land (Brownfield land) usually located within an adopted settlement boundary. In the context of Mansfield District this would be within the main urban settlements or village boundaries as defined in the Mansfield District Council's Local Plan 1998. Another source of windfall sites can be unused 'green' land within built up areas such as allotments sites.
- B4 These sites come forward unexpectedly for many different reasons, these can include change of circumstances for the site or owner, business relocation or closures, distressed sales and the demolition of existing buildings. These sites have not been allocated in the local plan process, but have since gained planning permission.

Windfall sites as a source of housing land supply

- B5 Windfall sites can make an important contribution towards the Districts housing land supply through delivering additional housing in addition to planned development opportunities.

- B6 The NPPF and PPG set out that, where justified, windfall sites can contribute towards housing supply. The NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five-year housing supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. In these circumstances an allowance can be included; however, it should be realistic having regard to the SHLAA/HELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. The PPG indicates that broad locations in years 6-15 could include a windfall allowance based on geographical area.

Study Methodology

- B7 The study:

- 1- A review of past housing delivery (completions) from windfall sites from the period of April 2006 through to March 2016 incorporating data from:

- the Annual Housing Monitoring Report
- Strategic Housing Land Availability Assessment
- GIS and Google Earth

- B8 When assessing a site for inclusion in the windfall allowance figure the approach that has been taken is a cautious one. The data has been captured from Mansfield District Council's Housing monitoring database. This data was analysed and processed to remove sites that should not be described as windfall, including, local plan housing allocations, garden land, and sites identified through the previous SHLAA process.

- B9 Each site has been assessed using aerial photography held on the councils GIS system to determine whether the site was developed on garden, brownfield or Greenfield land. This high level of scrutiny was felt to be needed to make sure the figure produced would be in line with the guidance set out in the NPPG and the final count is robust and will therefore ensure that the final count of windfall sites is consistent with current policy and would be robust.

- 2- Analysis of historic trends to identify:

- The contribution of windfall site completions to the annual housing completions;
- the size of the site (up to five dwellings , between 6 and 49 dwellings or over 50 dwellings)
- whether the site was brownfield or greenfield
- location of windfall sites (See Appendix 1)-
- Estimates of future housing delivery from windfall sites, considering:
- whether the annual windfall completion rate is likely to increase or decrease
- whether the pattern of redevelopment is likely to remain the same, increase or decline and
- the impact of future market conditions.

Avoiding Duplication

- B10 As stated above, sites submitted through previous studies undertaken to identify housing land such as the Strategic Housing Land Availability Assessment (SHLAA) will be removed from the assessment for sites.
- B11 The NPPF (paragraph 48) does allow for windfall sites to be included in the five year housing land supply. This can be done by showing compelling local evidence that windfall sites are delivering and that double-counting has been avoided. To avoid duplication the analysis will look at all previous windfall sites and will not include any sites identified in the HELAA and the previous SHLAA's. By discounting these sites at the start of the analysis a robust figure will be produced that will feed into the Housing Trajectory.

Study findings

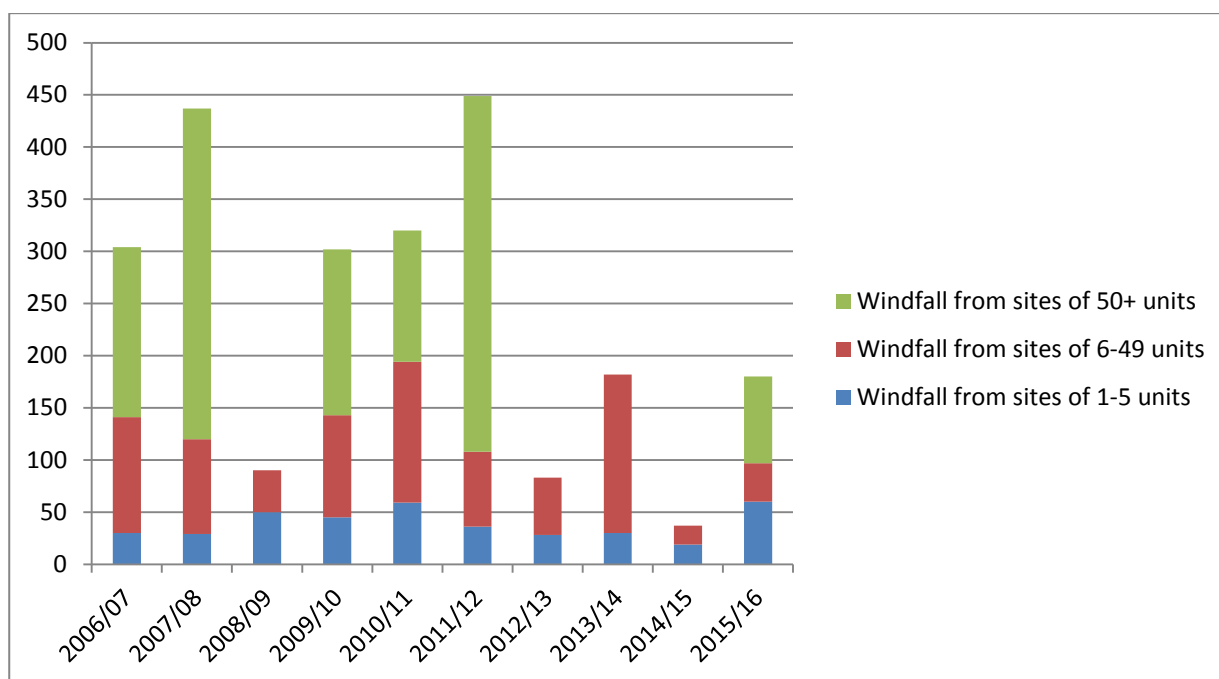
- B12 Table B1 and Figure B2 below show the total number of windfall completions in the district over the past 10 years. This shows that a steady supply of housing delivered through such sites with an average completion rate of 239.

B 1 – Windfall Completions

Year	Windfall from sites of			Total Windfall Built
	1-5 units	6-49 units	50+ units	
2006/07	30	111	163	304
2007/08	29	91	317	437
2008/09	50	40	0	90
2009/10	45	98	159	302
2010/11	59	135	126	320
2011/12	36	72	341	449
2012/13	28	55	0	83
2013/14	30	152	0	182
2014/15	19	18	0	37
2015/16	60	37	83	180
Average Windfall Built	39	81	119	239

All numbers rounded

B 2 – Windfall Completions



B13 Table B3 below shows the percentage of housing completions each year delivered on windfall sites throughout the study period. The results show that the district as a whole has year on year generated a high level of windfall completions. This high level of completions has meant that consistently the percentage of total completions that are windfall sites is above 65% year on year.

B 3 - Contribution of windfall to total housing completions

Year	Total Homes Built	Allocations	Windfall from sites of			Total Windfall	% of Total Homes Built
			1-5 Units	6-49 Units	50+ Units		
2006/07	307	3	30	111	163	304	99.02%
2007/08	587	150	29	91	317	437	74.45%
2008/09	136	46	50	40	0	90	66.18%
2009/10	318	16	45	98	159	302	94.97%
2010/11	364	44	59	135	126	320	87.91%
2011/12	546	97	36	72	341	449	82.23%
2012/13	83	0	28	55	0	83	100.00%
2013/14	216	34	30	152	0	182	84.26%
2014/15	37	0	19	18	0	37	100.00%
2015/16	187	7	60	37	83	180	96.26%
Average	278	40	39	81	119	239	88.53%

Brownfield/Greenfield Split and location

B14 As discussed windfall sites are brought forward on a variety of sites in a variety of areas. This part of the analysis focuses on the split of sites previous uses and locations.

B15 The location of windfall sites could be crucial to the delivery in the future so a map was produced to look at the spread of sites through the district, this map can be found in appendix 1. This map shows that there is an even distribution of sites through the district showing that there is no focus on a certain area for development. This can be interpreted that development will continue to come forward throughout the district as there is no concentration in a specific area.

B16 As the Local plan and SHMA divides Mansfield District into two areas, Mansfield Urban Area and Warsop Parish so it was decided that the windfall assessment would have to look at any differences between the two. Table B4 below show the split of windfall development between the Mansfield Urban Area and Warsop Parish divided into sites that have yielded 1-5 dwellings, 6-49 dwellings and 50+ dwellings. From the results it can be seen that Warsop Parish traditionally has less windfall development than the Mansfield Urban Area but this can be explained as there is less PDL available to develop.

