

# MANSFIELD DISTRICT LOCAL PLAN

## PREFERRED OPTIONS 2013 - 2033



**CONSULTATION DOCUMENT**  
**OCTOBER 2017**



**Mansfield**  
District Council

<b>PREFERRED OPTIONS CONSULTATION .....</b>	<b>1</b>
HOW DO I COMMENT? .....	1
WHY ARE WE CONSULTING YOU?.....	2
WHAT’S BEEN HAPPENING?.....	2
WHAT IS THE PREFERRED OPTIONS CONSULTATION?.....	2
WHY SHOULD YOU GET INVOLVED? .....	4
<b>SECTION 1: WHAT IS THE VISION FOR THE DISTRICT OF MANSFIELD UNTIL 2033? .....</b>	<b>4</b>
THE DISTRICT’S VISION .....	4
DELIVERING THE VISION: OUR REVISED OBJECTIVES .....	6
<b>SECTION 2: RESIDENTIAL ALLOCATIONS.....</b>	<b>8</b>
WHAT IS THE DISTRICT’S HOUSING TARGET? .....	8
HOW WILL NEW HOUSING BE DISTRIBUTED THROUGHOUT THE DISTRICT? .....	9
WHAT ABOUT THE SITES THAT ALREADY HAVE PLANNING PERMISSION? .....	9
<b>SECTION 3: HOW HAVE WE SELECTED THE PREFERRED SITES? .....</b>	<b>10</b>
HOW HAVE THE SITE ALLOCATIONS CHANGED SINCE THE LOCAL PLAN CONSULTATION DRAFT 2016? .....	14
WHAT ABOUT THE AMOUNT OF EXTRA TRAFFIC ON THE ROADS? .....	15
WILL THE INFRASTRUCTURE COPE? .....	15
<b>SECTION 4: PREFERRED LOCAL PLAN RESIDENTIAL ALLOCATIONS .....</b>	<b>15</b>
SITES OUTSIDE OF THE URBAN BOUNDARY .....	19
SITES INSIDE OF THE URBAN BOUNDARY .....	32
<b>SECTION 5: EMPLOYMENT LAND ALLOCATIONS .....</b>	<b>58</b>
WHAT ARE THE DISTRICT’S EMPLOYMENT LAND REQUIREMENTS?.....	58
HOW HAVE WE SELECTED THE PREFERRED EMPLOYMENT SITES? .....	59
<b>SECTION 6: PREFERRED LOCAL PLAN EMPLOYMENT LAND ALLOCATIONS .....</b>	<b>60</b>
<b>SECTION 7: EXISTING EMPLOYMENT AREAS .....</b>	<b>73</b>
<b>WHAT NEXT? .....</b>	<b>74</b>
<b>APPENDIX A.....</b>	<b>75</b>

# **Mansfield District Council Local Plan 2013-2033**

## **Preferred Options Consultation**

### **(Regulation 18)**

The council is inviting comments on this document as part of a formal public consultation that runs from 2 October 2017 until 5pm on 10 November 2017.

You can find out more about the local plan and the consultation on the council's website <http://www.mansfield.gov.uk/localplan> or by calling 01623 463195.

#### **How do I comment?**

You can respond directly to the draft proposals online at our website <http://www.mansfield.gov.uk/planningconsultation>

Responding online is the quickest and easiest way to comment. Greater weight will be given to consultation responses that are supported by evidence.

Email us at: [lp@mansfield.gov.uk](mailto:lp@mansfield.gov.uk)

Write to us at: Planning Policy Team, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH

Hard copies of the local plan are available to view during normal opening hours at the following venues:

- Mansfield Library
- Rainworth Library
- Ladybrook Library
- Warsop Library
- Forest Town Library
- Clipstone Library
- Mansfield Woodhouse Library
- Civic Centre Reception

Please contact us to obtain a copy of this information in an alternative format.

## **Why are we consulting you?**

Mansfield District Council is producing a document called the 'Mansfield District Local Plan' to guide future development in the district to 2033. The local plan is an important document which will shape the future of the district.

When adopted by the council the new local plan will replace the current Mansfield District Local Plan 1998 and will be used to determine planning applications and will direct new homes, jobs and services to the most sustainable locations, along with the necessary infrastructure and facilities.

## **What's been happening?**

We consulted on a draft Local Plan during 2016 where a total of 1,477 representations were received. We have revised the plan's vision, objectives and proposed residential and employment sites in response to the representations received on the housing and employment sites and as a result of the further evidence that has been commissioned. We are still in the process of reviewing and revising the supporting policies within the Local Plan Consultation Draft 2016. These revised policies will be consulted on in 2018 as part of a more formalised local plan (known as the publication draft stage).

## **What is the Preferred Options Consultation?**

The Local Plan Preferred Options consultation document contains a revised vision that sets out how the council would like the district to look in 2033. The revised objectives help to deliver the vision and guide the selection of the preferred residential and employment sites to meet the district's housing and employment requirements for the plan period.

This consultation document does not allocate land for development; however it does set out the preferred approaches of the council to delivering sustainable development. During the next stage of preparation, (the publication draft stage), the council will identify the district's growth target, for how much housing and employment land is required and which sites will be allocated for development.

In order to ensure that a robust approach has been undertaken regarding allocating land for development, the council has taken account of various sources of sites, for example, sites with planning permission yet to be built (committed) and sites identified within the council's Housing and Employment Land Availability Assessment (HELAA). All of the sites have also been assessed through the sustainability appraisal (SA) process, the outputs of which are published alongside this consultation document. The SA process helps to ensure that economic, social and environmental impacts and benefits of proposed policies and development sites to inform both the site selection process and the policies that guide development.

Following the consultation the preferred sites will be assessed as part of the transport study which will consider how the transport network is likely to operate in the future with local plan preferred sites in place. The sites will also be assessed as part of the infrastructure delivery plan which will identify how and when any necessary infrastructure requirements will need to be delivered, in conjunction with the planned levels of growth



and development set out in the plan. The local plan will then be subject to a whole plan viability appraisal to ensure that the sites are deliverable and can deliver the necessary infrastructure required within the plan period.

This consultation is supported by the Site Selection Paper 2017 and the interim Sustainability Appraisal 2017 which has taken into account all reasonable alternatives relating to the sites, as well as the preferred options set out within this document. A summary of the SA assessment findings for each site is included within each of the preferred option site proformas.

If you consider that a site which is capable of delivering sustainable development has been missed from the council's Housing Employment Land Availability Assessment please submit it to us with all the relevant justification and evidence. The council will then take account of this during the next stage of local plan preparation.

There are several documents out to consultation with this report that have helped us to reach the position which may be of interest to you. These are:

- Interim Sustainability Appraisal Report 2017 – Sustainability appraisal (SA) is the appraisal of the economic, environmental and social effects of a local plan from the outset of the process to allow decisions to be made that accord with sustainable development. SA is required by national and European laws.
- Interim Habitats Regulations Assessment Scoping Report (revised site allocation preferred options) May 2017 – Mansfield District Local Plan – A Habitats Regulation Assessment (HRA) is required under the EU Habitats Directive (92/43/EEC) for any proposed plan or project which may have a significant effect on one or more European sites, for example: Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). The purpose of the HRA scoping exercise is to determine whether or not significant effects are likely and suggest ways in which they could be avoided.
- Housing Technical Paper 2017 – this pulls together the evidence used in the preparation of the housing target and supply within the emerging Mansfield District Local Plan. It sets out how the Objectively Assessed Housing Need and required level of housing supply has been established for the plan period (2013 to 2033) and how this has been distributed around the district. It will also address the need for affordable and specialist housing including the need for different sized homes.
- Site Selection Paper 2017 – this sets out how the sites will contribute to the housing supply. The supply of homes is made up from a number of different sources including completions, extant planning permissions, windfall and proposed new housing allocations. This paper identifies the supply from existing sources and explains how the new housing allocations have been selected.
- Employment Land Review 2017 – this assesses existing employment sites for their attractiveness to the market.

- Employment Technical Paper 2017 – this sets out the quantitative and qualitative assessment used to inform the employment space (office and industrial uses) requirement over the plan period (2013 to 2033), distribution, delivery and risks to delivery.
- Statement of Consultation – this sets out the council's response to the representations made to the vision, objectives and residential and employment land allocations in the Local Plan Consultation Draft 2016.

All of the above documents can be found by visiting the following webpage:

<http://www.mansfield.gov.uk/localplanevidence>

### **Why should you get involved?**

Planning shapes the places where we live, work and socialise. It improves the social, economic and natural environment of communities. This consultation is an important opportunity for you to help inform the preparation of the local plan. The council will consider all representations submitted when preparing the publication draft of the local plan.

## **Section 1: What is the vision for the district of Mansfield until 2033?**

- 1.1 We have reviewed the vision for Mansfield district following the responses we received to the Local Plan Consultation Draft 2016 and the latest evidence that has become available. The National Planning Policy Framework (NPPF) states the importance of having a plan led system with local plans setting out a positive vision for the future of the area. It similarly promotes community involvement such that the vision should be collective, alongside an agreed set of local priorities for the sustainable development of the area.
- 1.2 The following revised vision takes account of the key issues identified in Mansfield Today and is consistent with the Mansfield and Ashfield Sustainable Community Strategy (SCS) and the Mansfield District Council Corporate Plan. It is intended to provide the overarching vision for the local plan that promotes the right forms of sustainable development in the right locations.

### **The district's vision**

*By 2033 the district of Mansfield will have continued its transformation to a healthier, greener and vibrant place to live. The district will be a place of choice where people are proud to live and based on well designed, resilient neighbourhoods. A range of good quality housing will have been provided that meets the needs of our communities.*

*Centres and neighbourhoods will be well connected to places of work, education and recreation to help support active and healthy lifestyles and to help reduce the impact of new development on the highway network. Emphasis will be placed upon improving bus, cycle and pedestrian routes and providing attractive green corridors through the urban areas connecting to the wider countryside.*

*Businesses will have diversified using the connections with further education to become innovative and create value added jobs which are suited to the changing economy of the district. A broad range of employment sites and supporting infrastructure will have been delivered including local incubation and starter units that will have encouraged local businesses to grow.*

*The town centre will continue to build on its role as a cultural and leisure destination that is suited to the district's residents, businesses and visitors in order to support increased footfall and a vibrant place to work, live, shop and play.*

*Market Warsop will have strengthened its role as the main town for Warsop Parish. It will have a diverse range of shopping and associated uses within a vibrant, attractive, and safe environment that serves the town and its surrounding communities well. The rural villages will remain attractive places to live and will have had their distinctive character protected.*

*The natural assets in the district will have been protected and enhanced to help shape new places to live, increase biodiversity, and improve connectivity to benefit wildlife and the health and wellbeing of the district's residents. The heritage assets in the district will have been preserved and enhanced to recognise their important contributions to defining a sense of place and also informing the regeneration of the district.*

**QUESTION 1:** Do you support the proposed vision for the district up until 2033?

**QUESTION 2:** Should any changes be made? If so, please identify what changes should be made.

1.3 Five strategic priorities have been developed to accompany the vision:

1. Let's drive economic growth and help our companies to grow, diversify and retain competitiveness.
2. Let's deliver quality housing within attractive green settings that we all would be proud to live in.
3. Let's reduce inequality, especially health inequality, by encouraging thriving places that are well connected by beautiful green and blue infrastructure corridors encouraging walking, cycling and access to nature and fresh air.
4. Let's enhance our remarkable place – improving connectivity and the image of Mansfield district by enhancing the linkages to destinations such as Sherwood Forest and the Peak District, and making the most of our heritage, cultural and environmental assets.
5. Let's plug the demographic gaps – making Mansfield district an attractive place for all age groups to live, work and play in.

## **Delivering the vision: Our revised objectives**

- 1.4 To ensure the delivery of the vision and strategic priorities we have set out 14 revised objectives, these objectives have had regard to the issues outlined in Mansfield Today and the SA Scoping Report and to national policy as set out in the National Planning Policy Framework (NPPF). All of the objectives have been appraised through the supporting interim SA.

### **Objective 1**

To support economic growth by promoting the regeneration of previously developed land and existing buildings, identifying sustainable areas for job growth, services and new homes which are well designed to help encourage further uplift and address deprivation. In doing so, prioritise development within the Mansfield urban area, followed by Market Warsop, whilst seeking to minimise the loss of greenfield land and mitigate against any social, environmental and infrastructure impacts.

### **Objective 2**

To contribute towards creating a stronger more resilient local economy bringing forward a diverse range of employment sites and ensuring that new residential areas are accessible to employment and training opportunities.

### **Objective 3**

To increase the range and choice of housing throughout the urban areas and villages, that meets the needs of the whole community, including the need for affordable housing, low cost and specialist housing to meet the needs of the ageing population and to attract young people to the district.

### **Objective 4**

To conserve and enhance the identity, character and diversity of the districts built and natural heritage assets.

### **Objective 5**

To ensure that all new development achieves a high standard of design which reflects local context and circumstances, and in particular by association with the Sherwood Forest, to create a greener more attractive district.

### **Objective 6**

To enhance the vitality and viability of the district's town, district and local centres, with a particular focus on regeneration opportunities, in ways that help meet the consumer needs, looking at new and varied uses to bring activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.

### **Objective 7**

To promote the health and wellbeing of the district's population by ensuring residents and visitors have access to a range of good quality green space, green corridors, cycle trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.

### **Objective 8**

To ensure that development helps reduce and is designed to be more resilient to the impacts of climate change by adopting measures to address renewable and low carbon energy, flood mitigation, resource management and waste prevention.

### **Objective 9**

To support improvements to accessibility so everyone can move around, across and beyond the district easily, by a range of sustainable transport options, including public transport, walking and cycling; and to take account of those areas of the Mansfield highway network that are identified as being very congested with little capacity for expansion.

### **Objective 10**

To seek to deliver the infrastructure requirements of the district, including the delivery of high speed broadband.

### **Objective 11**

To protect the vitality, identity and setting of the villages by safeguarding important areas of open land and supporting access to key community facilities and services.

### **Objective 12**

To identify, protect, enhance and encourage the appropriate management of district's important natural resources, in and adjoining the district, including wildlife, soil and geological resources, and the network of habitats and designated sites. In doing so, to also promote their enhancement through the appropriate location and design of new development.

### **Objective 13**

To encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment, reducing flood risk and pollution, whilst at the same ensuring the effective design and location of sustainable urban drainage systems (SUDs) and naturalising of the river environment in such a way such that the SUDs and the natural environments help to create a more attractive environment for residents.

## Objective 14

Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesium Limestone landscape areas into the design of new developments to help lift the image and quality of the development in the district.

**QUESTION 3:** Do you agree that the identified strategic objectives are appropriate for the district?

**QUESTION 4:** Should any changes be made? If so, please identify what changes should be made.

## Section 2: Residential allocations

- 2.1 This section of the Local Plan Preferred Options consultation document is supported by the Housing Technical Paper 2017 which sets out how the council has arrived at its housing target for the district until 2033.

### What is the district's housing target?

- 2.2 The population of the UK is growing and people are living longer, birth rates are increasing. As a result we have a growing and changing population who need homes, jobs, shops and services. The Office of National Statistics indicates that the population of Mansfield district as a whole is forecast to grow from 105,296 in 2013 to 111,827 by the year 2033. Although this is a lower growth rate (6.2%) than the forecast for the East Midlands (12%) or England as a whole (13.3%) it will still result in a significant rise in households that will require new homes.
- 2.3 A key objective of the National Planning Framework (NPPF) is to 'boost significantly the supply of housing'. It requires that Local Planning Authorities identify the objectively assessed need for market and affordable housing in their areas, and that local plans translate those needs into land provision targets. Like all parts of a development plan such housing targets should be informed by robust and proportionate evidence.
- 2.4 Mansfield District Council forms part of the Outer Nottinghamshire Housing Market Area (HMA) that covers the three districts of Mansfield, Ashfield and Newark and Sherwood. In accordance with the NPPF a Strategic Housing Market Area Assessment (SHMA) was undertaken to identify future housing needs both across the HMA and for individual districts. For Mansfield district this identified an Objectively Assessed Housing Needs (OAHN) of 376 dwellings each year or 7,520 dwellings in total (2013-2033).
- 2.5 In order to ensure that we can deliver our housing need of 376 dwellings per year, it is considered appropriate to identify a supply of housing sites sufficient to meet the

housing need plus an additional 20% buffer. This equates to a supply of 9,024 homes within the local plan. A number of local plans that have recently been found sound at examination have included a buffer on top of their housing target. This buffer provides a number of benefits:

- to give enough flexibility in case circumstances change for any of the sites that are allocated within the local plan period or currently have planning permission and they do not get built out, for unforeseen reasons.
- to give the housing market a range of sites to choose from.