B 4 – Location of Windfall

	50+		6-49		1-5		
Year	M'field	Warsop	M'field	Warsop	M'field	Warsop	Total
2006/07	163	0	85	26	25	5	304
2007/08	317	0	91	0	28	1	437
2008/09	0	0	40	0	42	8	90
2009/10	159	0	98	0	42	3	302
2010/11	126	0	135	0	45	14	320
2011/12	341	0	72	0	25	11	449
2012/13	0	0	55	0	27	1	83
2013/14	0	0	105	47	30	0	182
2014/15	0	0	18	0	19	0	37
2015/16	83	0	37	0	55	5	180
Average	119	0	74	7	34	5	238

B17 Table B5 below shows the split of windfall development between green and brown field sites in both Mansfield and Warsop sites. This analysis shows that windfall is consistently being delivered from brownfield land within Mansfield. The analysis also shows that Warsop is delivering windfall sites on a mix of both Brownfield and Greenfield sites.

B 5 – Brownfield/Greenfield Split of Windfall

	Mansfield				Warsop			Total
Year	Brown	Green	Mixed	Total	Brown	Green	Total	
2006/2007	267	6	0	273	31	0	31	304
2007/2008	401	35	0	436	1	0	1	437
2008/2009	77	5	0	82	8	0	8	90
2009/2010	104	195	0	299	3	0	3	302
2010/2011	240	66	0	306	13	1	14	320
2011/2012	429	9	0	438	9	2	11	449
2012/2013	81	1	0	82	1	0	1	83
2013/2014	125	10	0	135	0	47	47	182
2014/2015	35	2	0	37	0	0	0	37
2015/2016	158	13	4	175	3	2	5	180
Average	192	34	4	226	9	13	13	239

Using the Assessment to produce a windfall contribution

B18 Using the analysis above, it will need to be considered what level of contribution can be assumed to contribute to the housing trajectory from windfall. As Mansfield District Council moves toward producing a yearly Housing and Economic Land Availability Assessment (HELAA) it is unlikely that the HELAA process will identify all sites. Because of this it is considered that that a fair capture of 80% of site that would produce 6-49 dwellings sites is expected in the HELAA process. It is also considered that sites that would deliver 50+ dwellings will be identified through the HELAA process; therefore no addition will be made for this group of site.

B 6 – Proposed Windfall Contribution

Size of Site(no. of dwellings)	Average Windfall (2006 – 2016)	% Contribution to Supply	Annual Contribution to supply
50+	119	0	0
6 - 49	81	20	16
5 and under	39	80	31

B19 This figure came about through analysis of capture from the previous Strategic Housing Land Availability Assessment (SHLAA) which as the windfall assessment shows was very low.

B20 Following this analysis it was decided an inclusion of 20% of the average from brown field sites of between 6-49 dwellings from the analysis could be included in the housing trajectory. Using this 20%, the amount that would be included in the housing trajectory would be 13 units a year all from brownfield sites, a further 3 units from greenfield sites.

B21 It is accepted that small sites will not be picked up through the HELAA process so it was agreed that 80% of the average for this categories would be included in the housing trajectory figure. This will be 31 units a year; this in addition with the 16 unit from the sites of between 6 and 49 dwellings will mean that a windfall figure of 47 will be included in the housing trajectory.

Future Trends

B22 Due to its nature, windfall sites deliver varying amounts of housing year-on-year, this makes it difficult to predict and make allowances for in the housing trajectory.

The future contribution of windfall to housing delivery in Mansfield will be influenced by a number of factors including:

1. Improved identification through the Housing and Economic Land Availability Assessment review process

B23 The Housing and Economic Land Availability Assessment (HELAA) annual review process (including live “call for sites”) will proactively aim to identify sites which would otherwise come forward as windfall sites

B24 However, it is important to note that the Housing and Economic Land Availability Assessment (HELAA) does not assess small sites that would yield less than 5 units but consistently these sites are delivering a steady supply of windfall.

2. Impact of major housing development on the local housing market

B25 The development of the large Greenfield urban extension at Lindhurst over the next five years may have some impact on reducing demand for developments on brownfield sites within the District. It is difficult to quantify the extent of such an impact and is likely to impact on larger sites more than smaller sites.

B26 One other factor that may affect the delivery of windfall site is the economy. Through the analysis of the data it can be shown that an economic down turn has limited impact on the delivery of windfall sites. As such it would not be needed to make any adjustments to allow for future economic events.

Conclusion

B27 The analysis set out above shows that windfall sites have consistently made a significant contribution to housing delivery in the Mansfield District over the period 2006 to 2016 with an annual average completion rate of 238 units which equates to 88.53% of total completions. Even after allowing for the potential impact of the urban extension at Lindhurst on the local housing market and the proactive site identification process of the HELAA it is considered reasonable to assume that windfalls will continue to come forward.

- B28 Whilst it is not considered justifiable to include a windfall allowance of 100% for larger housing sites since developable sites of 6 or more dwellings will have been identified in the HELAA (or in future annual updates). It would be justifiable to include a 20% allowance from sites between 6 – 49 dwellings, as unidentified sites may come forward that are not captured during the HELAA process.
- B29 In Mansfield District a significant level of housing development has historically come forward on small sites of under 6 dwellings, which fall below the defined HELAA site size threshold. Such developments have mainly been small infill sites, changes of use and conversions. It is therefore proposed to include a windfall allowance for smaller developments falling below the defined HELAA threshold of 6 dwellings.
- B30 Completions will comprise developments of 1-5 net additional homes but will exclude development on residential gardens, allocated sites and rural exception sites.
- B31 A windfall allowance will be made from year 6 onwards in the housing trajectory. This is to avoid double counting against existing unimplemented planning permissions, which are normally valid for 3 years and therefore likely to be completed within this time. This will be based on 80 % of the average supply from windfalls on small sites or 31 units per annum this will be apportioned 28 for Mansfield and 3 to Warsop. It has also been agreed that 20% of the average supply from 6-49 dwelling sites or 17 units per annum, apportioned 15 to Mansfield and 2 to Warsop.

Appendix C – Sites within Settlements

Mansfield Urban Area

HELAA Ref	Site Name	No. of Homes
1	Former Mansfield Brewery (part B)	23
4	Land astride Victoria Street	63
6	Centenary Lane (phase 3)	93
11	Bellamy Road Recreation Ground	64
12	Broomhill Lane Allotments (part)	35
14	Land at Cox's Lane	20
19	Allotment site at Pump Hollow Road	64
23	Sandy Lane	63
24	Sherwood Close	32
26	Land at Windmill Lane (former nursery)	37
27a	Land at Redruth Drive	99
28	Debdale Lane / Emerald Close	32
29	Sherwood Rise (adjacent Queen Elizabeth Academy)	87
54	Former Evans Halshaw site	66
60	Land of Ley Lane	15
64	Pheasant Hill and Highfield Close	98
66	Harrop White Road Allotments	10
68	Kirkland Avenue Industrial Park	20
75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club	29
79	Land of Rosemary Street	10
98	Land to the rear of 66-70 Clipstone Road West	14
99	18 Burns Street	12
105	Land at 7 Oxclose Lane	17

Warsop Parish

HELAA Ref	Site Name	No. of Homes
33	Wood Lane (Miners Welfare)	31
100	Land at the rear of Cherry Paddocks	19
122	Moorfield Farm	17

Appendix D – Supporting Information

The list below shows the supporting documents used to inform decision about how the sites met the criteria:

Junction Capacity Baseline Map (Reference Case 2033 AM and PM Peak)

See appendix G below

Public transport route maps

http://www.stapleford-notts.co.uk/Bus%20Timetables_Mansfield_Warsop_Nottingham_Hucknall_Derby_Sherwood_Forest_Visitor_Centre_Alfreton_Newark_Sheffield_Chesterfield_Bolsover_Ilkeston.htm

Green Infrastructure Technical Paper

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8370&p=0>

SFRA and Addendum

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=7483&p=0>

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8496&p=0>

Landscape Character Assessment and Addendum

<http://www.mansfield.gov.uk/article/6141/Landscape-Character-Assessment>

Natural England Regional Agricultural Land Classification Maps

<http://publications.naturalengland.org.uk/publication/143027?category=5954148537204736>

Employment Land Review

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9380&p=0>

Map of existing town/district/local centres

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8408&p=0>

Appendix E – Preferred Sites Housing Trajectory

Plan Period			Completions (2013/2016)			Deliverable - years 1-5 (2016/2021)					Developable - years 6-10 (2021/2026)					Developable - years 11+ (2026/2033)								Total (Plan Period)	Post Plan	Overall Total	Brownfield	Within Settlement
Plan Period Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20						
Monitoring Year			13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33						
Warsop Parish																												
Supply																												
Large Site Completions (greater than 4 dwellings)*			24	20	25																		69		69			
Small Site Completions / Projections (upto and including 4 dwellings)			0	0	5	6	7	7	7	7													39		39			
HELAA Sites with Planning Permission			54	39	40	54	13	15	15	2	8	0	0	0	0	0	0	0	0	0	0	0	240	0	240			
	87	Welbeck Farm						15	15	2												32		32	N	N		
	112	Land at Moorfield Farm									8											8		8	N	Y		
	152	Land off Birch Street			10	20																30		30	N	N		
	153	The Royal Estate	23	19	28	20	13															103		103	Y	Y		
	154	Land at West St and King St	31	20	2	14																67		67	Y	Y		
HELAA Sites without Planning Permission			0	0	0	0	0	10	37	40	77	75	106	90	50	30	30	30	20	0	0	0	595	0	595			
	33	Wood Lane (Miners Welfare)										15	16									31		31	Y	Y		
	35	Stonebridge Lane / Sookholme Lane							30	30	30	30	30	20								200		200	N	N		
	36	Sookholme Lane / Sookholme Drive											30	30	30	30	30	20				200		200	N	N		
	51	Land off Netherfield Lane									30	30	30									120		120	N	N		
	57	Land off Mansfield Road, Spion Kop (adj The Gables)									8											8		8	N	N		
	100	Land at the rear of Cherry Paddocks							10	9												19		19	N	Y		
	122	Moorfield Farm						10	7													17		17	Y	Y		
Windfall Allowance													3	3	3	3	3	3	3	4	4	4	33		33			
Dwelling Losses			0	0	0																	0		0				
Total Dwelling Supply (Net)			78	59	70	60	20	32	59	49	85	75	109	93	53	33	33	33	23	4	4	4	976	0	976			
Requirement																												
Local Plan Annual Housing Requirement (10%)			37	37	37	37	37	37	37	37	38	38	38	38	38	38	38	38	38	38	38	38	752					
Local Plan Cumulative Housing Requirement			37	74	111	148	185	222	259	296	334	372	410	448	486	524	562	600	638	676	714	752						
Cumulative Net Supply			78	137	207	267	287	319	378	427	512	587	696	789	842	875	908	941	964	968	972	976						
Monitor			41	63	96	119	102	97	119	131	178	215	286	341	356	351	346	341	326	292	258	224						
Manage			35	34	32	30	31	31	29	27	22	17	6	-5	-13	-21	-31	-47	-71	-108	-220	-224						

Mansfield																											
Supply																											
Large Site Completions (greater than 4 dwellings)*			99	39	87																	225		225			
Small Site Completions / Projections (upto and including 4 dwellings)			27	27	60	42	42	42	42	42												324		324			
HELAA Sites with Planning Permission			93	130	172	226	135	158	296	300	295	217	160	145	136	130	130	130	130	90	90	90	3253	425	3678		
Strategic Site	2	Former Mansfield General Hospital				9	36	9														54		54	Y	Y	
	13	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)							60	60	60	10										190		190	N	N	
	27b	Land off Sherwood Oaks Close										10	15	15	6							46		46	N	Y	
	80	Land North of Skegby Lane						15	30	30	30	30	15									150		150	N	N	
	81	Penniment Farm (Housing)						10	20	40	40	40	40	40	40	40	40	40	40			430		430	N	N	
Strategic Site	85	Land off Quarry Lane				5	5	7														17		17	N	Y	
	86	Land at the corner of Quarry Lane, Mansfield.					10	11														21		21	Y	Y	
	90	Lindhurst					15	30	60	90	90	90	90	90	90	90	90	90	90	90	90	1275	425	1700	N	N	
	92	Pleasley Hill Regeneration Area			6	36	36	36	37													151		151	Y	Y	
	95	Vauxhall Garage							11	15	15											41		41	Y	Y	
	96	Land at Hermitage Lane					10	15														25		25	Y	Y	
	97	Land to the rear of 183 Clipstone Road West				6	6															12		12	N	Y	
	103	Park Hall Farm						10	30	30	30	30										130		130	N	N	
	106	Former Mansfield Sand Co						10	30	30	30	7										107		107	Y	Y	
	107	20 Abbott Road							8													8		8	N	Y	
Strategic Site	109	Land off Sutton Road						5	5													10		10	Y	Y	
	110	Land to the rear of 5 Welbeck Road							5	5												10		10	N	Y	
	111	22 St John Street				4	4															8		8	Y	Y	
	113	284 Berry Hill Lane					5															5		5	Y	Y	
	155	Berry Hill Hall				38																38		38	Y	Y	
	156	Former Miners Offices			4	14																18		18	Y	Y	
	157	The Ridge			26	17																43		43	N	Y	
	158	Land off Sandlands Way	77	84	69	21																251		251	N	Y	
	159	Birchlands/Old Mill Lane			1	6	2															9		9	N	Y	
	160	32 Warsop Road				3	2															5		5	N	Y	
Strategic Site	163	Development off Debdale Lane	1	35	41	13																90		90	N	Y	
	164	Former garage site Alexandra Avenue				5																5		5	Y	N	
	166	Land off Portland Street (West)	15	11	0	6																32		32	Y	Y	
	167	Poppy Fields			24	40																64		64	N	Y	
	168	10A Montague Street			1	3	4															8		8	Y	Y	

HELAA Sites without Planning Permission			0	0	0	0	6	29	53	70	250	326	322	351	437	485	413	366	292	246	215	189	4050	200	4250		
Strategic Site	1	Former Mansfield Brewery (part B)										5	10	8									23		23	Y	Y
	4	Land astride Victoria Street											10	10	10	10	10	13					63		63	Y	Y
	6	Centenary Lane (phase 3)												30	30	33						93		93	N	Y	
	11	Bellamy Road Recreation Ground												24	30	10						64		64	N	Y	
	12	Broomhill Lane Allotments (part)									5	5	5	5	5	5	5					35		35	N	Y	
	14	Land at Cox's Lane									20												20		20	N	Y
	19	Allotment site at Pump Hollow Road						10	10		14	30											64		64	N	Y
	23	Sandy Lane									30	30	3										63		63	N	Y
	24	Sherwood Close													20	12							32		32	N	Y
	26	Land at Windmill Lane (former nursery)									15	15	7										37		37	N	Y
	27a	Land at Redruth Drive									15	30	30	24									99		99	N	Y
	28	Debdale Lane / Emerald Close									10	15	7										32		32	N	Y
	29	Sherwood Rise (adjacent Queen Elizabeth Academy)														25	25	25	12				87		87	N	Y
	30	Land at Old Mill Lane / Stinting Lane														20	20	20	20	6			86		86	N	N
	Strategic Site	31	Land at New Mill Lane											10	30	30	30						100		100	N	N
	Strategic Site	52	Pleasley Hill Farm								30	30	60	60	60	60	60	60	60	60	60	60	660		660	N	N
	Strategic Site	53	Land between Old Mill Lane & New Mill Lane												30	30	30	30	30	30	30	20	230		230	N	N
	Strategic Site	54	Former Evans Halshaw site					10	15	15	15	11											66		66	Y	Y
		55	Tall Trees mobile homes Old Mill Lane												30	30	30	10					100		100	N	N
		58	Fields Farm, Abbott Road													20	30	30	30	30	30	30	200		200	N	N
	Strategic Site	59	Land to the rear of High Oakham Hill									10	15	14									39		39	N	N
		60	Land of Ley Lane								15												15		15	N	Y
		64	Pheasant Hill and Highfield Close								20	20	20	20	18								98		98	N	Y
		66	Harrop White Road Allotments									5	5										10		10	N	Y
		68	Kirkland Avenue Industrial Park								5	15											20		20	Y	Y
		73	Three Thorn Hollow Farm									20	20	30	30	30	30	28					188		188	N	N
		74c	Water Lane															30	30	30	30	19	139		139	N	N
		75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club								14	15											29		29	Y	Y
		76	Land off Jubilee Way North											30	30	60	90	90	60	60	60	60	600	200	800	N	N
		79	Land of Rosemary Street									10											10		10	N	Y
	Strategic Site	89	Land off Skegby Lane									15	30	30	30	30	30	30	20				215		215	N	N
		91	Strip of land off Cauldwell Road (opposite the College)								12												42		42	N	N
		98	Land to the rear of 66-70 Clipstone Road West					7	7														14		14	N	Y
		99	18 Burns Street					6	6														12		12	Y	Y
		101	Land south of Clipstone Road East								15	30	45	60	60	60	30	13					313		313	N	N
		104	Park Hall Farm							10													10		10	Y	N
		105	Land at 7 Oxclose Lane					6	6	5													17		17	Y	Y
		170	Land off Wharmby Avenue															30	30	30	30	5	125		125	N	N
Windfall Allowance													43	43	43	44	44	44	44	44	44	437		437			
Dwelling Losses			1	1	1																	3		3			
Total Dwelling Supply (Net)			218	195	318	268	183	229	391	412	545	543	525	539	616	659	587	540	466	380	349	323	8286	625	8911		