2.6 By not including a buffer there will be no flexibility if any of the sites currently with planning permission or allocated in the local plan do not come forward or come forward slower than anticipated.

**QUESTION 5:** Do you agree with the amount of housing development we propose to make provision for?

If not what changes do you suggest? (Further information in how the council has arrived at its housing target is set out in the Housing Technical Paper.)

### **How will new housing be distributed throughout the district?**

- 2.7 The Strategic Housing Market Assessment (SHMA) (2015) is a key piece of evidence which identifies a broad split of housing need between the different settlements within the district. It identified that, based on the current existing split of population; ninety percent (90%) of need arose from the Mansfield urban area and ten percent (10%) from the settlements of Warsop Parish.
- 2.8 As such growth within the district for the plan period (2013 to 2033) will be distributed as follows:
- 90% - 8122 homes in or adjacent to the main urban area of Mansfield
  - 10% - 902 homes in or adjacent to the settlements within Warsop Parish

### **What about the sites that already have planning permission?**

- 2.9 All existing proposals with planning permission (known as commitments) have an important role to play in meeting the development needs of the district. These commitments and housing completions from the beginning of the plan period make up 46% of our housing requirements.
- 2.10 An allowance has also been made for windfall sites which are sites that have not been specifically identified as available in the local plan process. They normally comprise previously developed sites that unexpectedly become available and can make up an important contribution to the district's housing supply. Between 2006 and 2016 over 2300 homes were built on windfall sites - an average of 239 homes

per year .Further information on windfall sites can be found in the Site Selection Paper 2017.

**Table 1 Housing Provision at 31 March 2016**

Source	Mansfield urban area	Warsop Parish	Total
Target	8122	902	<b>9024</b>
Completions (1 April 2013 - 31 March 2016)	728	207	<b>935</b>
Deliverable planning permissions at 31 March 2016	3071	141	<b>3212</b>
Windfall (1 April 2013 – 31 March 2016)(Sites that come forward that are not allocated within the local plan)	437	33	<b>470</b>
<b>Left to find</b>	<b>3886</b>	<b>521</b>	<b>4407</b>

2.11 As a result of the above, this local plan will only need to find land to deliver 4,407 new homes. This will be split as follows:

- Mansfield urban area 3886
- Warsop Parish 521

**QUESTION 6:** Do you have any comments on the housing technical paper?

**QUESTION 7:** Do you agree with the distribution of growth (the split between Mansfield urban area and Warsop Parish) within the district?

**QUESTION 8:** If you do not agree with the distribution of development proposed, please indicate how and why future development should be distributed and provide information to support this.

### **Section 3: How have we selected the preferred sites?**

- 3.1 This section is supported by the Site Selection Technical Paper 2017.
- 3.2 The proposed site allocations have been based on guidance set at a national level and at a local level which looks to direct development within or adjoining the existing built up areas and requires consideration to be given to the wide variety of issues that may affect a site.
- 3.3 A call for sites was undertaken in 2016 through the Housing and Economic Land Availability Assessment (HELAA) where 176 sites were identified in which there is an annual review of all potential housing and employment sites. This process assessed sites to see if they are suitable, available, achievable and developable. A



109 of these sites were assessed as available, suitable, achievable and developable within the HELAA and 66 of these sites are currently without planning permission. This process has identified a pool of sites that could be potentially allocated for residential and economic development in the local plan. A copy of the HELAA is available to view at: <http://www.mansfield.gov.uk/HELAA>

- 3.4 As the number of sites submitted for the HELAA process was greater than we needed, this then gave us a choice of sites to consider more closely and to then identify preferred development sites for allocation going forward in the local plan.
- 3.5 The majority of the sites that have been identified by the HELAA are within the existing built up areas of settlements. Where these sites have been assessed as available, suitable, achievable and deliverable it is proposed that these sites are allocated before sites outside of the urban area. This approach is in accordance with draft local plan objective 1.
- 3.6 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
  - are geographically spread reducing the impact on any one area.

**QUESTION 9:** Do you agree that sites within the existing settlement boundaries should be allocated before other sites are considered?

**QUESTION 10:** If not, please let us know what alternative approach should be taken.

- 3.7 As there are not currently enough suitable, available and achievable sites identified through the HELAA process within the urban boundary area to meet the district's housing target for the plan period (up to 2033), the next step was to identify development sites outside of the urban area.
- 3.8 In order to guide decisions about which of the sites outside of the urban boundary should be potentially allocated, the sites have been assessed against the following criteria which are based on the draft vision as this helps provide a golden thread through the local plan:

Highways and Public Transport	Reason
Proximity to junctions which are at or over capacity	Greater weight has been given to sites that are further away from junctions at or over capacity; the predicted capacity of junctions at 2033 without any local plan development can be viewed within Appendix G of the Site Selection paper.
Opportunity to connect to key strategic roads (M1 and MARR)	Sites that are have good access to the M1 and MARR will be favoured.
Opportunity for public transport connectivity	Opportunities for the connection to existing public transport routes will be favoured as this reduces the reliance on the car.
Opportunity for walking and cycling connectivity	Sites that have the opportunity to connect into and enhance the opportunity for walking and cycling will be favoured as this reduces the need to travel by car.
Green Infrastructure and Environmental	Reason
The opportunities for connecting to and /or enhancing nearby green infrastructure (GI) corridors and strategic areas	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.
Landscape Value	The value of landscape has been considered using information contained within the Nottinghamshire Landscape Character Assessment 2010. Greater weight has been given to sites that are within lower value landscapes.
Agricultural Land Classification	The NPPF states that the significant loss of the best and most versatile agricultural land should be avoided; preference should be given to land of lower quality. The best and most versatile is Grades 1, 2 and 3a agricultural land.
Ability to contribute to meeting infrastructure requirements	Reason
Is the site of sufficient scale to deliver on site infrastructure (including health and education)	Currently the infrastructure requirements are not yet known, but will be published as part of the Publication version of the Local Plan.
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	At present sites have been assessed to see if they are of a sufficient scale to provide onsite infrastructure or if they are in reasonable proximity to other sites to jointly deliver identified infrastructure.
Contributes to the vitality and sustainability of smaller settlements	
Proximity to facilities and services	
<b>Economic benefit; and</b>	<b>Reason</b>
Does the proposal include a mix of homes, retail and commercial uses	Greater weight will be given to sites that include retail and /or commercial uses. This will allow the potential for residents to live in close proximity to employment and retail opportunities reducing the need for travel.
Is the site close to existing employment areas	Greater weight has been given to sites in close proximity to existing employment sites as this reduces the need to travel for employment.
Is the site accessible to a nearby district or local centre	Greater weight has been given to sites in close proximity to existing nearby retail centres as this reduces the need to travel.
<b>Deliverability</b>	<b>Reason</b>
The overall viability of the site/strategic option taking account of potential mitigation required	The overall viability of the proposed allocations will be tested as part of the Publication Local Plan.
Details of the scheme submitted through HELAA process	A high level achievability appraisal has been carried out as part of the HELAA.
The number of landowners	The number of landowners /parties and the extent they are interdependent can increase the complexity of the site being delivered due to the need for collaborative working.
The contribution to meeting housing targets across the plan period	The likelihood of the site being delivered within the Plan period. This has been assessed as part of the HELAA, the housing trajectory can be viewed within the Site Selection Paper 2017.

3.9 It is proposed to allocate three strategic sites outside of the urban boundary:

- Land at Old Mill Lane
- Land off Jubilee Way
- Pleasley Hill

3.10 These sites deliver over 500 new homes and will have the benefit of potentially delivering onsite employment opportunities, retail, and other community facilities

and open space as part of the new development. These sites will need to come forward through a comprehensive master planning approach, due to the size and complexity of these sites it is expected that these sites will take longer to come forward and will not be fully built out by the end of the plan period in 2033.

3.11 To ensure that we can meet our housing target it is important that a range of sites are allocated to give flexibility to the development industry and allows for the small, medium and large national house builders to enter the Mansfield market. It is therefore proposed that seven sites up to the size of 300 new homes are allocated outside of the urban boundary:

- Three Thorn Hollow
- Farm Fields Farm
- Land off Skegby Lane
- Land off Caudwell Road (forms part of an allocation within the Ashfield Local Plan for 207 new homes)
- Land South of Clipstone Road East
- Land at Stonebridge Lane, Market Warsop
- Land off Mansfield Road, Spion Kop (adj The Gables)

3.12 These sites where they relate well to one another i.e. Land off Skegby Lane and Fields Farm have the potential opportunity to deliver strategic infrastructure collectively.

3.13 The assessment of all of these sites can be viewed in the Site Selection Paper 2017. These sites have also been appraised as part of the Interim Sustainability Appraisal Report which is summarised in the site proformas in section four. The full SA can be viewed at: <http://www.mansfield.gov.uk/planningconsultation>

**QUESTION 11:** Have we assessed the sites outside the urban area against the relevant criteria to meet the needs of the vision and objectives?

**QUESTION 12:** Have we identified all reasonable options?

**QUESTION 13:** Please provide any comments you wish to make on the site selection paper?

### **How have the site allocations changed since the Local Plan Consultation Draft 2016?**

3.14 The sites within the Local Plan Consultation Draft 2016 have now been reviewed based on the comments received and updated evidence. A list of the sites that were previously proposed to be allocated for development and the reasons they are no longer being proposed are set out in Appendix A.

### **What about the amount of extra traffic on the roads?**

- 3.15 The council is undertaking a Transport Study to assess the impact of the additional planned development (the Preferred Sites) on the highway network and to assess any traffic impacts and identify what improvements may be needed. The Site Selection paper at Appendix G sets out what the highway network would look like in 2033 without any additional local plan growth and has been used to inform the site selection criteria to minimise the impact of development on junctions that have been identified as being at or near to capacity.

### **Will the infrastructure cope?**

- 3.16 We are required to prepare an Infrastructure Delivery Plan (IDP) alongside the local plan. This takes into consideration what is needed now and what is needed for the future. This document will be published alongside the next stage of the local plan and will set out the additional infrastructure required to support the delivery of the new development proposed in the Local Plan.

## **Section 4: Preferred local plan residential allocations**

The following sites are the councils preferred residential allocations as they positively contribute to the local plan's vision and objectives.

**QUESTION 14:** Please indicate for each site whether or not you support the preferred site allocation:      ☐ Support      ☐ Object

#### **If you are in support , please indicate the reasons why:**

Provides necessary housing in a sustainable location

Provides the opportunity to improve / deliver new infrastructure i.e. schools, doctors surgeries

Provides the opportunity to improve / deliver new open space

Provides the opportunity to improve/ deliver transport improvements

Provides the opportunity to enhance and local wildlife and biodiversity sites

Provides the opportunity to enhance heritage assets

#### **If you are in objection, please indicate the reasons why:**

Will result in the loss of open space/ playing pitches/ countryside

Will result in an increase in the amount of traffic on the roads

Will have a visual impact on the landscape

The site is not in a sustainable location

The site is at the risk of flooding

Result in the loss of agricultural land

Impact on Biodiversity/ Wildlife Sites

Impact on heritage asset(s)

Impact on local infrastructure (including schools and health facilities)

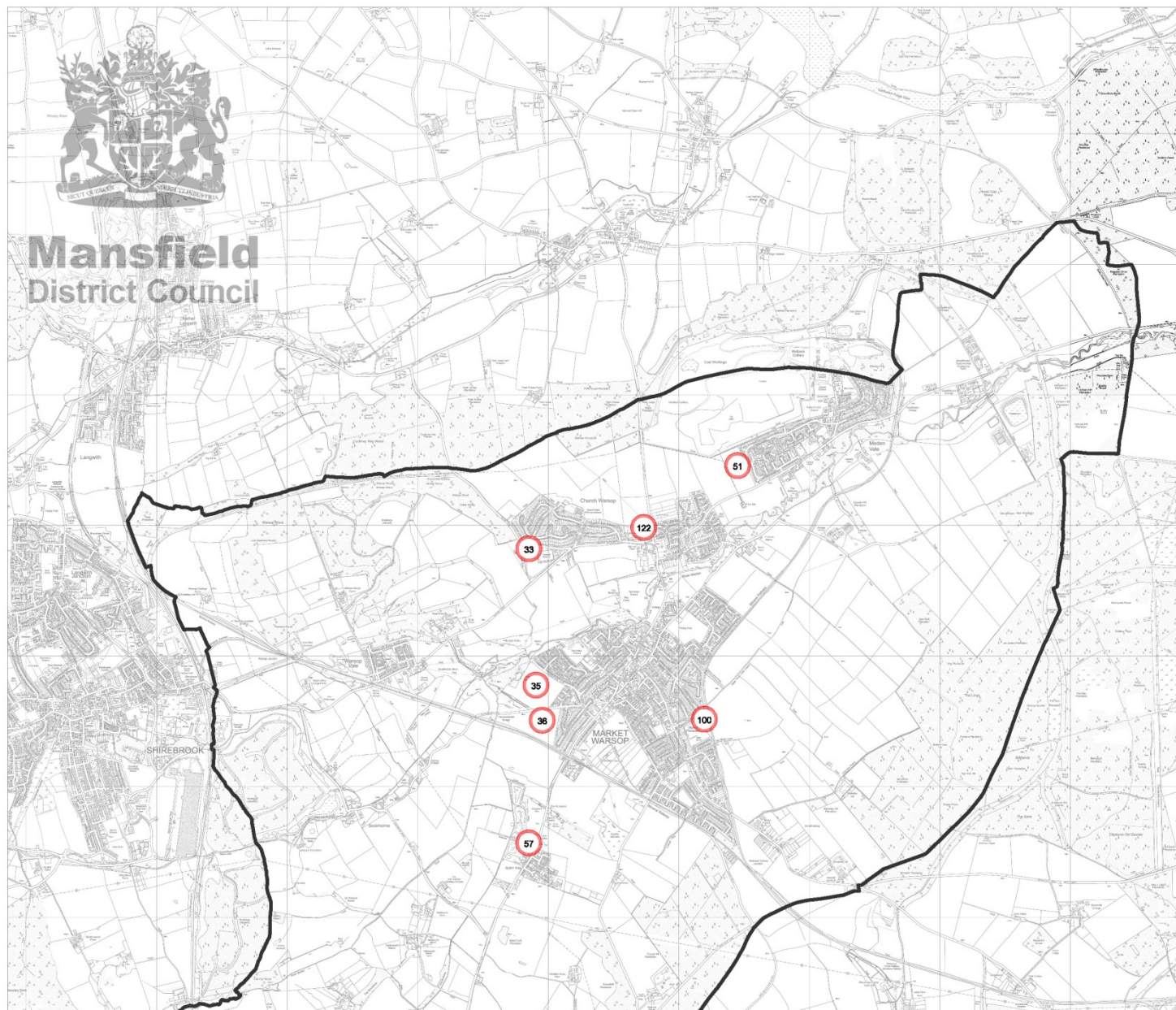
Impact on the character of the area

Land stability issues

Too much development on site

Other





© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2008- 'Cities Revealed' copyright by The GeoInformation® Group;