Requirement																									
Local Plan Annual Housing Requirement (90%)			338	338	338	338	338	338	338	338	338	338	338	339	339	339	339	339	339	339	339	339		6768	
Local Plan Cumulative Housing Requirement			338	676	1014	1352	1690	2028	2366	2704	3042	3380	3718	4056	4395	4734	5073	5412	5751	6090	6429	6768			
Cumulative Net Supply			218	413	731	999	1182	1411	1802	2214	2759	3302	3827	4366	4982	5641	6228	6768	7234	7614	7963	8286			
Monitor			-120	-263	-283	-353	-508	-617	-564	-490	-283	-78	109	310	587	907	1155	1356	1483	1524	1534	1518			
Manage			345	353	355	361	372	383	382	380	364	347	327	300	255	188	108	0	-155	-423	-1195	-1518			

District Totals																									
Supply																									
Large Site Completions (greater than 4 dwellings)*	123	59	112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	294		294		
Small Site Completions / Projections (upto and including 4 dwellings)	27	27	65	48	49	49	49	49	0	0	0	0	0	0	0	0	0	0	0	0	363		363		
HELAA Sites with Planning Permission	147	169	212	280	148	173	311	302	303	217	160	145	136	130	130	130	130	90	90	90	3493	425	3918		
HELAA Sites without Planning Permission	0	0	0	0	6	39	90	110	327	401	428	441	487	515	443	396	312	246	215	189	4645	200	4845		
Windfall Allowance	0	0	0	0	0	0	0	0	0	0	46	46	46	47	47	47	47	48	48	48	470		470		
Dwelling Losses	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		3		
Total Dwelling Supply (Net)	296	254	388	328	203	261	450	461	630	618	634	632	669	692	620	573	489	384	353	327	9262	625	9887		

Requirement																									
Local Plan Annual Housing Requirement			376	376	376	376	376	376	376	376	376	376	376	376	376	376	376	376	376	376	376	376		7520	
Local Plan Cumulative Housing Requirement			376	752	1128	1504	1880	2256	2632	3008	3384	3760	4136	4512	4888	5264	5640	6016	6392	6768	7144	7520			
Cumulative Net Supply			296	550	938	1266	1469	1730	2180	2641	3271	3889	4523	5155	5824	6516	7136	7709	8198	8582	8935	9262			
Monitor			-80	-202	-190	-238	-411	-526	-452	-367	-113	129	387	643	936	1252	1496	1693	1806	1814	1791	1742			
Manage			380	387	387	391	403	414	411	407	386	363	333	296	242	167	77	-47	-226	-531	-1415	-1742			

*Completions on large sites which contributed towards the local plan requirement but were not included in the 2016/2017 HELAA as they are fully built out.

Appendix F – Flood Risk Sequential Assessment

Background

- F1 The NPPF (paragraph 100) requires that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk”. Where development cannot be located in areas away from flood risk it should be safe over the lifetime of the development and not increase the risk of flooding elsewhere. The sequential and exception tests set out in the NPPF and NPPG should be applied to the allocation of sites in local plans to ensure that the risk of flooding to development is avoided wherever possible.
- F2 The NPPF/NPPG sets out three levels of flood risk:
- Zone 1 – low probability of flood risk (1 in a 1000 or less annual probability) this includes all land not in Zones 2 and 3.
 - Zone 2 – medium probability of flood risk (between 1 in a 100 and 1 in 1000 annual probability)
 - Zone 3 – high probability (greater than 1 in a 100 annual probability or functional floodplain)
- F3 The aim of the Sequential Test is to direct development, wherever possible, outside of flood Zones 2 and 3. Areas affected by other sources (e.g. high risk surface water flooding, groundwater flooding, etc.) should also be avoided, where possible. Strategic Flood Risk Assessments (SFRA) are important for informing the sequential test, particularly in relation to Flood Zone 3, climate change and other flood risk sources.
- F4 An Exceptions test is applied when looking at development areas within zones 2 and 3. This takes into account the specific use (e.g. residential, offices, etc.) and their specific vulnerability to risk. Consideration should also be given to the impacts of climate change.
- F5 Different uses are classified by their vulnerability to flood risk (see NNPG for more details):
- Essential infrastructure
 - Highly vulnerable
 - More vulnerable
 - Less vulnerable
 - Water-compatible development

Establishing the Level of Flood Risk

- F6 Establishing the level of flood risk for each site involves considering information from a range of different sources related to different sources of flooding. This information is then combined through the Sustainability Appraisal (SA) and whether the site would have a positive or negative effect on flooding identified. The sources of information used to inform the SA include:

- Strategic Flood Risk Assessment (SFRA 2008);
 - Addendum to the SFRA (2016); and
 - Environment Agency Flood Risk Maps
- F7 The SFRA provides a high level overview of flooding issues in Mansfield District. It was commissioned by the District Council from appropriately experienced consultants who worked closely with the Environment Agency to prepare it. Key objectives were to consolidate information on flooding from rivers and other issues (such as areas of concentrated run off and low permeability) to inform the sequential test. Allowances were also made for the potential impacts of climate change.
- F8 The Addendum to the SFRA was produced to ensure:
- The SFRA evidence base for the MDC Local Plan is consistent with changes in the National Planning Policy Framework (NPPF 2012) and other relevant government policy, guidance and legislation;
 - The strategic issue of flood risk with regards to Duty to Co-operate is sufficiently addressed;
 - The overall document is up-to-date and adequately addresses strategic flood risk and related issues in the district.
- F9 It provides updates to flood risk mapping and gives regard to the Water Framework Directive and the Humber River Basin Management Plan. Preparation of the Addendum included a targeted consultation with key duty-to-cooperate bodies including the Environment Agency, Nottinghamshire Country Park and Natural England.
- F10 The Environment Agency provides maps showing the Flood Risk Zones, areas at risk of surface water flooding and flooding from reservoirs. These maps are updated regularly.

Applying the Sequential Approach

- F11 The tables below set out the sequential assessment of the reasonable alternatives that have been considered in the Site Selection document (i.e. those sites without extant planning permission as of 01/04/2016). They set out the level of flood risk using the assessment from the SA.
- F12 The reasonable alternatives sites were identified through the Housing and Economic Land Availability Assessment (HELAA). These are sites which were assessed as available, suitable and achievable for development could potentially be allocated in the Local Plan.
- F13 Sites within Flood Zone 3 were excluded from assessment in the HELAA unless only a small part of the site was affected which could be easily excluded from the built-up area of the development, for example by being used as amenity or open space, or developed for a land use with a lower level of vulnerability.

- F14 Sites in Flood Zone 2 were assessed in the HELAA to establish if they were available for development, suitable in terms of other factors (e.g. highway, biodiversity) and achievable.

Mansfield Urban Area – Strategic Mixed Use (housing, employment and retail) Sites

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
56	Warren Farm, Land North of New Mill Road	High	Significant negative effect possible: Medium to high risk of fluvial flooding (FZ2 and FZ3). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run-off	A flood area related to River Maun runs along northern boundary of the development site. This area could reasonably be excluded from the developed area and integrated within green infrastructure as part of the wider development allocation. All built development can be provided in Zone 1. Provision of SUDs would help manage surface water runoff.	N
30	Land at Old Mill Lane / Stinting Lane	High	Significant negative effects. Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	Y
31	Land at New Mill Lane	Low	Potential negative effects. The site has a medium risk of fluvial flooding (FZ2) and is in an area with a low risk of surface water flooding 0.01% 1 in 1000 layer. Although site located on raised area above the river valley.	A small flood area related to River Maun clips the north-western edge of the site. This is not a significant area and could reasonably be excluded from the developed area and integrated within green infrastructure as part of the wider development allocation. All built development can be provided in Zone 1. Provision of SUDs would help manage surface water runoff.	Y

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
53	Land between Old Mill Lane & New Mill Lane	High	The site has a medium and high risk of fluvial flooding (FZ2 and FZ3) and is in an area with a low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000 layers	A flood area related to River Maun covers part of the western area of the site. Due to topography this part of the site is unlikely to be included within the developable area and therefore integrated within green infrastructure as part of the wider development allocation. All built development can be provided in Zone 1. Provision of SUDs would help manage surface water runoff.	Y
55	Tall Trees mobile homes Old Mill Lane	Moderate	Potential negative effects. The site has a medium risk of fluvial flooding (FZ2) and is in an area with a low risk of surface water flooding 1 in 100 and 1 in 1000 layer.	A small flood area related to River Maun clips the north-western edge of the site. This is not a significant area and could reasonably be excluded from the developed area and integrated within green infrastructure as part of the wider development allocation. All built development can be provided in Zone 1. Provision of SUDs would help manage surface water runoff.	Y
48	Small holding off Peafield Lane	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		N
50	Land off Peafield Lane.	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	N
67	Land at Peafield Lane	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		N

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
52	Pleasley Hill Farm	High	Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off	Provision of SUDs would help manage surface water runoff.	Y
74c	Water Lane	High	Significant negative effect: Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off	Provision of SUDs would help manage surface water runoff.	Y
76	Land off Jubilee Way North	High	Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off	Provision of SUDs would help manage surface water runoff.	Y
170	Land off Wharmby Avenue	High	No risk of fluvial flooding (outside flood Zones 2 and 3) but low to high risk of surface water flooding on some parts of the site (1 in 1000, 1 in 100 and 1 in 30) and overlaps within a indicative area of concentrated run off.	Provision of SUDs would help manage surface water runoff.	Y

Mansfield Urban Area – Non Strategic Housing Sites

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
1	Former Mansfield Brewery (part B)				Y
4	Land astride Victoria Street	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	Y

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
5	Abbey Primary School	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	N
6	Centenary Lane (phase 3)	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
7	Former Ravensdale Middle School	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		N
8	Former Sherwood Hall School	High	Significant negative effects possible. Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	N
11	Bellamy Road Recreation Ground	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	Y
12	Broomhill Lane Allotments (part)	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
14	Land at Cox's Lane	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low to medium risk of surface water flooding (1 in 1000 and 1 in 100).	Provision of SUDs would help manage surface water runoff.	Y
19	Allotment site at Pump Hollow Road	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Planning Committee has already resolved to grant planning permission subject to a S106 agreement.	Y
20	Land at Rosebrook Primary School	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) and low risk of surface water flooding 1 in 1000. But also located within area with low permeability soils which may increase risk of surface water flooding.	Provision of SUDs would help manage surface water runoff.	N

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
23	Sandy Lane	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
24	Sherwood Close	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
25	Ladybrook Lane / Tuckers Lane	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low to medium risk of surface water flooding (1 in 1000 and 1 in 100).	Provision of SUDs would help manage surface water runoff.	N
26	Land at Windmill Lane (former nursery)	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified areas susceptible to surface water flooding.		Y
27a	Land at Redruth Drive	High	Low risk of fluvial flooding (FZ1). Low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk). Site is located within an indicative area of concentrated run off	Provision of SUDs would help manage surface water runoff.	Y
28	Debdale Lane / Emerald Close	High	Low risk of fluvial flooding FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	Y
29	Sherwood Rise (adjacent Queen Elizabeth Academy)	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
54	Former Evans Halshaw site	Moderate	Low risk of fluvial flooding (FZ1) but low to medium risk of surface water flooding 1 in 1000 and 1 in 100.	Planning Committee has already resolved to grant planning permission subject to a S106 agreement.	Y

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
58	Fields Farm, Abbott Road	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). Also within area with low soil permeability.	Provision of SUDs would help manage surface water runoff.	Y
59	Land to the rear of High Oakham Hill	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
60	Land of Ley Lane	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
64	Pheasant Hill and Highfield Close	Moderate	Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
66	Harrop White Road Allotments	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
68	Kirkland Avenue Industrial Park	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
73	Three Thorn Hollow Farm	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y
75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club	Moderate	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	Provision of SUDs would help manage surface water runoff.	Y

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
79	Land of Rosemary Street	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	Y
89	Land off Skegby Lane	High	Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off and area of low soil permeability.	Provision of SUDs would help manage surface water runoff.	Y
91	Strip of land off Cauldwell Road (opposite the College)	High	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	Provision of SUDs would help manage surface water runoff.	Y
98	Land to the rear of 66-70 Clipstone Road West	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
99	18 Burns Street	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
101	Land south of Clipstone Road East	High	Significant negative effect. 0.86% overlap with FZ2 and 0.46% overlap with FZ3 within the bottom southern area of the site (near to Newlands Road). Surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) diagonally across the middle of the site.	Flood area runs along southern boundary of the site. Planning Committee has already resolved to grant planning permission subject to a S106 agreement.	Y
104	Park Hall Farm	High	Low risk of fluvial flooding (FZ1) but within area of increased surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk) and whole of site within an area of low permeability. A SUD scheme has been implemented nearby which ought to help reduce these risks.	Planning Committee has already resolved to grant planning permission subject to a S106 agreement.	Y

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
105	Land at 7 Oxclose Lane	Low	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Y
171	High Oakham Farm	Moderate	Low risk of fluvial flooding (100% of FZ1). Small overlap with 1 in 30 and 1 in 100 surface water flooding layers. Larger overlap with 1 in 1000 surface water flooding layers.	Provision of SUDs would help manage surface water runoff.	Y

Warsop Parish Housing Sites

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
33	Wood Lane (Miners Welfare)	Low	The site has a low risk of fluvial flooding (FZ1) but 2.01% surface water flooding 1 in 1000 layer.		Y
35	Stonebridge Lane / Sookholme Lane	Moderate	The site has no risk of fluvial flooding (FZ1) but 0.12% surface water flooding 1 in 100 layer and 0.55% surface water flooding 1 in 1000 layer. Also within area of low permeability (northwest corner).		N
36	Sookholme Lane / Sookholme Drive	Moderate	The site has a medium risk of fluvial flooding (FZ2). Overlap with surface water flooding layer (risk of 1 in 1000). Site overlaps with area of low permeability (western edge).	Flood area clips western boundary of the site. This area could reasonably be excluded from the developed area and integrated within green infrastructure as part of the wider development allocation. A planning application has been refused.	N
45	Land at Spion Kop (Adj 49	High	Majority of site has a medium risk of fluvial flooding (FZ2), 4.5% FZ3. Overlap with 1 in	Flood area clips western boundary of the site. This area could reasonably be	N

Ref	Site Name	Level of Flood Risk	SA Findings	Note	Preferred Site
	Mansfield Road)		30, 1 in 100 and 1 in 1000 surface water flood risk. Also, small portion within area of low permeability (southwestern edge); this overlaps with surface water flood risk area.	excluded from the developed area and integrated within green infrastructure as part of the wider development allocation. All built development can be provided in Zone 1.	
51	Land off Netherfield Lane	Moderate	Low risk of fluvial flooding (FZ1). Overlap with 1 in 1000 risk surface water flooding layer. Negative effect as the site is located within an indicative area of concentrated run off		Y
57	Land off Mansfield Road, Spion Kop (adj The Gables)	Moderate	Low risk of fluvial flooding (FZ1). Overlap with 1 in 1000 risk surface water flooding layer. Negative effect as the site is located within an indicative area of concentrated run off	The provision of SUDs would manage surface water runoff resulting from this small site.	Y
100	Land at the rear of Cherry Paddocks	Low	Neutral impact as the site has no risk of fluvial flooding as site not within flood zones 2 and/or 3 and/or is outside areas identified as being at greater risk of surface water flooding;		Y
122	Moorfield Farm	Low	Neutral impact as the site has a low no risk of fluvial flooding as site not within flood zones 2 and/or 3 and/or is outside areas identified as being at greater risk of to surface water flooding;		Y