#### Legend

- Proposed Housing Sites
- District Boundary

#### TITLE

Preferred Development Sites  
Warsop Parish  
Housing Sites

**DATE** 10/8/2017

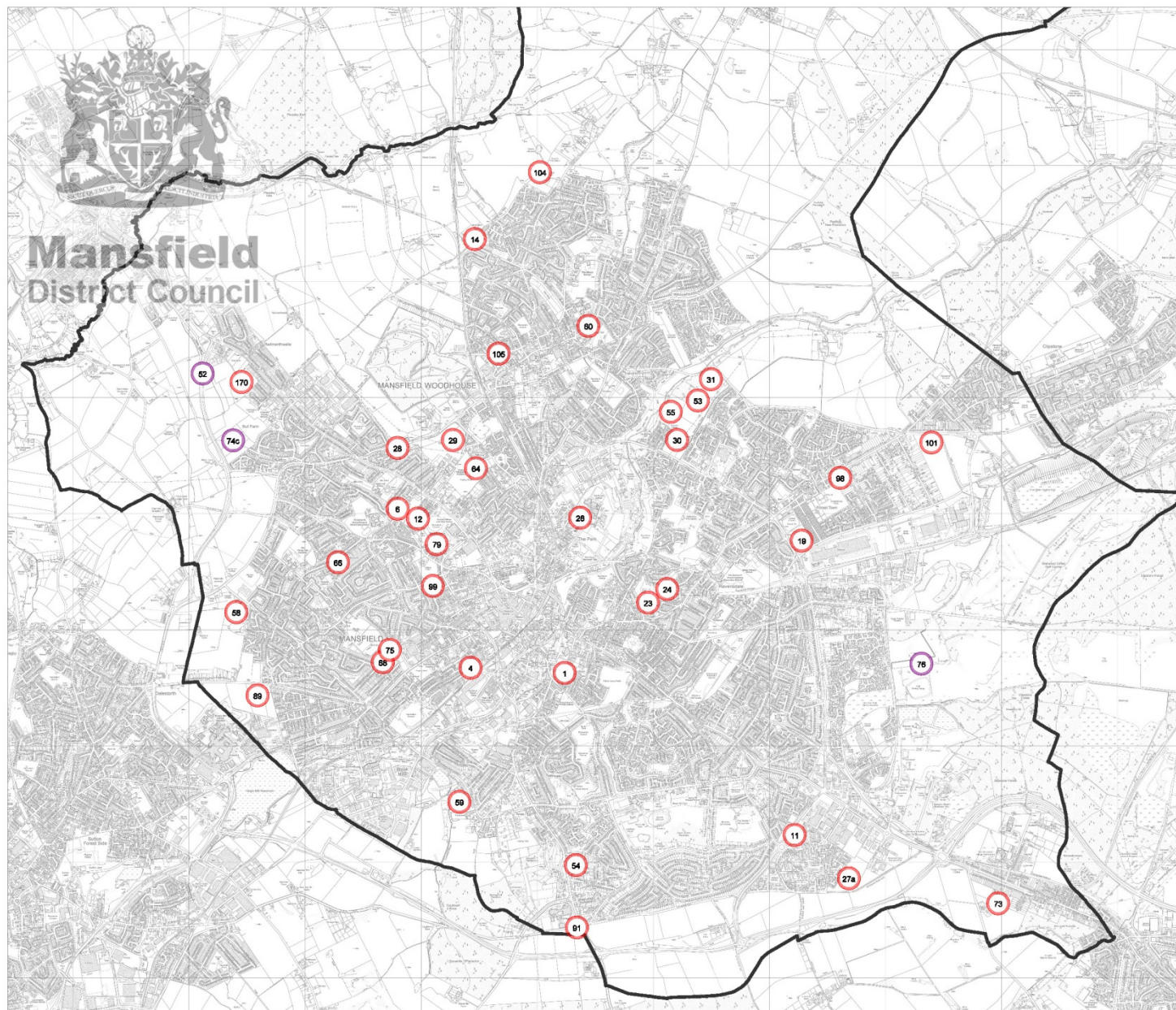
**SCALE** NTS

**DRAWN** C.Dennis

**MANSFIELD DISTRICT COUNCIL**

CIVIC CENTRE,  
CHESTERFIELD ROAD SOUTH,  
MANSFIELD,  
NOTTINGHAMSHIRE,  
NG19 7BH





#### Legend

- Proposed Housing Sites
- Proposed Mixed Use Sites
- District Boundary

#### TITLE

Preferred Development Sites  
Mansfield Urban Area  
Housing and Mixed Use Sites

**DATE** 10/8/2017

**SCALE** NTS

**DRAWN** C.Dennis

**MANSFIELD DISTRICT COUNCIL**

CIVIC CENTRE,  
CHESTERFIELD ROAD SOUTH,  
MANSFIELD,  
NOTTINGHAMSHIRE,  
NG19 7BH

© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2008 - 'Cities Revealed' copyright by The GeoInformation Group;



## Sites outside of the urban boundary

<b>HELAA Reference</b>	52, 74c, 170
<b>Site Name</b>	Pleasley Hill Farm
<b>Site Size</b>	40.50 Ha

### Proposed Allocation

925 homes, care home plus 12.22ha of employment land (including retail, offices, community facilities, offices and light industrial).

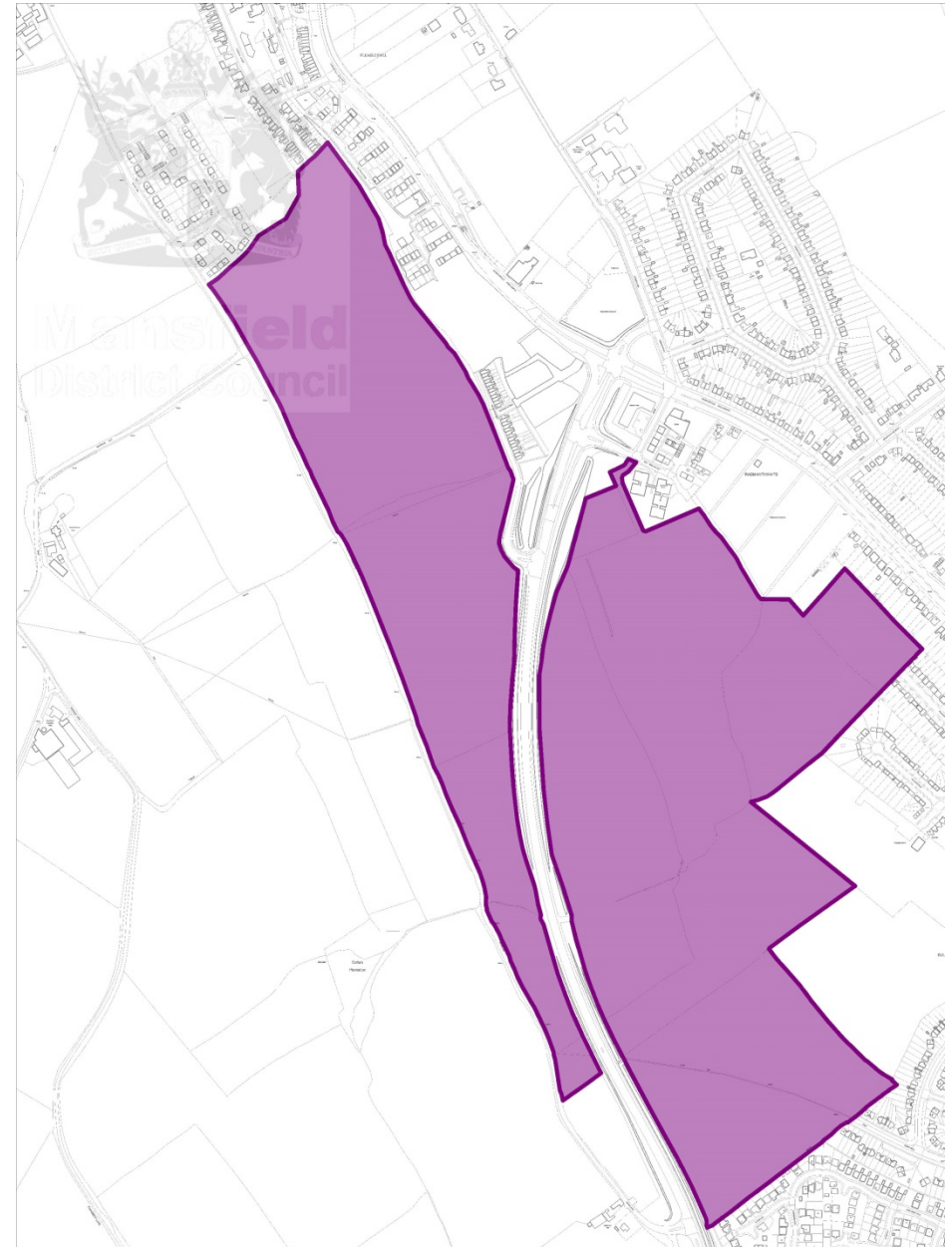
### SA / SEA Summary

The site makes a very positive contribution to housing and is in close proximity to primary road network. The site has broadly good access to services and facilities.

Though the site is within close proximity to a local wildlife site, there is good potential to secure enhancements to green infrastructure/ biodiversity.

There will be a substantial loss of grade 2/3 agricultural land and possible adverse effects on the landscape character. Surface water flood risk would need to be assessed mitigated and managed.

Part of the site falls within an area identified by the Coal Authority as a 'high risk area' as a result of mining legacy, and will therefore need to be explored prior to development.



© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';

<b>HELAA Reference</b>	76
<b>Site Name</b>	Land off Jubilee Way
<b>Site Size</b>	48.30 Ha
<b>Proposed Allocation</b>	

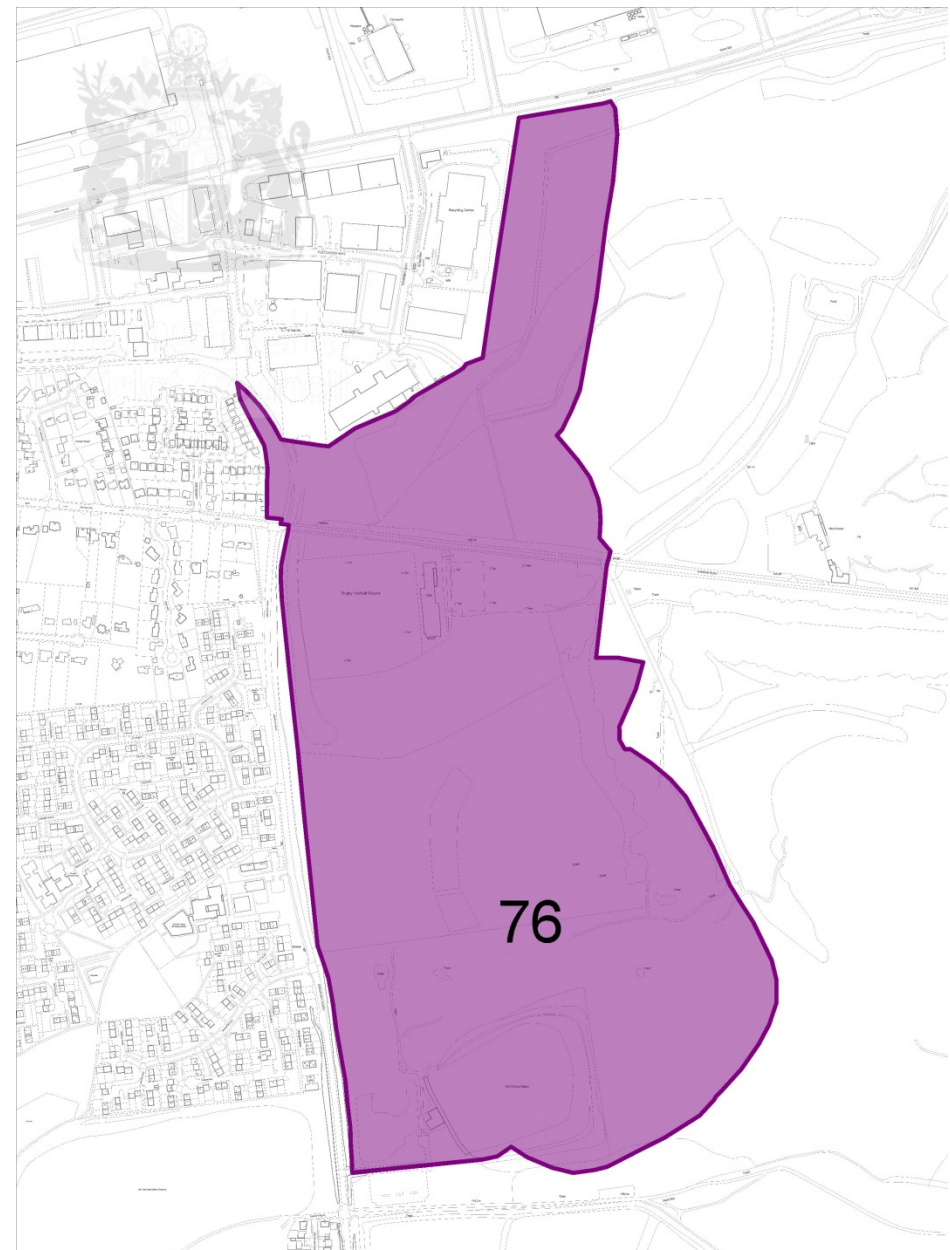
800 homes, 6.7ha of employment, remodelling of rugby club and golf course.

### SA / SEA Summary

The site makes a very good contribution to housing and is within close proximity to the primary road network. The site has very good access to services and facilities. Furthermore, given the nature of proposed development, it should be possible to secure new facilities such as a primary school, community facilities and greenspace.

Significant effects on biodiversity are highlighted however development is not proposed on this area of the site. There may be opportunities to secure enhancements to green infrastructure/ biodiversity.

Adverse effects on landscape character are possible. Surface water flood risk would need to be assessed and managed.



© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

<b>HELAA Reference</b>	30, 31, 53, 55
<b>Site Name</b>	Land at Old Mill Lane
<b>Site Size</b>	23.63 Ha

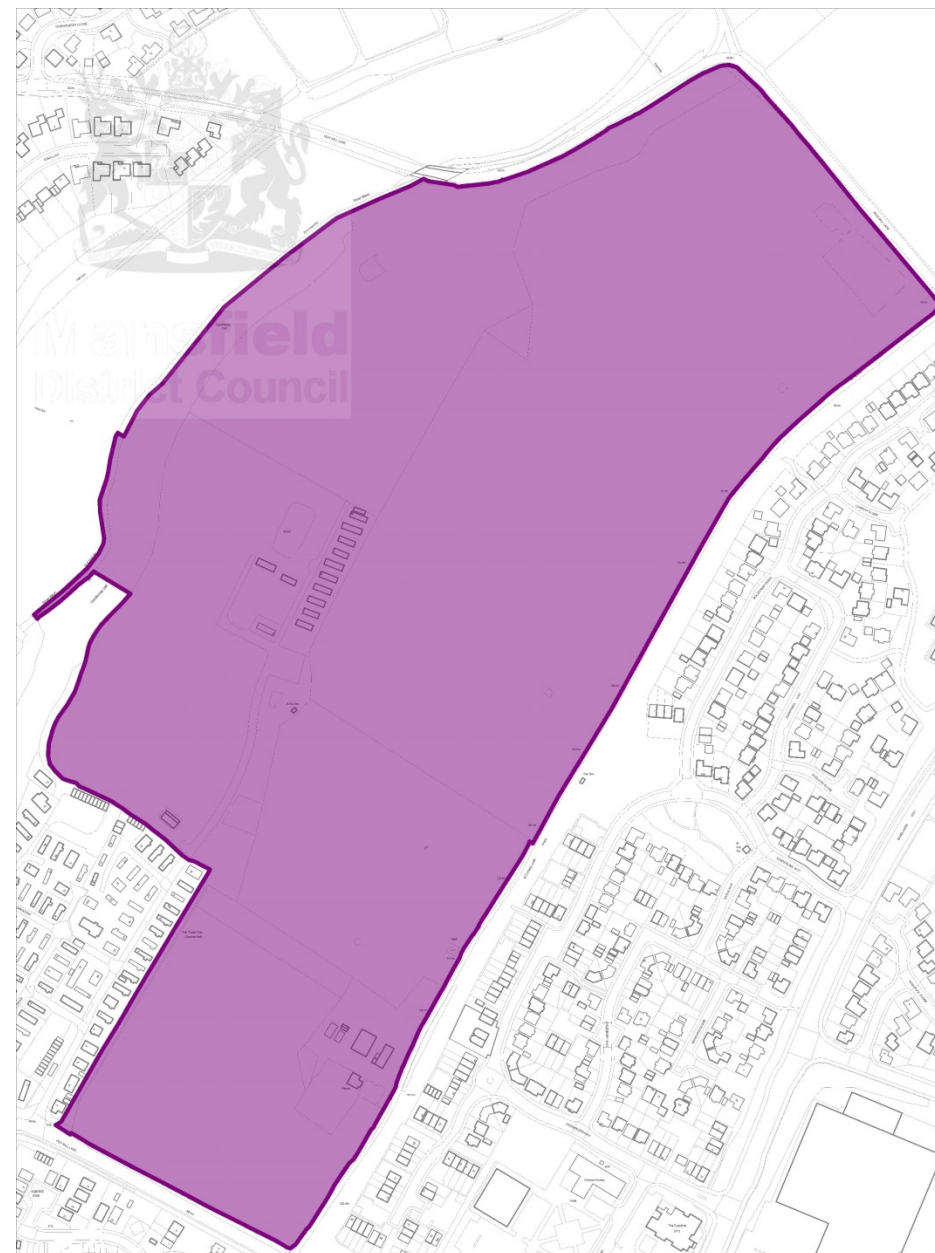
### Proposed Allocation

Up to 516 homes with some potential for commercial.

### SA / SEA Summary

The site makes a very positive contribution to housing provision and is within very close proximity to the primary road network. Access to services and facilities is broadly good, with the exception of health facilities. The scale of the site could support new/ improved facilities.

A small part of the site falls within a local wildlife site, but it is well placed to secure enhancements to green infrastructure/ biodiversity and landscape character. However, there would be a substantial loss of Grade 2/3 agricultural land and flood risk would need to be assessed and managed.



© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

58

**Site Name**

Fields Farm, Abbott Road

**Site Size**

7.59 Ha

**Proposed Allocation**

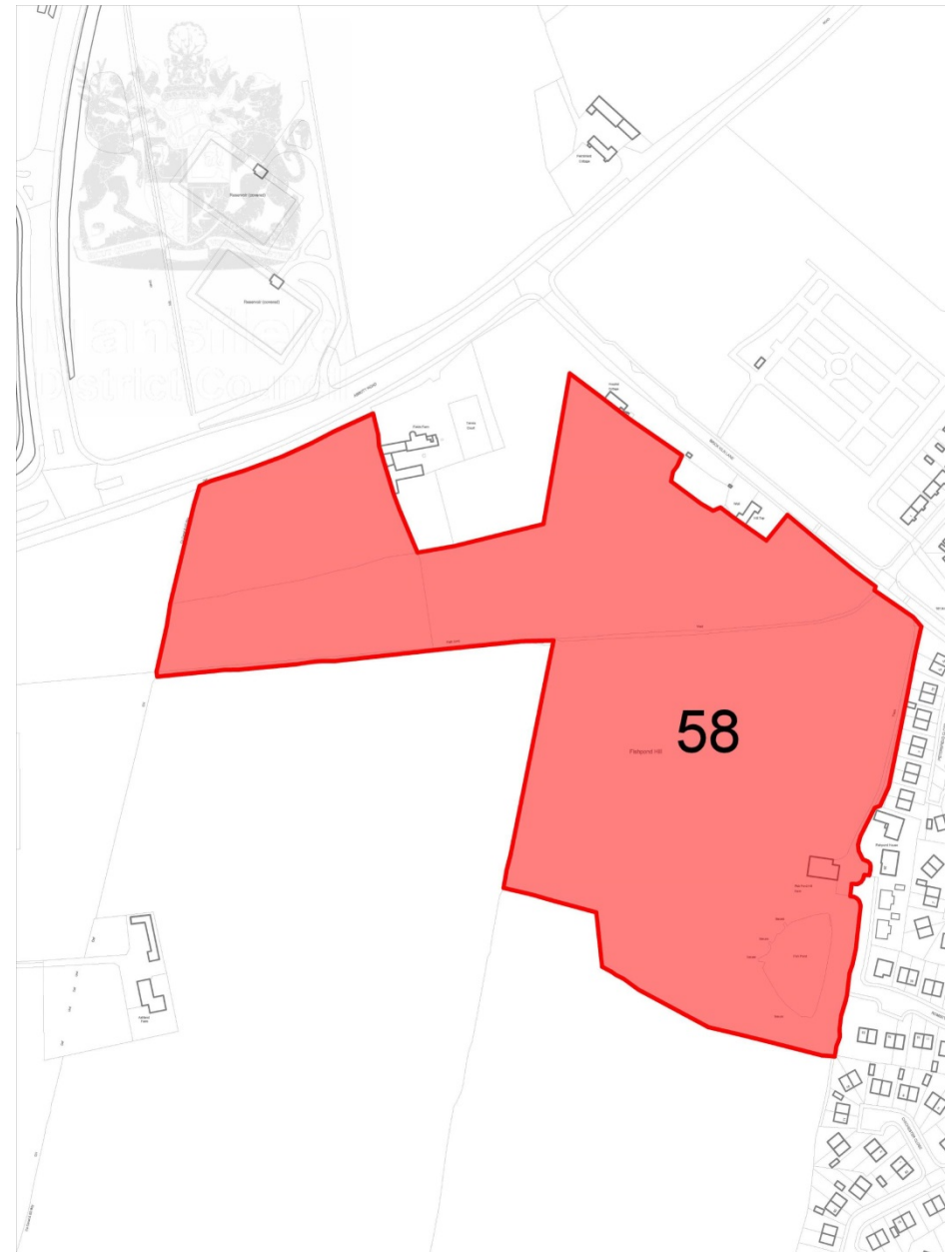
200 homes

**SA / SEA Summary**

The site makes a very positive contribution to housing and is within very close proximity to the primary road network. Access to facilities and services is mixed, with good access to a bus stop, greenspace and primary school, but poorer access to a GP and community facilities.

There are potential effects upon biodiversity that would need to be assessed and managed, as would potential flood risk issues.

The site could have negative effects on landscape character. A loss of agricultural land would be unavoidable.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

59

**Site Name**

Land to the rear of High Oakham Hill

**Site Size**

2.37 Ha

**Proposed Allocation**

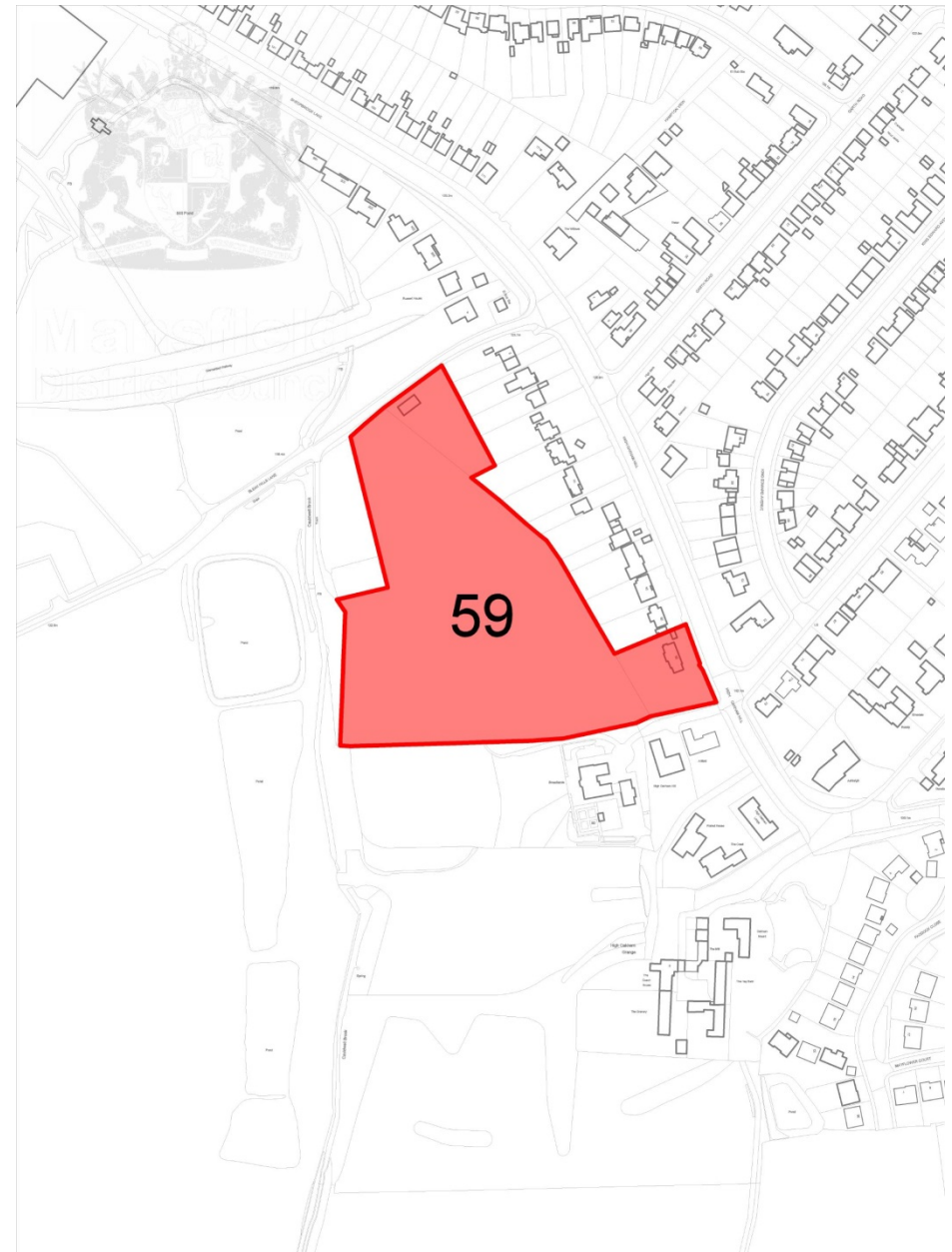
39 homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within close proximity to the primary route network.

Access to facilities and services is broadly good, with the exception of health facilities. Development could potentially affect landscape character and would lead to a loss of agricultural land.

Though potential negative effects upon wildlife are highlighted, the site is may have potential to secure enhancements.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

73

**Site Name**

Three Thorn Hollow Farm

**Site Size**

7.14 Ha

**Proposed Allocation**

190 homes

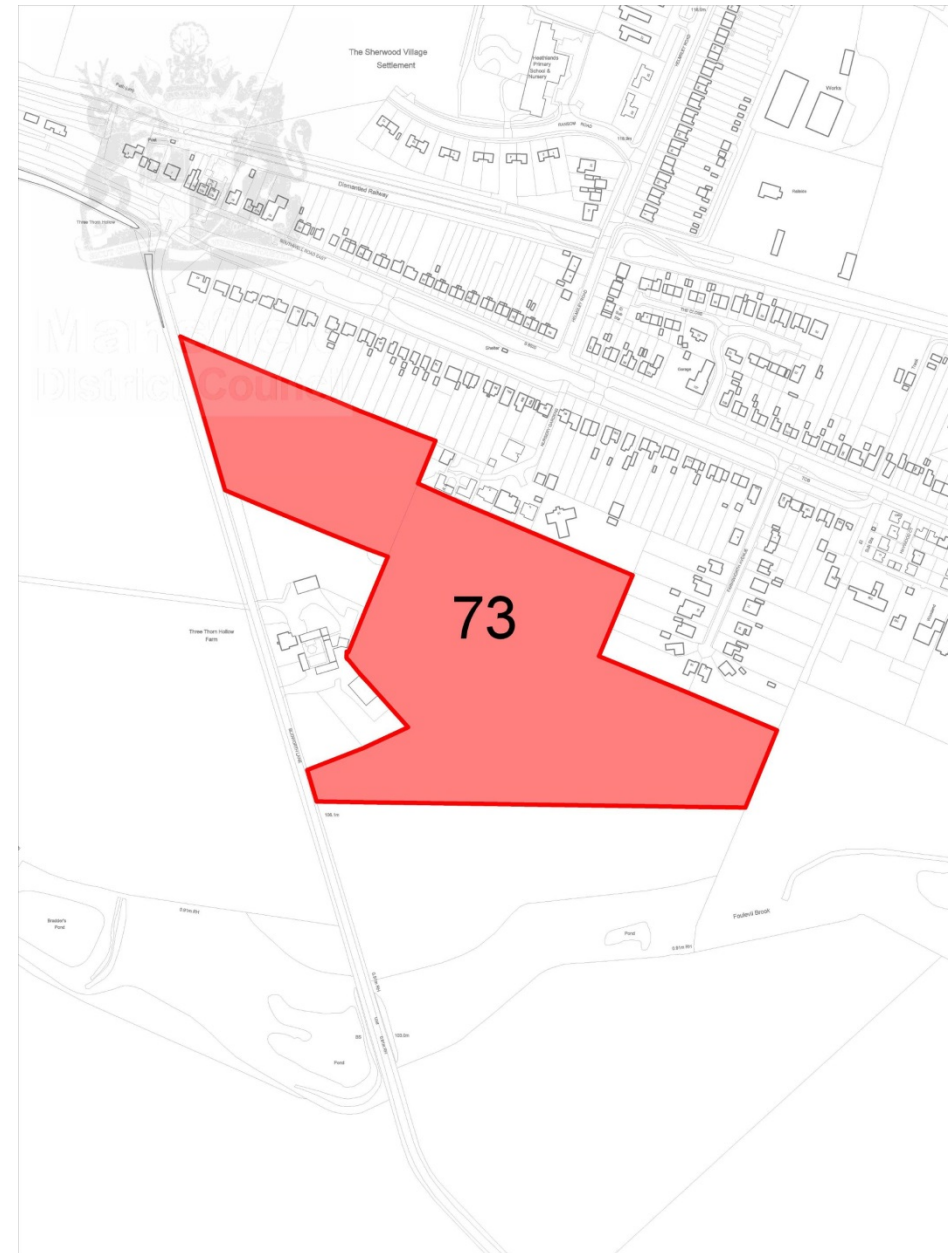
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to facilities and services is mixed, with good access to a bus stop, primary school and greenspace, but poorer access to health and community facilities.

Though the site is adjacent to Rainworth Lakes SSSI. However, development could adversely affect heritage assets and landscape character.

There would also be a loss of agricultural land and potential issues with surface water flooding.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

<b>HELAA Reference</b>	89
<b>Site Name</b>	Land off Skegby Lane
<b>Site Size</b>	12.55 Ha
<b>Proposed Allocation</b>	

215 homes

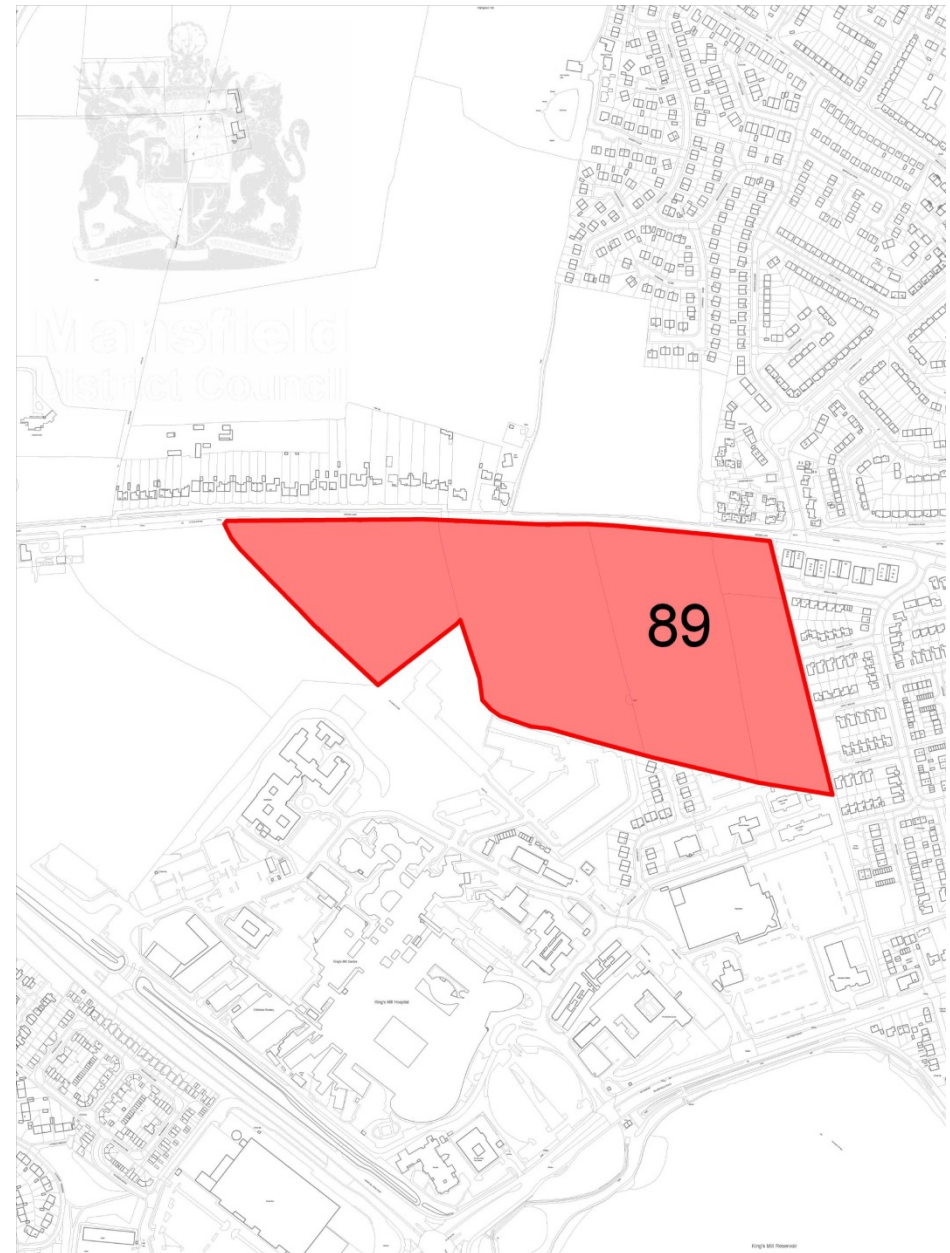
### SA / SEA Summary

The site makes a very positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is mixed, with very good access to a bus stop and greenspace, but poorer access to a health centre.

Potential surface water flooding will need to be assessed, mitigated and managed.