Conclusion

- F15 A review of the level of flood risk shows that the majority of reasonable alternative sites are at a low risk of fluvial flooding. Of those at a higher risk no built development will be within Flood Zones 2 or 3; any land within these flood zones and forming part of the site can be used as part of the Green Infrastructure provision enabling both protection from flooding and benefits to a range of factors including biodiversity and health.
- F16 The main risk of flooding identified is from surface water run-off. A large number of sites are affected by this. Whilst these sites are at a higher risk of flooding it is considered that it would be impossible to meet the Objectively Assessed Housing Need without the inclusion of these sites. In total there are only 808 homes that could be delivered on sites at low risk of flooding; this figure does not take account of other factors such as impact on highway capacity or infrastructure. This is in comparison to the 4407 homes that are left to be found once account is taken of homes that have been completed during the plan period (2013-2033), deliverable planning permissions and a windfall allowance.
- F17 Surface water run-off can be mitigated through the provision of Sustainable Urban Drainage (SUDs). SUDs use a variety of different techniques to slow water entering the drainage or river network. The provision of SUDs can also provide opportunities for green infrastructure and biodiversity.

Appendix G – Highway Impact

Appendix G

Forecast Highway Network Conditions

Introduction

This statement briefly summarises the work done to look at the traffic impacts to support the preparation of the Preferred Options Local Plan. It describes the methodology and results of the work undertaken. In addition the statement highlights the next steps in the transport study process which will be required to fully assess the impact of the local plan proposals as we move forward to the publication draft local plan.

Description of the Highway Network

The main routes connecting Mansfield to the wider area are:

- A38 – Sutton-in-Ashfield, M1 (Junction 28), Derby;
- A60 – Worksop, Nottingham;
- A617 – M1 (Junction 29), Chesterfield, Newark; and
- A611 - M1 (Junction 27).

In recent years, Mansfield has benefited from a major improvement to its highway network via the construction of the Mansfield Ashfield Regeneration Route (MARR). This connects the western end of the A617 Rainworth bypass and the A617 at Pleasley, passing by the south and west of Mansfield. Its purpose is to regenerate the area and essentially forms a bypass for Mansfield on the northwest to southeast axis.

Within Mansfield town centre itself, the A6009 forms an inner ring road within which is contained the key retail and civic centre of the district. The A60 is the key route through the Mansfield Woodhouse and Market Warsop areas of the Mansfield District and, given the above, carries high proportions of through traffic.

Methodology

Mansfield benefits from a SATURN traffic model (Simulation and Assignment of Traffic in Urban Road Networks) of the highway network which has been developed over a number of years by Nottinghamshire County Council. The transport model (the model) covers the Mansfield urban area and its immediate surroundings extending into the neighbouring district of Ashfield, and uses traffic count data in Market Warsop urban area.

The model covers the morning and evening weekday periods of 8-9am and 5-6 pm and considers car, light goods vehicles (van) and heavy goods vehicle trips. Each type of vehicles is assigned to the highway network to allow different vehicles to be routed through the network along suitable paths.

The model was originally developed using traffic data with a base year of 2012 and has subsequently been updated to a base year date of 2016. The 2016 update of the model included updating the highway network and travel demand. Following the update, the model outputs were compared against observed traffic count data to validate the results of the model. The 2016 Baseline model was used to examine the performance of the highway network and identify any junctions that were approaching capacity and thus causing delays and congestion. This process identified the following junctions:

- Chesterfield Road / Debdale Lane;
- A60 Nottingham Road / Berry Hill Lane;
- Carter Lane / Southwell Road / Windsor Road;
- A617 MARR / A6191 Southwell Road;
- A60 Leeming Lane / Peafield Lane;
- A60 Leeming Lane / A6075 Warsop Road;
- Kings Mill Road / Beck Lane / B6014 Skegby Lane / Mansfield Road;
- A6191 Ratcliffe Gate / A60 St. Peters Way;
- A6117 Old Mill Lane / B6030 Clipstone Road West; and
- A38 Sutton Road / B6014 Skegby Lane / Sheepbridge Lane.

Having examined the Base Year conditions, the project examined the future conditions within Mansfield and Market Warsop, given the most likely projections of growth and committed developments (both transport and land –use developments) that are likely to be implemented before 2033. This is the 2033 Reference Case which shows how the transport network could be expected to operate in 2033 without any further development plan related proposals that will be included in the Local Plan.

SATURN has the facility to report various indicators to identify how the highway network is performing. For the purpose to support the Preferred Options Local Plan the following outputs have been compiled:

Volume / Capacity Ratios
Total Vehicular flow
Delay

The Volume / Capacity (V/C) ratio of a road or junction is a measure of the traffic at the junction in relation to its ability to accommodate such flow. The V/C ratio is calculated by summing all the approach flows into a junction and dividing by the total available capacity on all approaches to the junction. A V/C value above 0.85 (or 85%) is likely to produce queue on some occasions during the peak hours. Above a V/C value of 1.0 (or 100%), a junction is more than likely to be at capacity (with resulting larger increases in queue length) during the peak hours. In figures 1 and 2 the V/C values are grouped in coloured bands for plotting; junctions that are modelled to have over 50% V/C are shown in yellow, junctions that are over 75%

loading are plotted orange and junctions that are over 85% V/C loading are red or dark red.

The process highlighted the following twelve junctions that are at over 85% capacity within the Mansfield urban area:

- Chesterfield Road / Debdale Lane;
- A60 Nottingham Road / Berry Hill Lane;
- Carter Lane / Southwell Road / Windsor Road;
- A617 MARR / A6191 Southwell Road;
- A60 Leeming Lane / Peafield Lane;
- A60 Leeming Lane / A6075 Warsop Road;
- A6191 Ratcliffe Gate / A60 St. Peters Way;
- A6117 Old Mill Lane / B6030 Clipstone Road West;
- A38 Sutton Road / B6014 Skegby Lane / Sheepbridge Lane;
- A60 / Old Mill Lane / Butt Lane;
- A6191 Adams Way / Oak Tree Lane; and
- A60 / New Mill Lane.

The junctions which were identified as operating over capacity or near capacity in the Reference Case may require improvements for them to operate with excessive queueing and delays. Some junctions require modest improvements to the operation of the signals whilst others are likely to require a more complete solution to reduce queueing and delays.

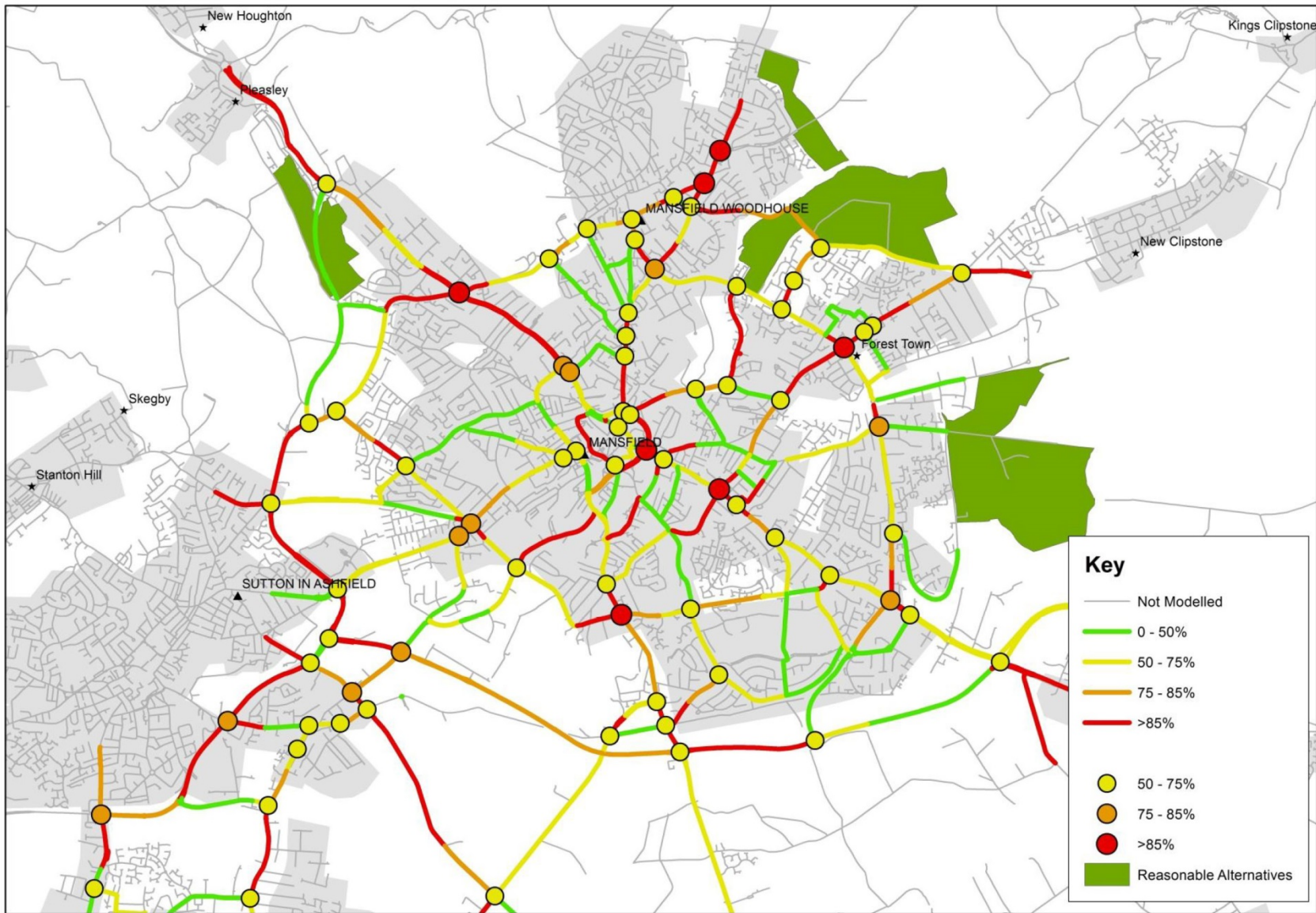
The junctions above have been mapped in figures 1 and 2; these maps show which junctions are currently at or over capacity at 2033 without any additional Local Plan growth. The plans have been used to inform the choice of Preferred Housing sites. Greater weight has been given to sites that are further away from junctions that are at or over capacity, offer good connections to the MARR and M1 and can tie into, or enhance, existing public transport and cycle routes.

Table 1 sets out key trip destinations within the district i.e. the town centre from all of the reasonable alternative development sites identified within the site selection paper; for each site the route that is taken to reach each key destination is identified and highlights junctions within the reference case that are approaching capacity.

Next Steps

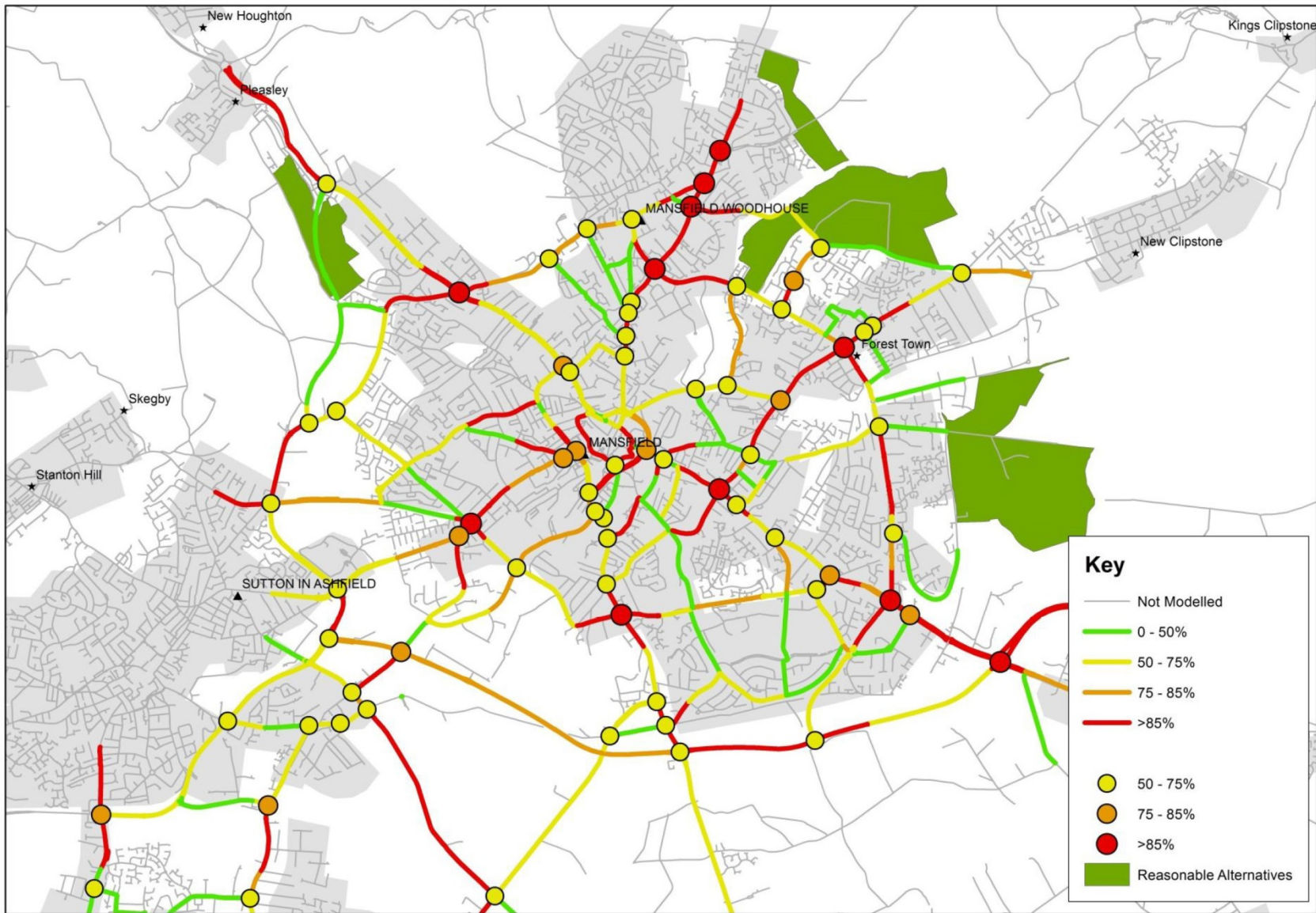
The Baseline and Reference Case analysis has highlighted key areas where possible future local plan growth may be sensitive. However, a further run of the traffic model to include the final preferred sites would confirm this, and identify any other locations which may be impacted. This analysis will be completed following the consultation and a review of the representations on the Preferred Options consultation.