Though the site is within close proximity of a local wildlife site, it has potential for securing enhancements. However, a substantial loss of agricultural land would occur, and adverse effects on landscape character would be likely.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

91

**Site Name**

Strip of land off Caudwell Road

**Site Size**

2.14 Ha

**Proposed Allocation**

42 homes

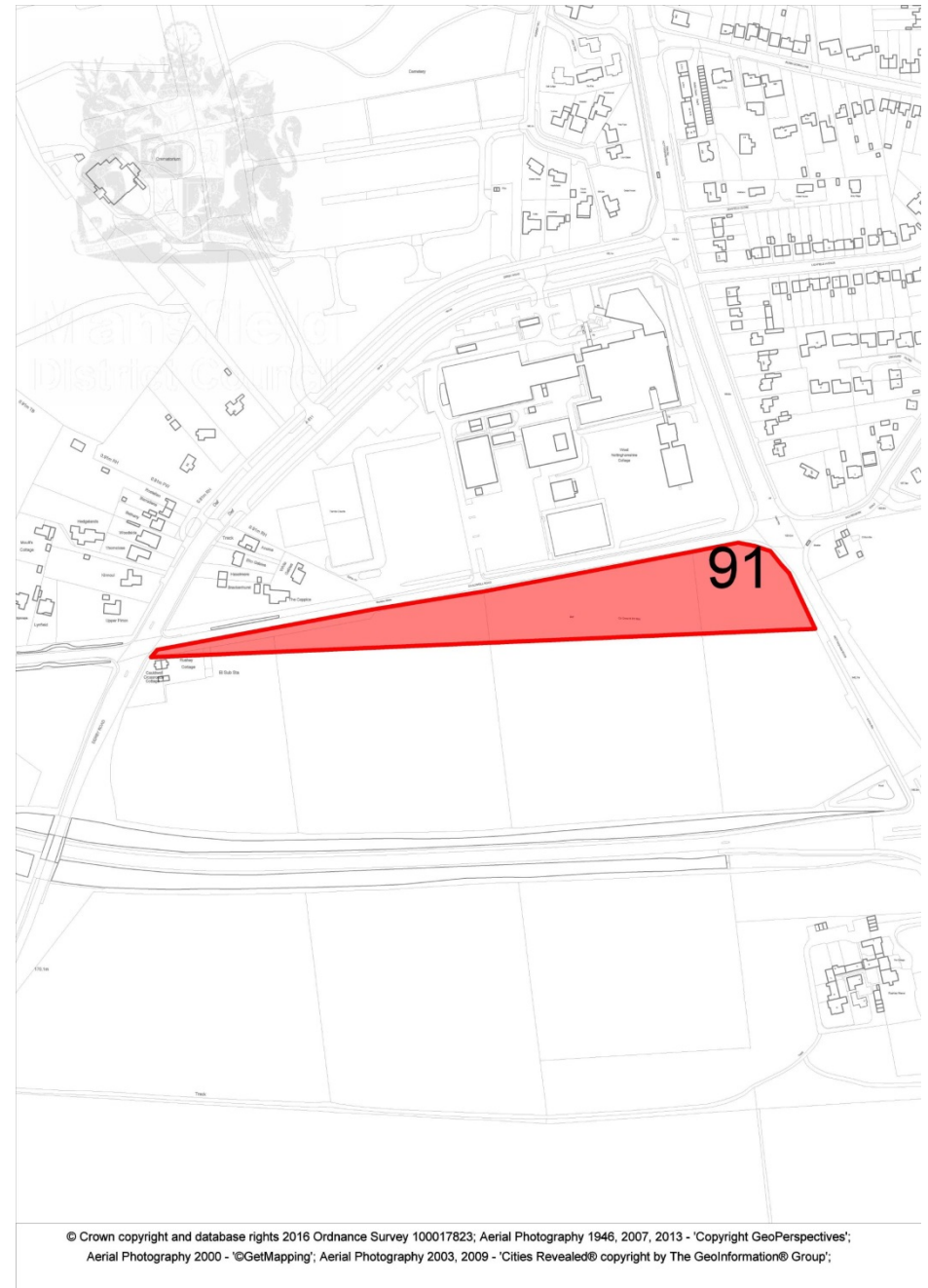
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is mixed, with very good access to a bus stop, community facilities and greenspace, but poorer access to a health centre and primary school.

Potential surface water flooding will need to be assessed, mitigated and managed.

Though the site is within close proximity of a local wildlife site, it may have potential to secure enhancements. However, a loss of agricultural land would occur, and adverse effects on landscape character could occur.





**HELAA Reference**

101

**Site Name**

South of Clipstone Road East

**Site Size**

10.56 Ha

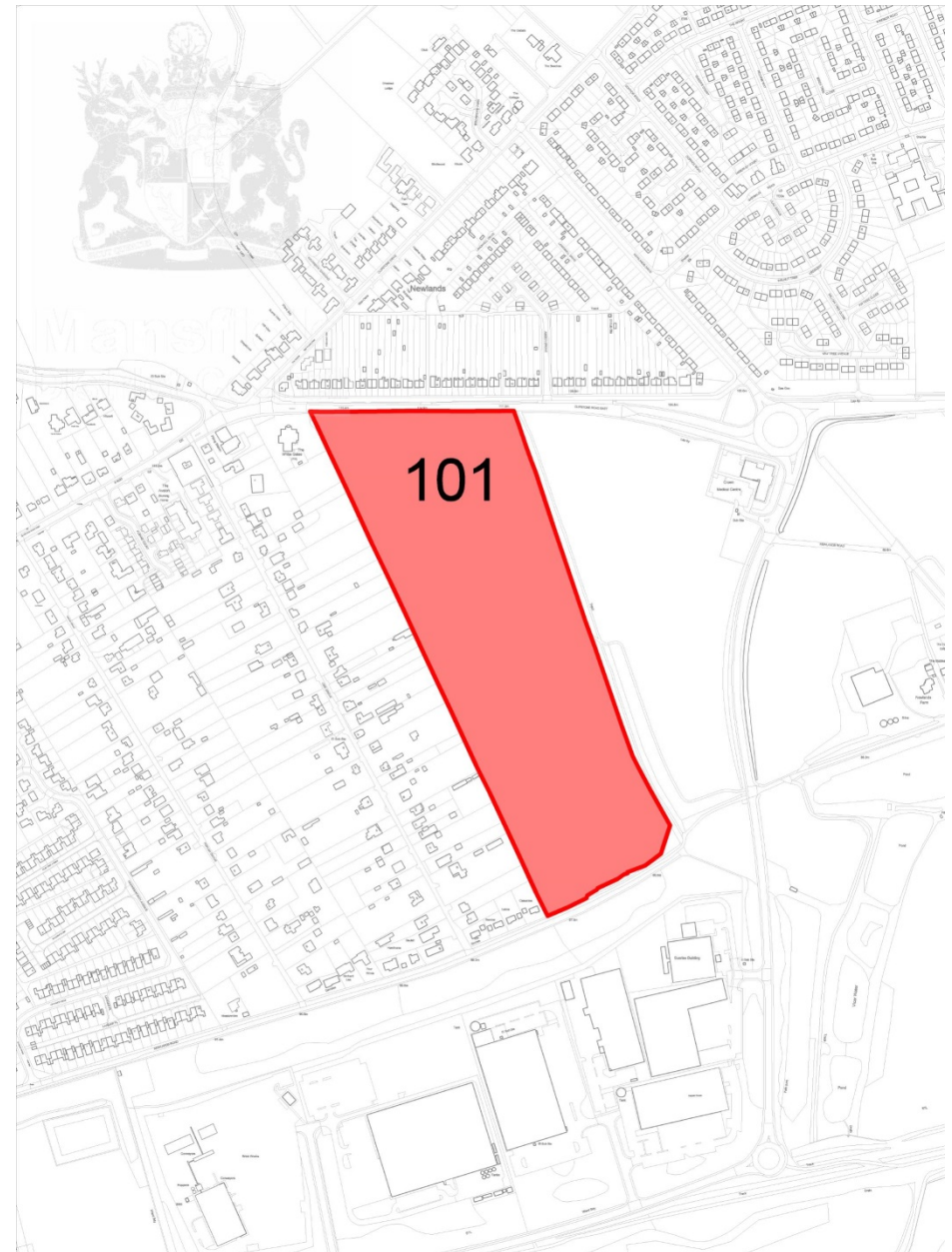
**Proposed Allocation**

313 homes

**SA / SEA Summary**

The site makes a very positive contribution to housing delivery. Accessibility is fairly good, with a bus stop close by, greenspace and community facilities within walking distance. However, access to health facilities is not ideal.

The site is within the possible potential SPA (ppSPA), which could generate significant negative effects. Conversely, there are potential opportunities to secure enhancements to green infrastructure, given the size and location of the development (e.g. creation of green corridors, SuDS and habitat creation).



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';

<b>HELAA Reference</b>	104
<b>Site Name</b>	Park Hall Farm
<b>Site Size</b>	1.07 Ha

### Proposed Allocation

10 homes

### SA / SEA Summary

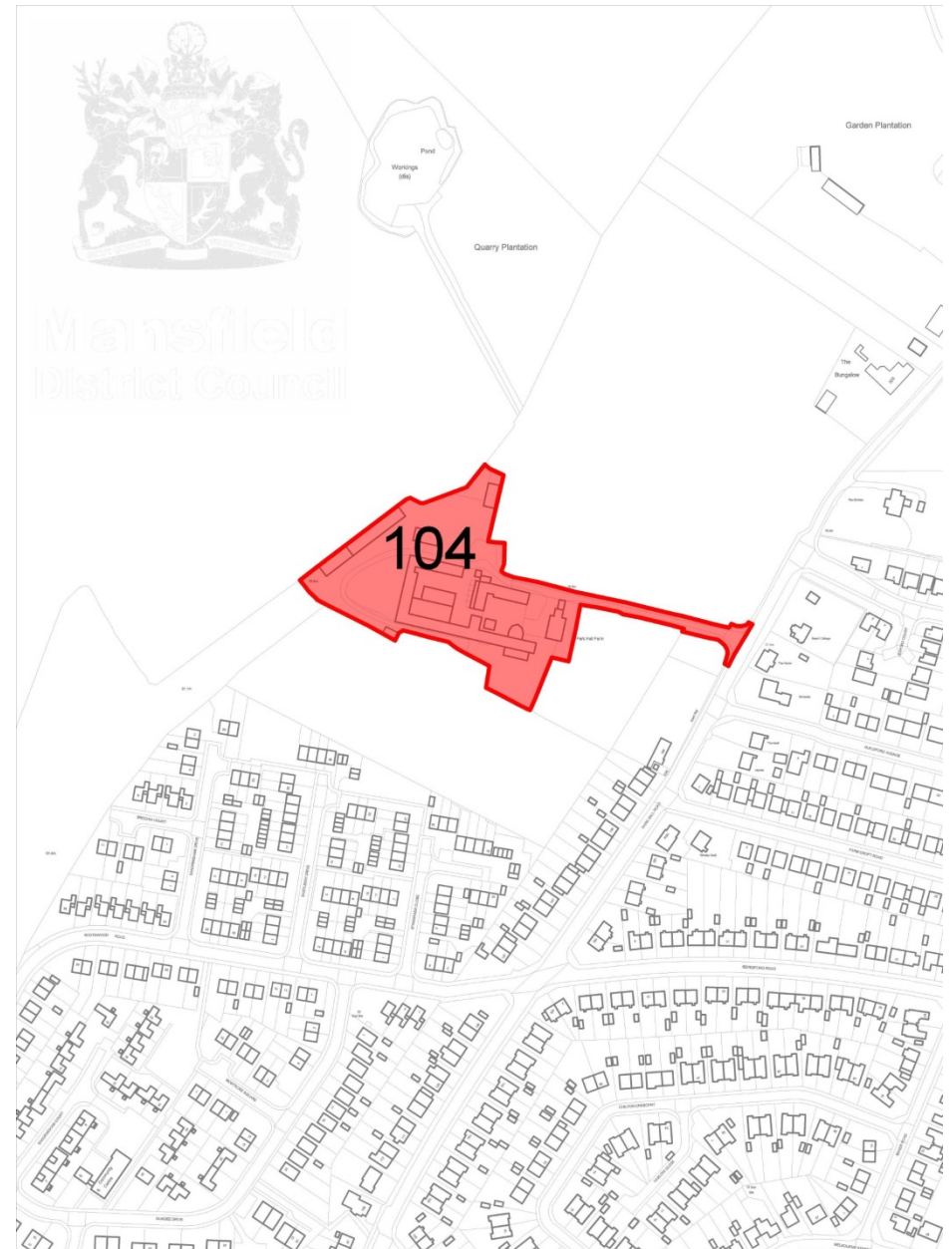
The site has fairly good access to services and facilities.

Though potential negative effects upon biodiversity and landscape character are identified, these are potentially unlikely given that the site is very small scale, although ecological surveys would be needed to address site specific impacts.

Conversely, the potential for enhancements are also likely to be limited, and the contribution to housing delivery is small.

A currently derelict building could be re-used as part of development, which is a positive effect.

Though the site is within an area of low permeability, and presents surface water flood risk, a nearby SUDs scheme should help to mitigate risks.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';

<b>HELAA Reference</b>	35 and 36
<b>Site Name</b>	Stonebridge Lane/ Sookholme Lane Market Warsop
<b>Site Size</b>	16.28 Ha

## Proposed Allocation

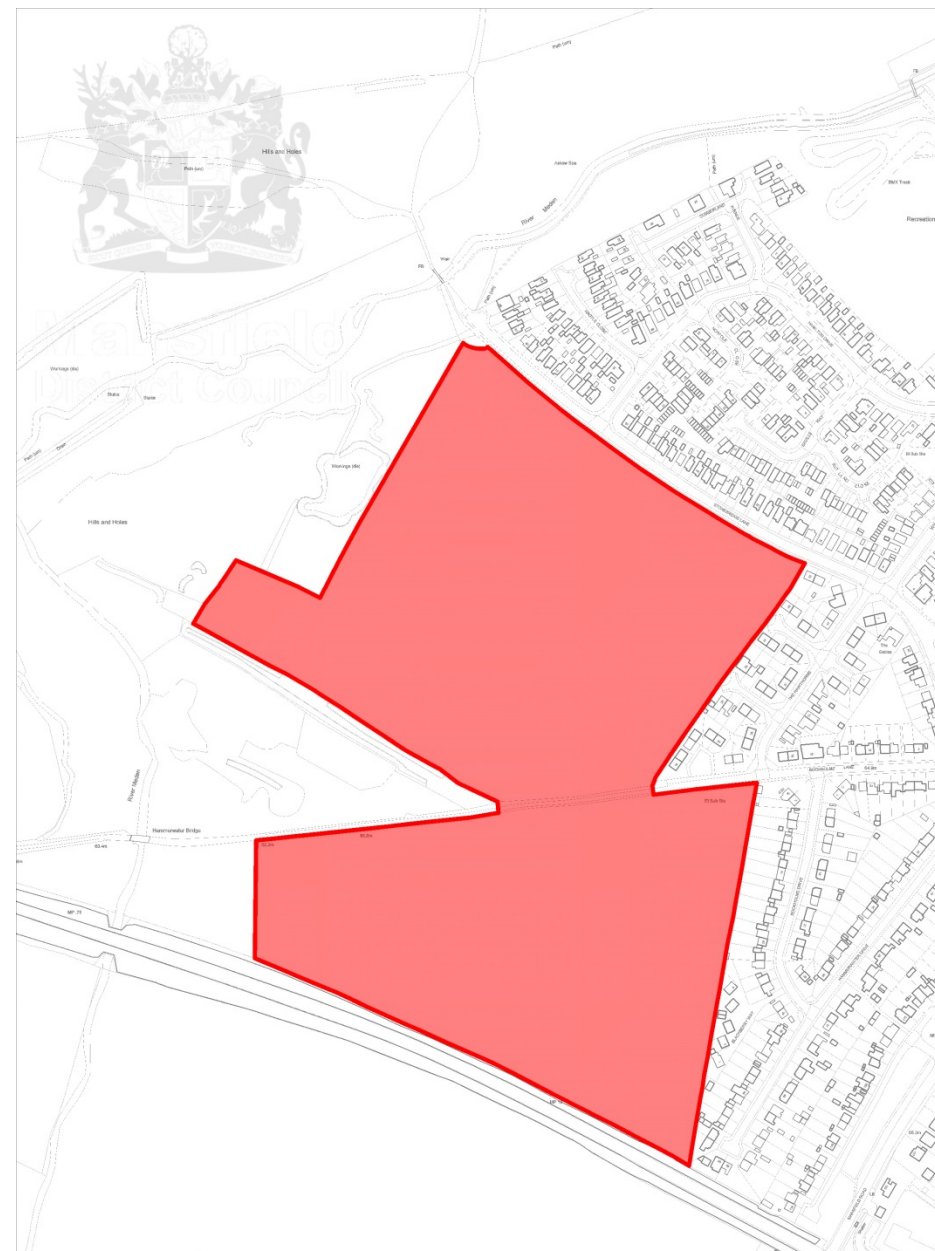
400 homes

## SA / SEA Summary

The site makes a very positive contribution to housing and is within very close proximity to the primary road network.

The site has broadly good access to services and facilities. However, there is potential for negative effects on landscape character, a loss of agricultural land, and an element of flood risk.

Potential for significant negative effects on biodiversity are identified too, but there ought to be opportunities for enhancement, especially given the large scale nature of the site.



© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

51

**Site Name**

Land off Netherfield Lane, Meden Vale

**Site Size**

4.95 Ha

**Proposed Allocation**

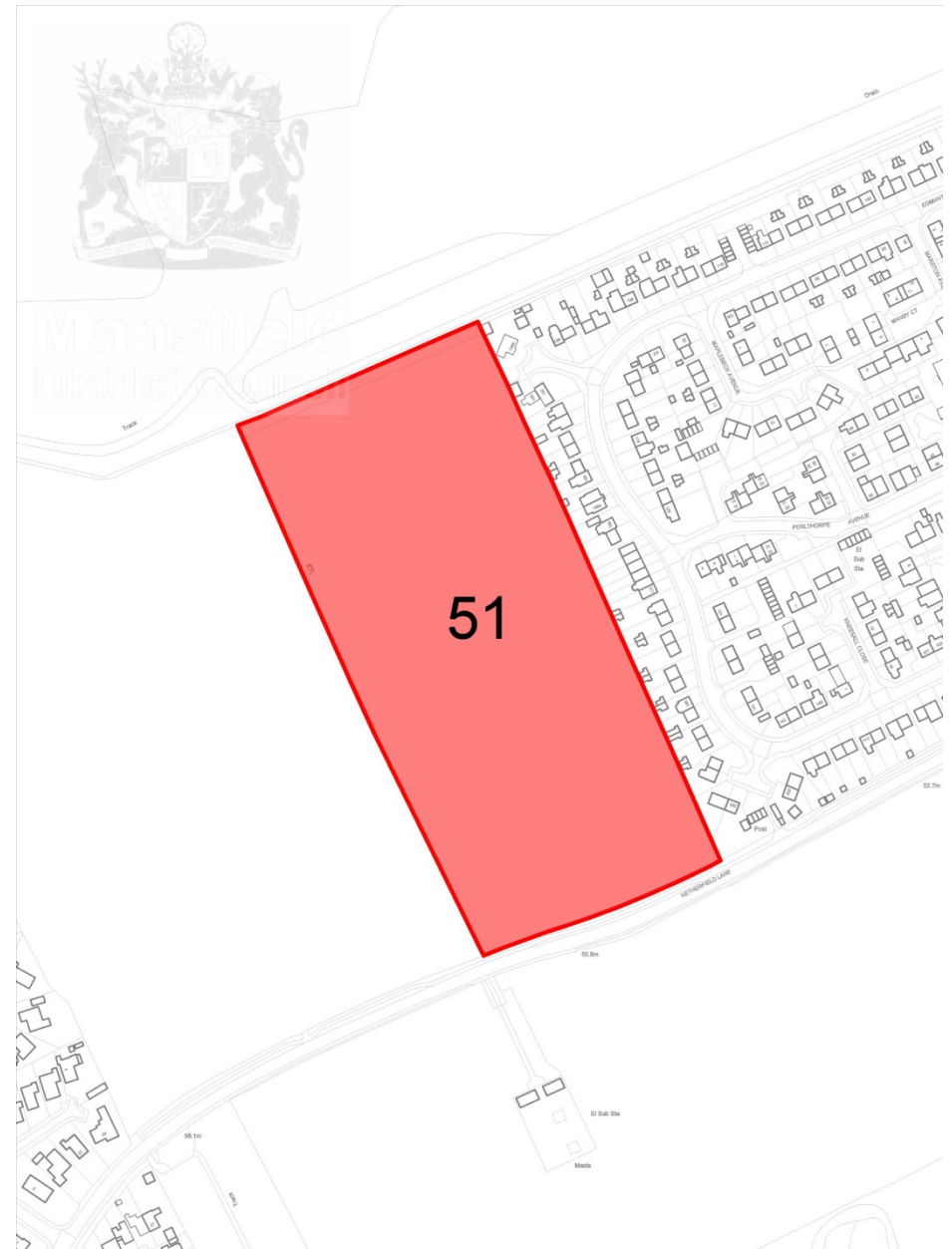
120 homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within close proximity to the primary road network.

The site has good access to a broad range of services and facilities. However, there is potential for significant negative effects upon landscape character and there will be a loss of agricultural land and has potential for surface water flooding.

Though the site is within close proximity to a local wildlife site, there is potential to enhance strategic green infrastructure.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

57

**Site Name**

Adjacent The Gables, Spion Kop

**Site Size**

0.41 Ha

**Proposed Allocation**

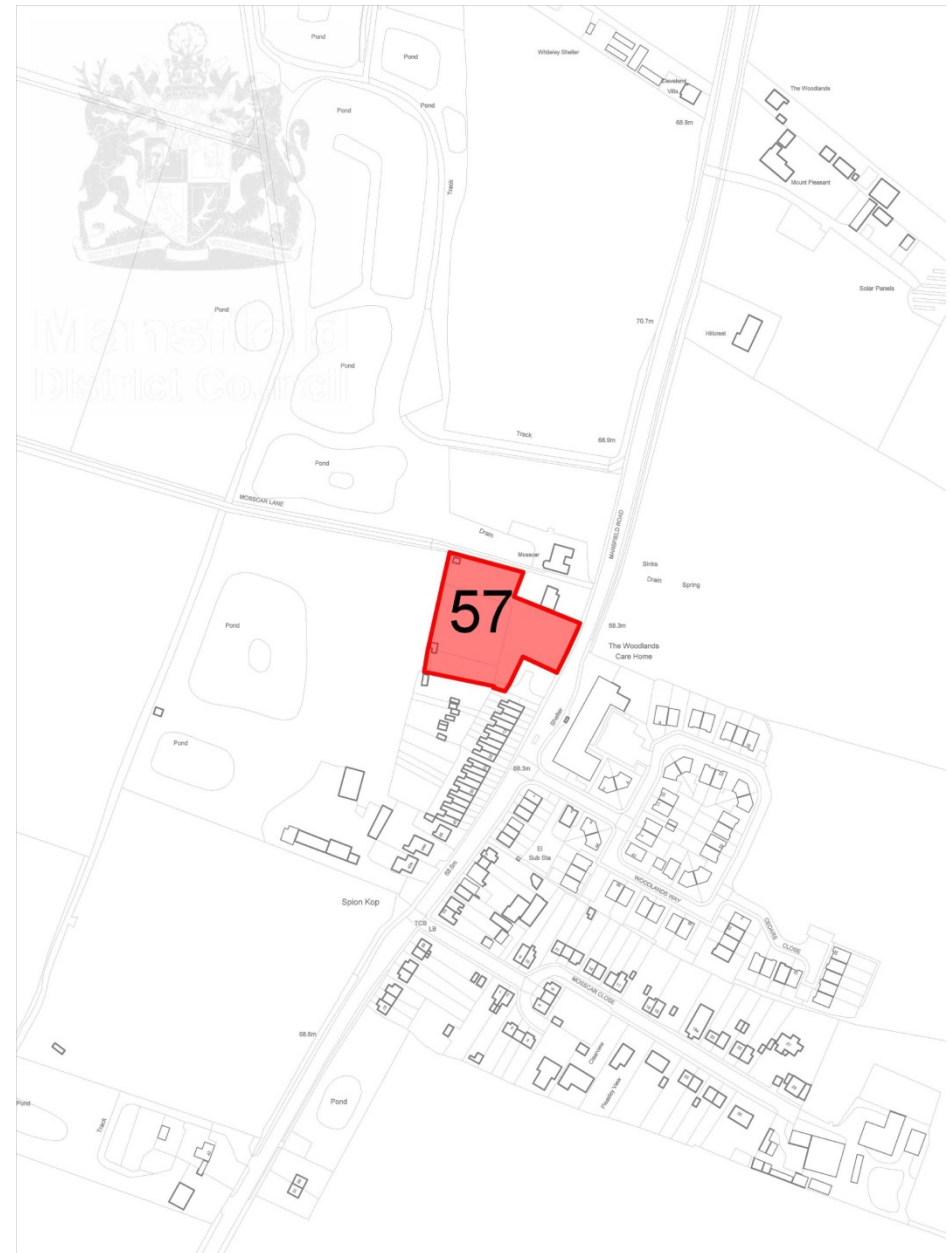
8 homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has limited access to services and facilities, with a bus stop and greenspace close by, but poorer access to education, health and community facilities.

There is also potential for significant negative effects upon landscape character and potential for surface water flooding.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

## Sites inside of the urban boundary

HELAA Reference

1

Site Name

Former Mansfield Brewery Site

Site Size

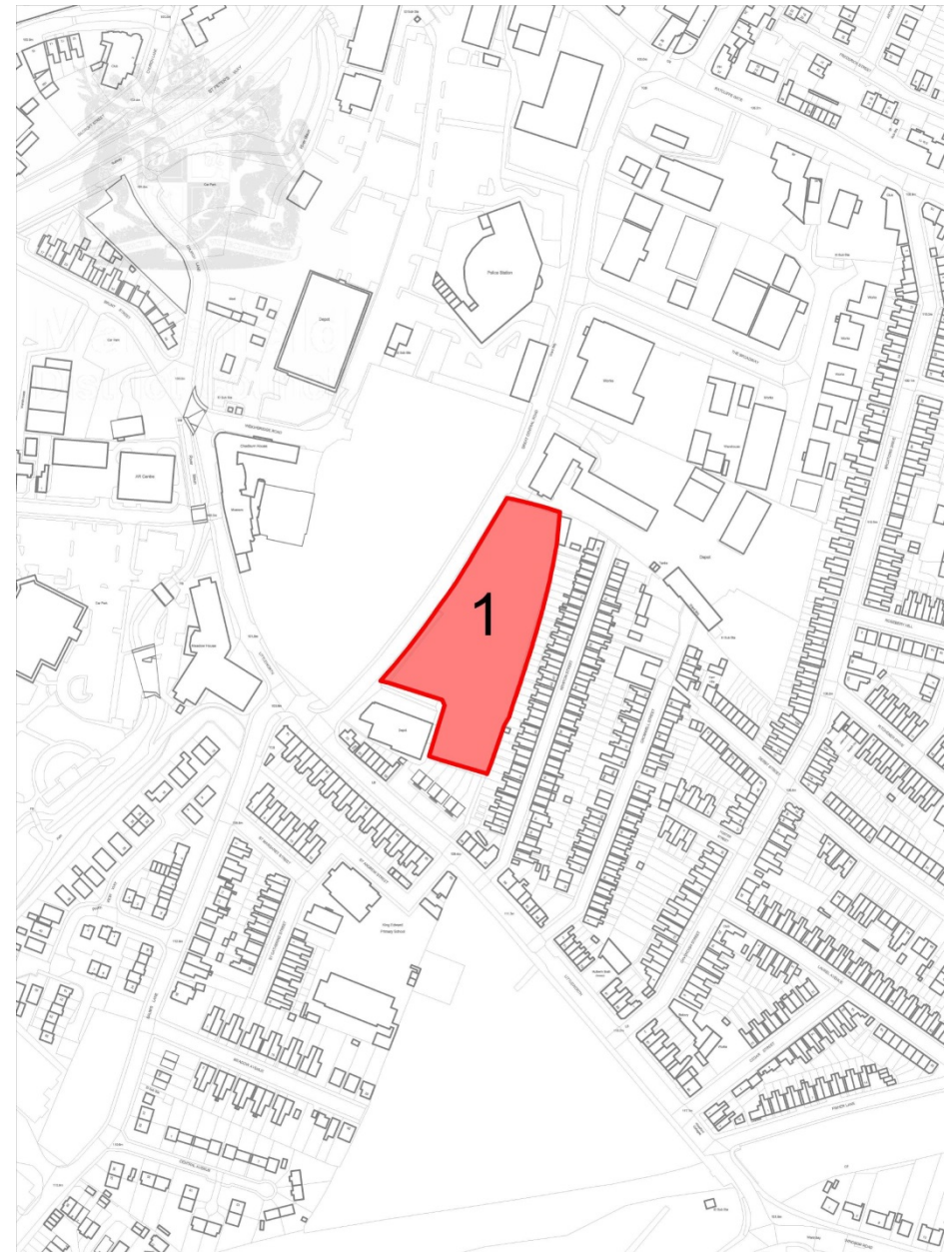
0.76 Ha

Proposed Allocation

23 homes

SA / SEA Summary

The site has very good access to services, facilities and public transport and is only constrained by the presence of a Groundwater protection zone.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

4

**Site Name**

Land astride Victoria Street

**Site Size**

1.37 Ha

**Proposed Allocation**

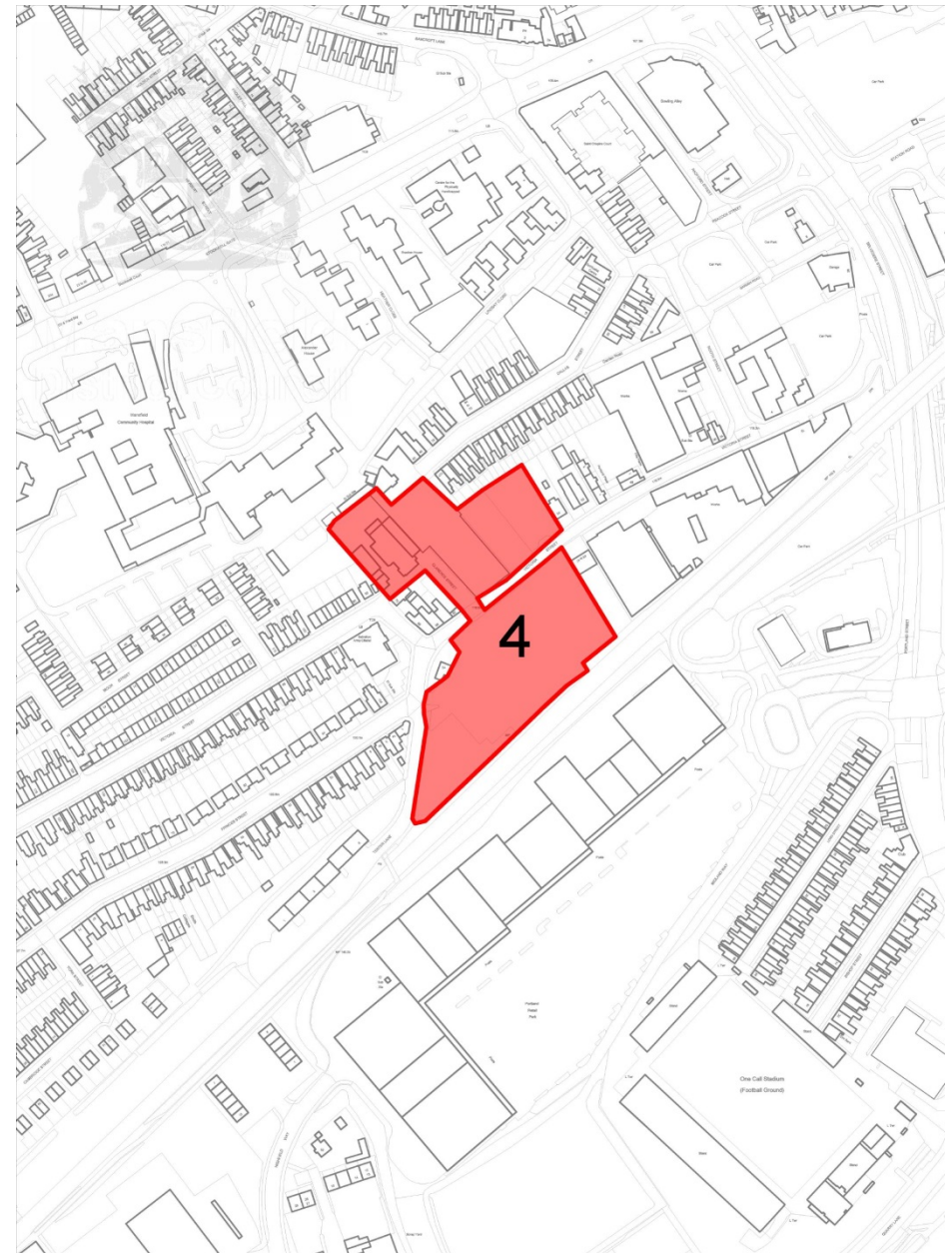
63 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is good. In the main, there are few environmental constraints, though flood risk will need to be assessed and managed.