Figure 1



Forecast Network Conditions- Without Local Plan Development
2033 AM Peak Hour Volume / Capacity Ratio
Reasonable Alternatives

Figure 2



Forecast Network Conditions- Without Local Plan Development
2033 PM Peak Hour Volume / Capacity Ratio
Reasonable Alternatives

Table 1

Trip Destinations	Reasonable Alternative Option Development Sites			
	Land off Jubilee Way Impact	Warren Farm and Land off New Mill Lane Impact	Pleasley Hill Impact	Peafield Lane
Town Centre	<p>Vehicles to/from the Town centre would use the A6117, B6030 and A6191 to/from this development. In the Reference Case there are four approaching-capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A6117 Oak Tree Lane / Eakring Road, • B6030 Carter Lane / Windsor Road / A6191 Rock Hill, • B6030 Sherwood Hall Road/ Ravensdale Road • A60 St. Peters Way/ A6191 Ratcliffe Gate. <p>Potentially a route using Eakring Road / Skerry Hill / Newgate Lane could be used from this development, but no additional junctions on these roads are identified as approaching capacity.</p>	<p>Vehicles to/from the Town centre would use Sandlands Way, A6117 and A60 to/from this development. In the Reference Case there is one approaching-capacity junction along these roads;</p> <ul style="list-style-type: none"> • A60/ Butt Lane/ Old Mill Lane whilst some links along the A60 are also identified as approaching capacity. 	<p>Vehicles to/from the Town centre would use the A6117 and A6191 to/from this development. In the Reference Case there are three approaching-capacity junctions along these roads;</p> <ul style="list-style-type: none"> • Debdale Road / Abbott Road/ Chesterfield Road, • A6191 Chesterfield Road South / A6009 Rosemary Street • A6009 Chesterfield Road South / West Bank Avenue. 	<p>Vehicles to/from the Town centre would use Peafield Lane and the A60 Warsop Road. In the Reference Case there are four junctions which are approaching-capacity;</p> <ul style="list-style-type: none"> • A60 / Peafield Lane, • A60 / Warsop Road, • A6075 Debdale Lane/ Abbott Road / A6191 • A60 / Butt Lane / Old Mill Lane. <p>Some links along the A60 are also identified as approaching capacity.</p>
A38 & M1	<p>Vehicles heading to/from the A38 would likely use the A6117, A617 and A38. In the Reference Case there are five approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A6117 Oak Tree Lane / Eakring Road, • A617 Sherwood Way South / Hamilton Road*, • Adams Way / Oak Tree Lane / Southwell Road, • A38 Kings Mill Road East / 	<p>Vehicles heading to/from the A38 would likely use the A6117, Barringer Road, B6033, A60, Quarry lane, A617 and A38 to/from this development. In the Reference Case there are four approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A60/ A6191 Ratcliffe Gate, • A617 Sherwood Way South / Hamilton Road*, • A38 Kings Mill Road East/ B6022 Station Road* 	<p>Vehicles heading to/from the A38 would likely use the A617 and A38 to/from this development. In the Reference Case there are two approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A38 Kings Mill Road East/ B6022 Station Road* • A38 Kings Mill Road East/ B6018 Sutton Road/ Kirkby Road*. 	<p>Vehicles heading to/from the A38 would likely use A60, A6075 Warsop Road/ Debdale Lane/ Abbott Road, Beck Lane, Kings Mill Road East. There are five junctions approaching capacity along these roads;</p> <ul style="list-style-type: none"> • A60 / Peafield Lane, • A60 / Warsop Road • A6075 Debdale Lane / Abbott Road / A6191, • A38 Kings Mill Road East/ B6022 Station Road*

	<p>B6022 Station Road*</p> <ul style="list-style-type: none"> • A38 Kings Mill Road East / B6018 Sutton Road / Kirkby Road*. 	<ul style="list-style-type: none"> • A38 Kings Mill Road East / B6018 Sutton Road / Kirkby Road*. <p>Increases are also expected on roads that are approaching capacity;</p> <ul style="list-style-type: none"> ○ Barringer Road, ○ Quarry Lane ○ the A60 section links. 	<p>Increases are also expected on roads that are approaching capacity;</p> <ul style="list-style-type: none"> ○ A617 Beck Lane*, ○ A617 Kings Mill Road East* ○ A38 Kings Mill Road East*. 	<ul style="list-style-type: none"> • A38 Kings Mill Road East / B6018 Sutton Road/ Kirkby Road*. <p>Increases are also expected on roads that are approaching capacity;</p> <ul style="list-style-type: none"> ○ A617 Beck Lane*, ○ A617 Kings Mill Road East* ○ A38 Kings Mill Road East*.
A617 Pleasley	<p>Vehicles heading to/from the A617 Pleasley would likely use the A6117, Debdale Lane and the A6191 to/from this development. In the Reference Case there are four approaching-capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A6117 Oak Tree Lane / Eakring Road, • Clipstone Road / Old Mill Lane / Pump Hollow Road, • A60 / Butt Lane/ Old Mill Lane • Debdale Lane / Abbott Road/ Chesterfield Road. 	<p>Vehicles heading to/from the A617 Pleasley would likely use the A6117, Butt Lane and Debdale Lane to/from this development. In the Reference Case there are two approaching-capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A60/ Butt Lane/ Old Mill Lane • Debdale Road/ Abbott Road/ Chesterfield Road. 	<p>Vehicles heading to/from the A617 Pleasley would likely use the A617 to/from this development. In the Reference Case there are no junctions approaching capacity.</p>	<p>Vehicles heading to/from the A617 Pleasley would likely use the A60, A6075 Warsop Road / Debdale Lane and A6191 to/from this development. In the Reference Case there are three approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A60 / Peafield Lane, • A60 / Warsop Road and • A6075 Debdale Lane / Abbott Road / A6191.
A60 Warsop	<p>Vehicles heading to/from the A60 Warsop would likely use the A60 and A6117 Old Mill Lane and Oak Tree Lane to/from this development. In the Reference Case there are six approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A6117 Oak Tree Lane / Eakring Road, • A60 / Warsop Road, • A60 / Peafield Lane, • A60 / New Mill Lane, • A60 / Butt Lane / Old Mill Lane • Clipstone Road/ Old Mill Lane/ Pump Hollow Road. 	<p>Vehicles heading to/from the A60 Warsop would likely use the A60 and New Mill Lane to/from this development. In the Reference Case there are three approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • A60 / Warsop Road • A60 / Peafield Lane • A60 / New Mill Lane 	<p>Vehicles heading to/from the A60 Warsop would likely use the A6191, Debdale Lane, Wellbeck Lane and the A60 to/from this development. In the Reference Case there are three approaching capacity junctions along these roads;</p> <ul style="list-style-type: none"> • Debdale Lane / Abbott Road/ Chesterfield Road, • A60 / Warsop Road • A60 / Peafield Lane. 	<p>Vehicles heading to/from A60 Warsop would likely use Peafield Lane and turn right onto the A60 to/from this development. There is one junction in the Reference Case which is considered to be approaching capacity;</p> <ul style="list-style-type: none"> • A60 / Peafield Lane.

A60 Nottingham	Vehicles heading to/from the A60 Nottingham would likely use the A6117 Oak Tree Lane/ Adams Way, A617 and A60 to/from this development. In the Reference Case there are two approaching capacity junctions; <ul style="list-style-type: none">• Adams Way / Oak Tree Lane/ Southwell Road• A6117 Oak Tree Lane / Eakring Road.	Vehicles heading to/from the A60 Nottingham would likely use the A6117 and A60 to/from this development. In the Reference Case there are three approaching capacity junctions; <ul style="list-style-type: none">• Adams Way / Oak Tree Lane/Southwell Road,• A6117 Oak Tree Lane / Eakring Road• Clipstone Road / Old Mill Lane/ Pump Hollow Road.	Vehicles heading to/from the A60 Nottingham would likely use the A617, A38, A617 Sherwood Way and A60 to/from this development. In the Reference Case, the model identifies one approaching capacity junction along these roads; <ul style="list-style-type: none">• A617 Sherwood Way South / Hamilton Road*.	Vehicles heading to/from the A60 Nottingham would likely take a route to the east of Mansfield, using Peafield Lane, A60 Leeming Lane, A6117, A617 and A60 Nottingham Road. There are six approaching capacity junctions in the Reference Case; <ul style="list-style-type: none">• A60 / Peafield Lane,• A60 / Warsop Road,• A60 / Butt Lane/ Old Mill Lane,• A60 / New Mill Lane, Clipstone Road / Old Mill Lane / Pump Hollow Road,• A6117 Oak Tree Lane / Eakring Road• Adams Way/ Oak Tree Lane / Southwell Road.
A60/Baums Lane / Mansfield Leisure Park	It is noted that this A60 / Baums Lane / Mansfield Leisure Park junction has vehicle queues in the peak shopping hours; e.g. on Saturday morning. None of the above developments would lead to an increase in trips through this junction in order to reach the five destinations tabulated above. Trips from the development sites would only pass through this junction when accessing the Mansfield Leisure Park itself. The traffic impact from each of the Reasonable Alternative development sites upon this junction would be the same.			
Notes: “Approaching-Capacity” is defined by forecast flow-volumes that are greater than 75% of modelled capacity (V/C>75%) * Junctions and links not located in Mansfield District Council area				