Although potential negative effects are recorded, these should be possible to mitigate. However, the opportunities for biodiversity and GI enhancement may be limited at this site.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' © copyright by The GeoInformation® Group;

**HELAA Reference**

6

**Site Name**

Centenary Road (phase 3)

**Site Size**

2.42 Ha

**Proposed Allocation**

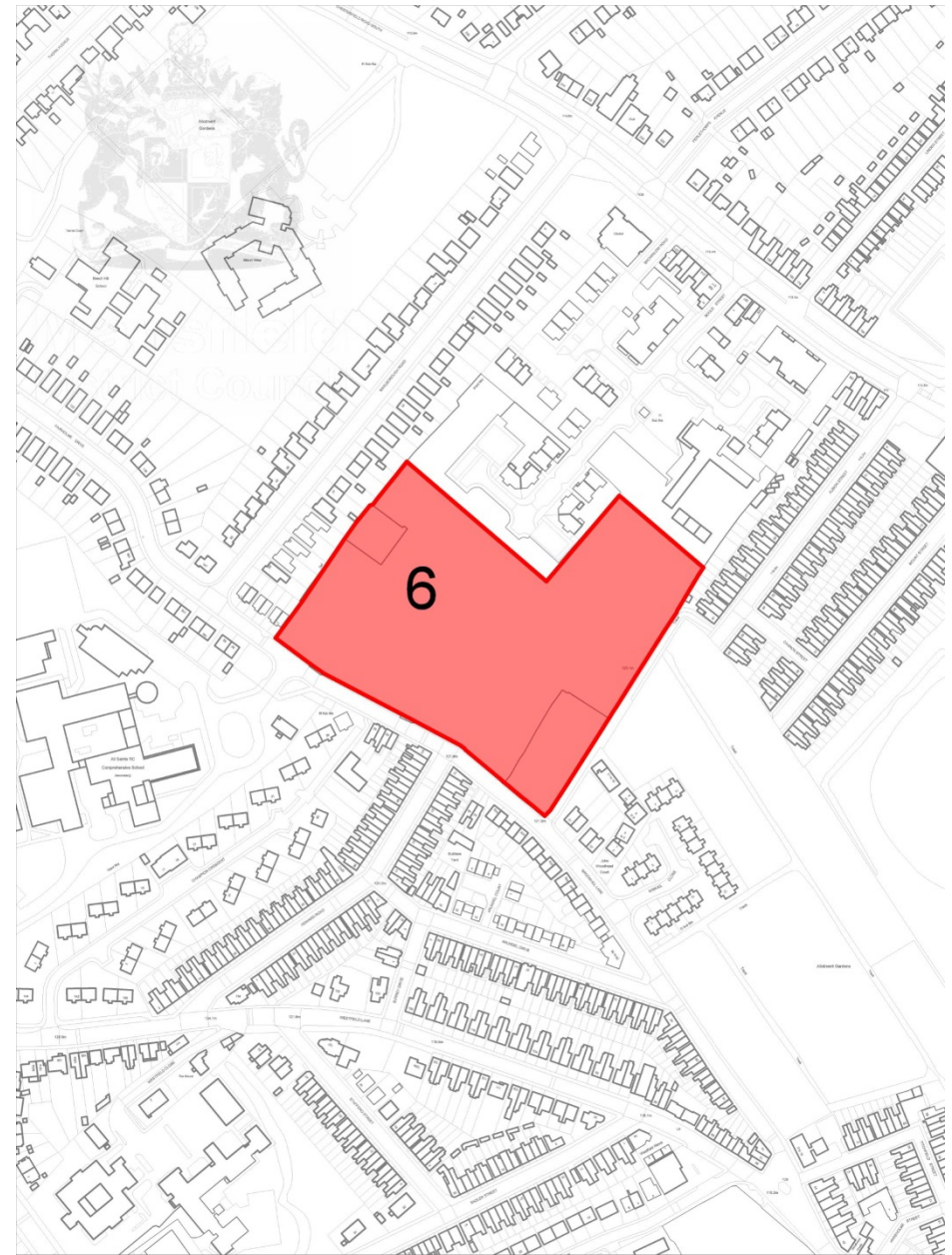
93 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to facilities and services is good, with strong links to Mansfield town centre.

With the exception of potential surface water flood risk, there are no major environmental constraints.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

11

**Site Name**

Bellamy Road Recreation Ground

**Site Size**

2.14 Ha

**Proposed Allocation**

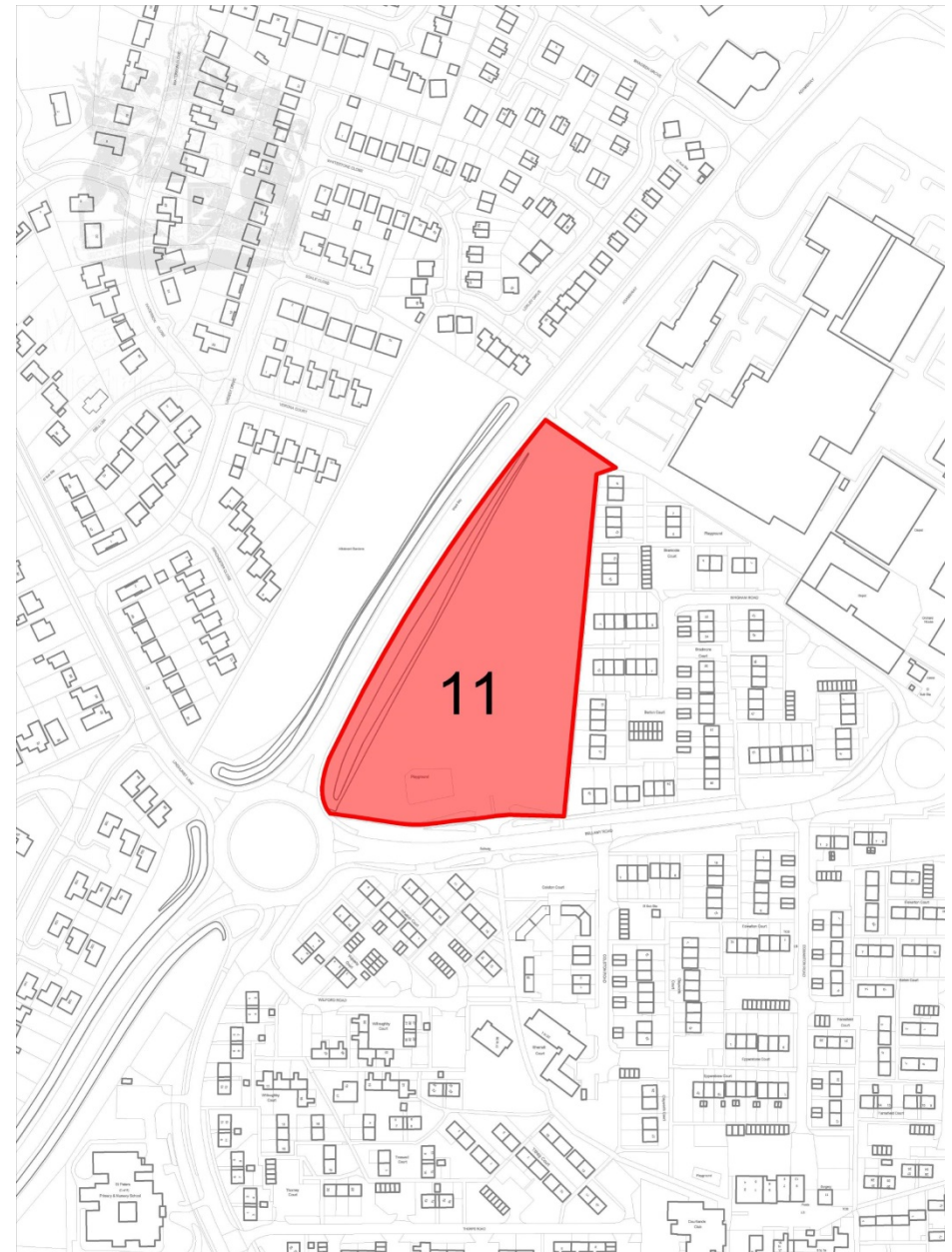
64 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has very good access to services and facilities and is relatively unconstrained by environmental factors. Flood risk will need to be assessed, mitigated and managed.

The site would result in the loss of publically accessible open space, which is recorded as negative. However, there may be potential to provide suitable open space enhancements on-site due to the size of the site.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

<b>HELAA Reference</b>	12
<b>Site Name</b>	Broomhill Lane Allotments (part)
<b>Site Size</b>	1.03 Ha
<b>Proposed Allocation</b>	

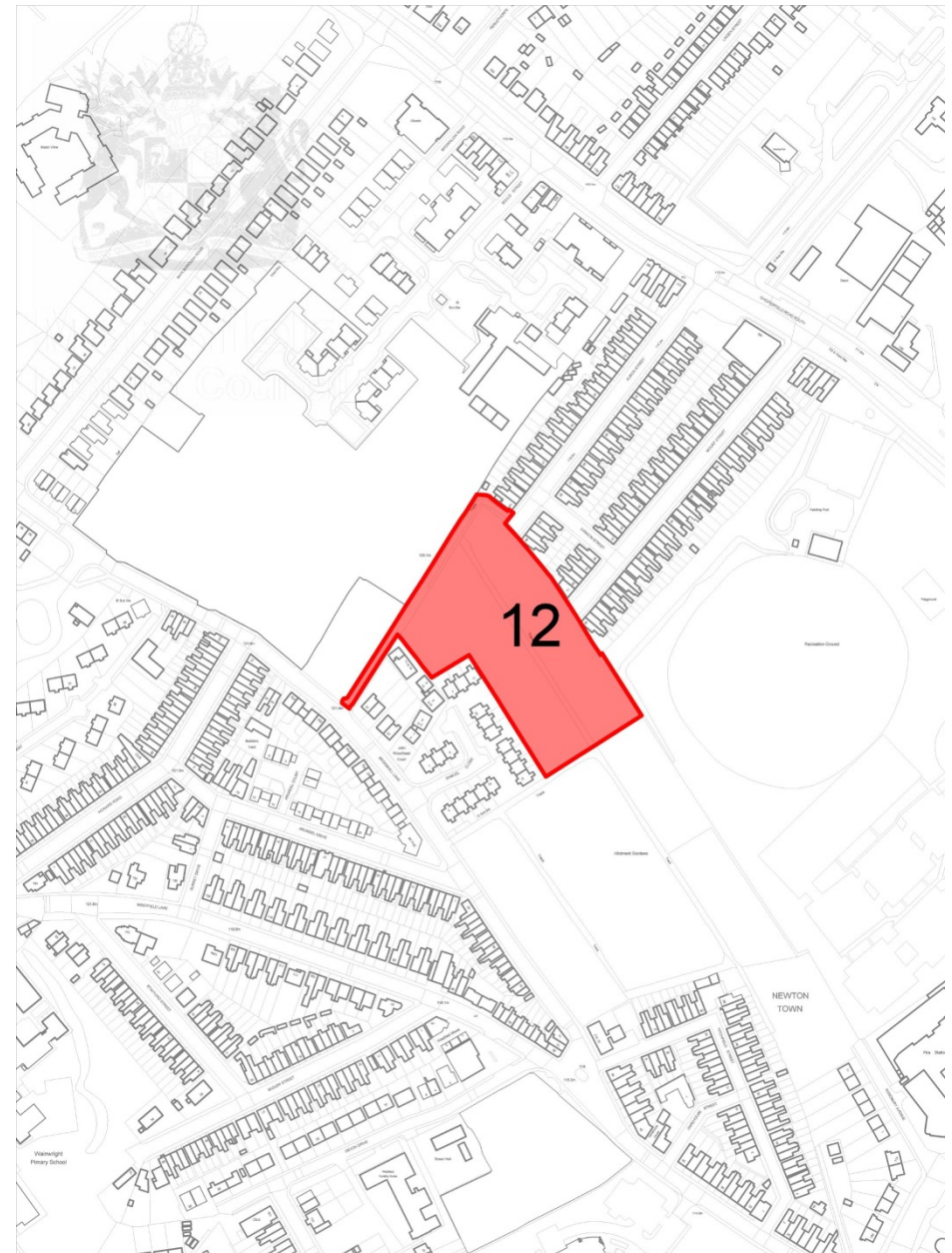
35 Homes

### SA / SEA Summary

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has very good access to services and facilities and despite the loss of a greenfield site (formerly used for allotments), is relatively unconstrained by environmental factors.

Flood risk will need to be assessed and managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

14

**Site Name**

Land at Cox's Lane

**Site Size**

0.74 Ha

**Proposed Allocation**

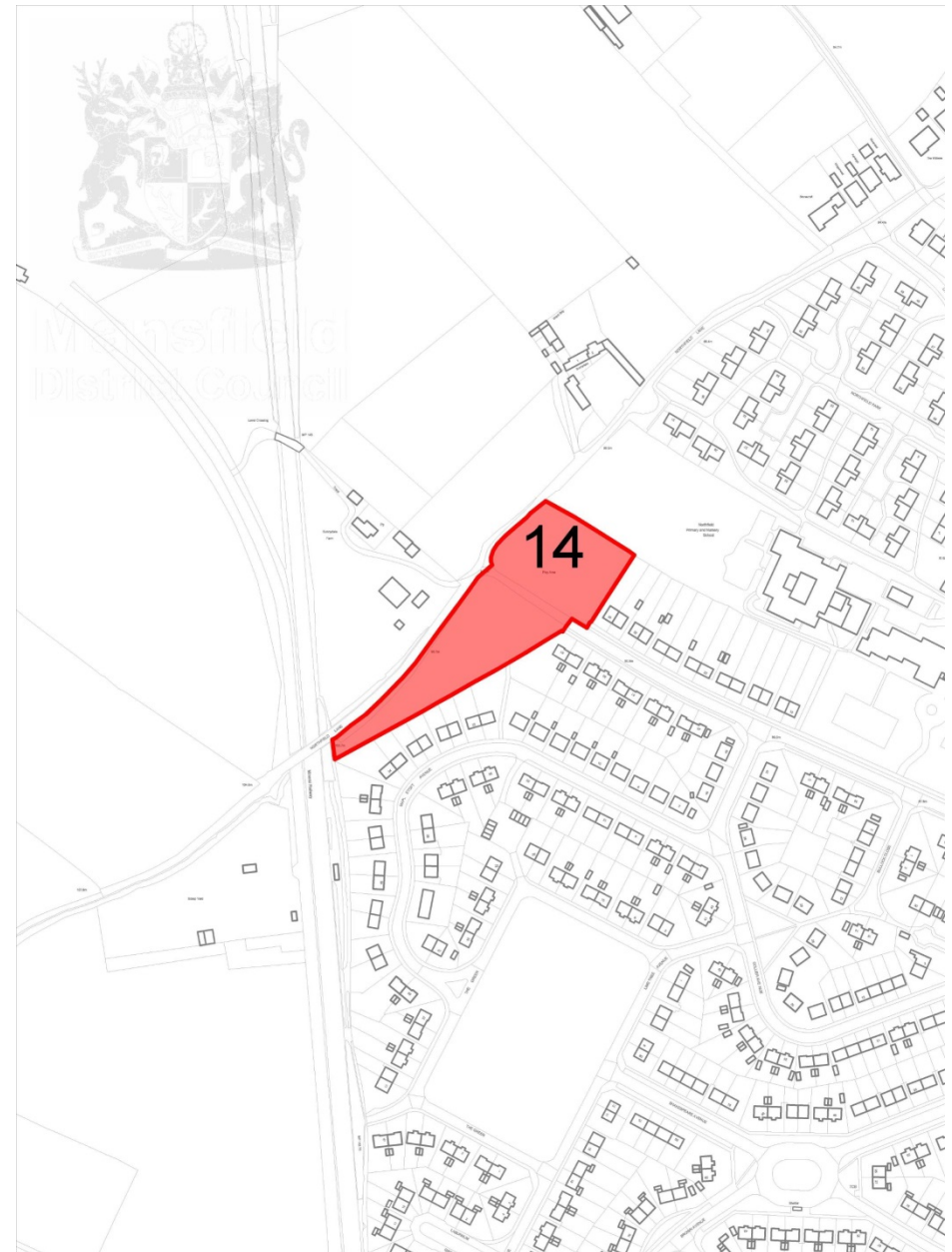
20 Homes

**SA / SEA Summary**

The site has broadly very good accessibility to services and facilities, with the exception of health facilities.

Development would result in the loss of publically accessible greenspace, with potential effects on landscape character; though as this is a fairly small site, the amount of housing provided would not have a significant impact.

There is a fairly low risk of flooding.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

19

**Site Name**

Allotment site at Pump Hollow Road

**Site Size**

1.92 Ha

**Proposed Allocation**

64 Homes

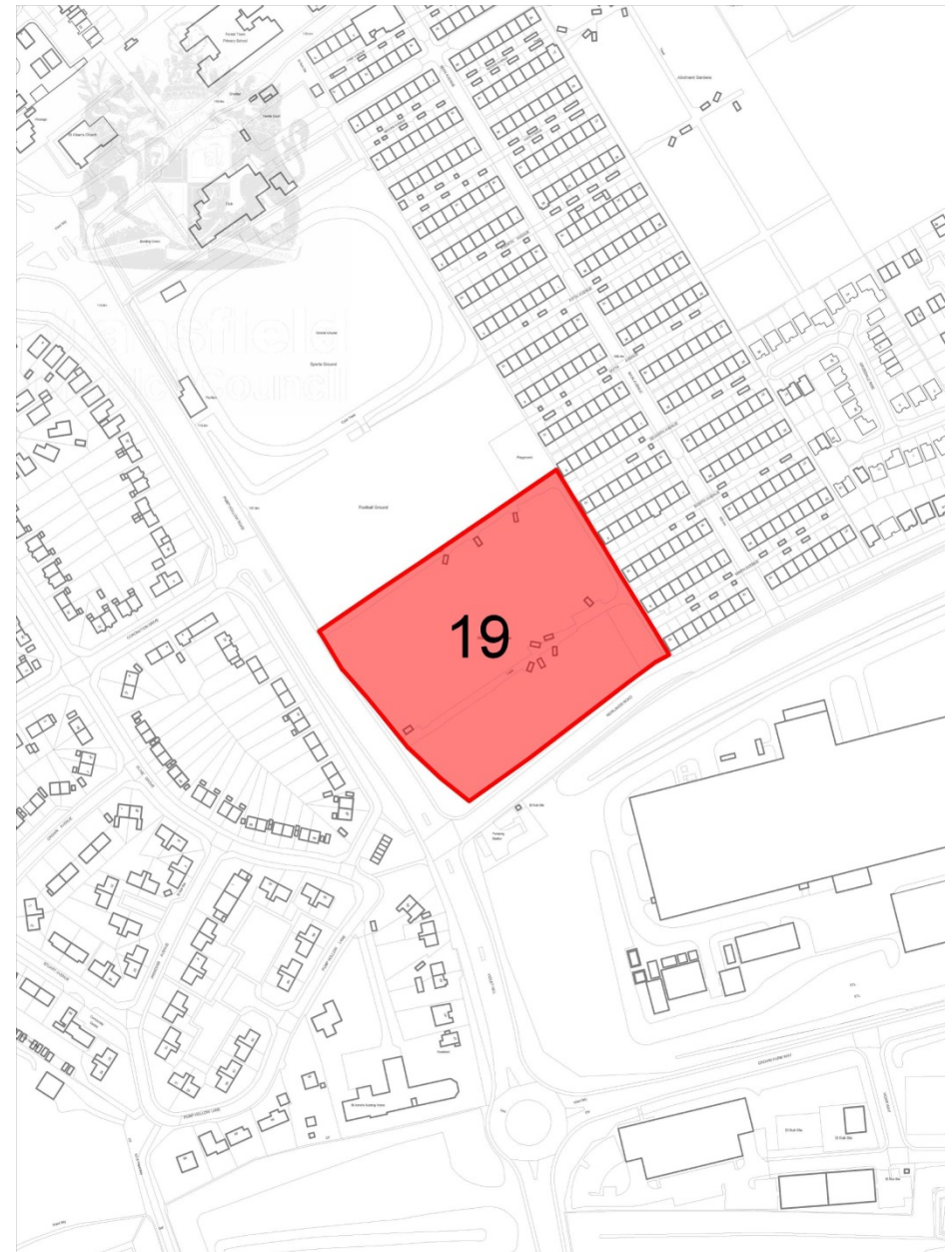
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has broadly very good accessibility to services and facilities, with the exception of health facilities.

There are no major environmental constraints, though flood risk will need to be assessed, mitigated and managed.

However, there will also be a loss of currently used allotments. Replacement facilities ought to be sought.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

23

**Site Name**

Sandy Lane

**Site Size**

1.46 Ha

**Proposed Allocation**

63 Homes

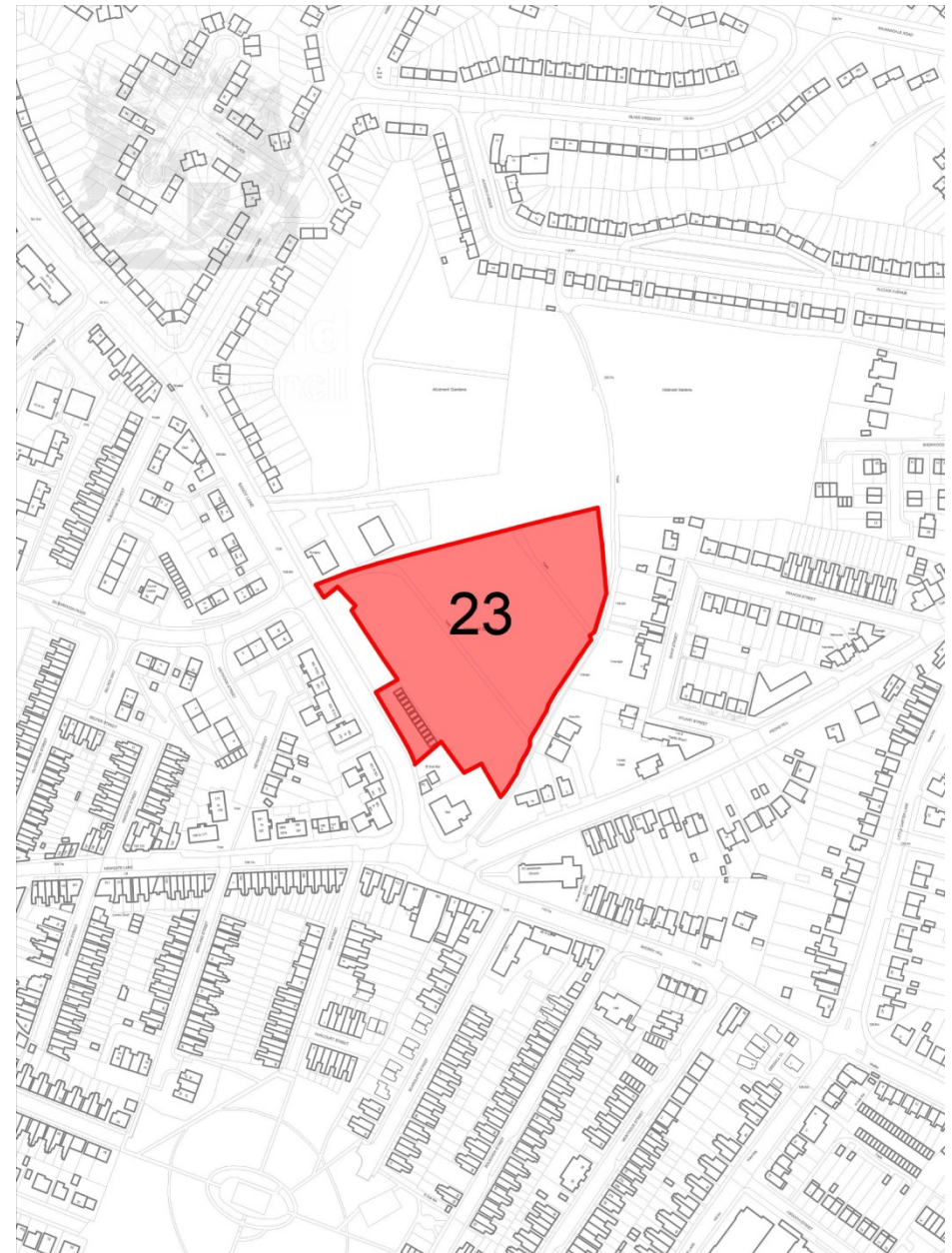
**SA / SEA Summary**

The site makes a positive contribution to housing and is within close proximity to the primary road network.

The site has broadly very good accessibility to services and facilities.

There are no major environmental constraints, though flood risk will need to be assessed, mitigated and managed.

There will also be a loss of greenfield land, formerly used for allotments.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

24

**Site Name**

Sherwood Close

**Site Size**

0.60 Ha

**Proposed Allocation**

32 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within close proximity to the primary road network.

The site has broadly good accessibility to services and facilities.

There are no major environmental constraints, but the small scale nature of the site could make enhancements (to biodiversity for example) difficult to secure on-site.

There would also be a loss of greenspace formerly used as allotments.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

26

**Site Name**

Land at Windmill Lane

**Site Size**

1.27 Ha

**Proposed Allocation**

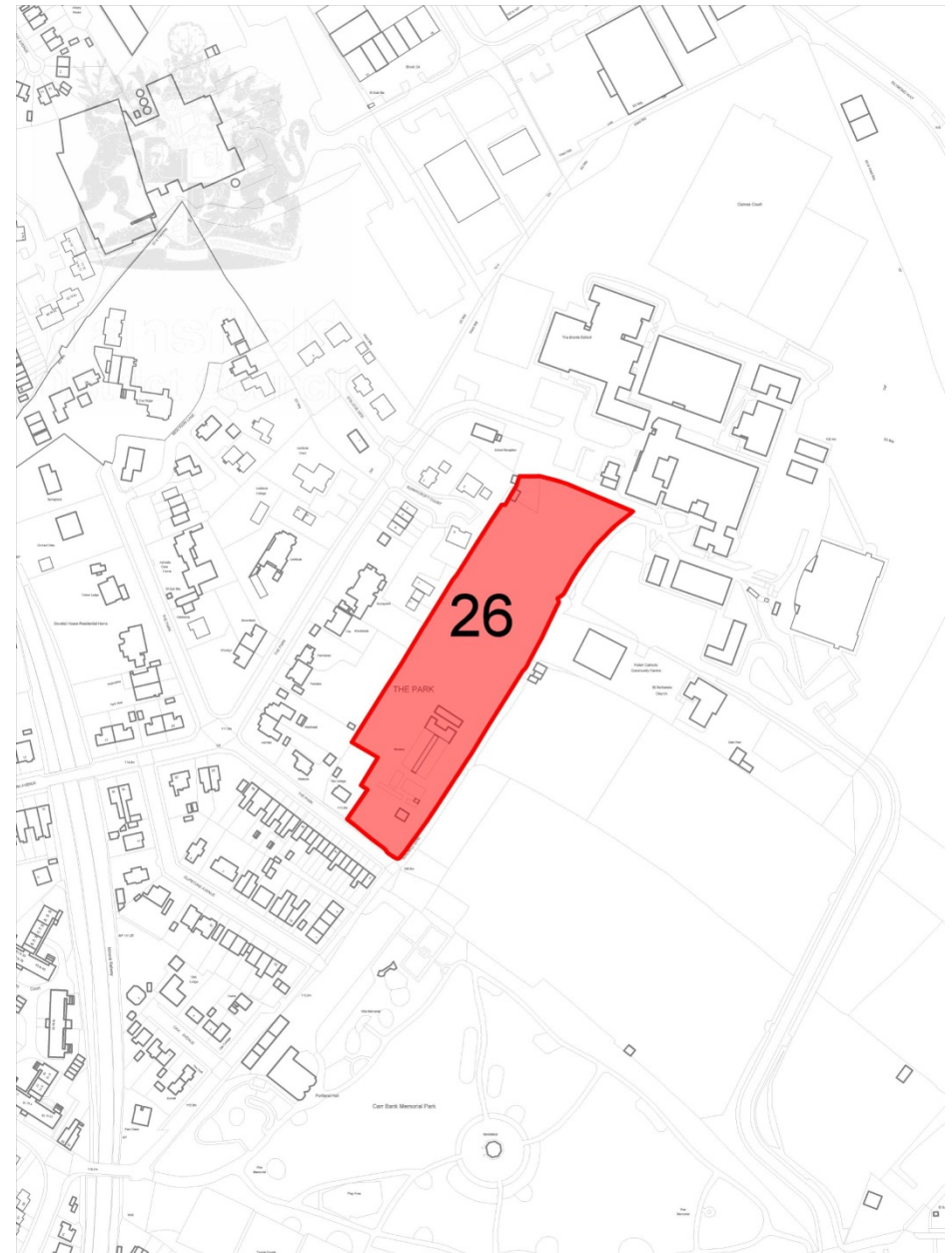
37 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has mixed accessibility to services and facilities. It is located within 622m from Mansfield Town Centre and within close proximity to a bus stop and public greenspace. However, access to schools, and health facilities is not ideal.

There are no environmental constraints identified.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

27a

**Site Name**

Land at Redruth Drive

**Site Size**

4.98 Ha

**Proposed Allocation**

99 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has broadly good / very good access to services and facilities. However, there is potential for negative effects upon landscape character, a loss of agricultural land and flood risk would need to be managed.



© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

28

**Site Name**

Debdale Lane/ Emerald Close

**Site Size**

1.08 Ha

**Proposed Allocation**

32 Homes

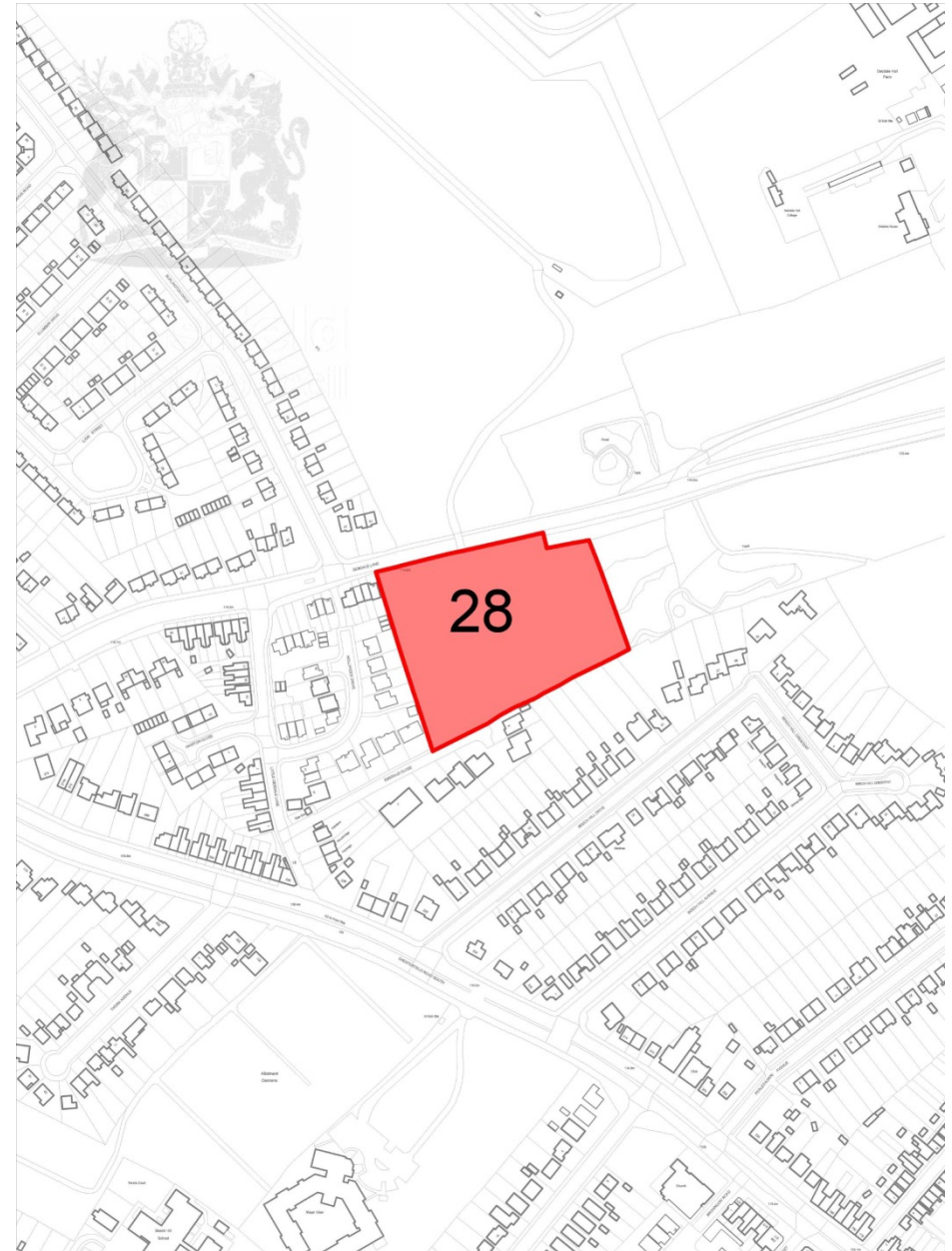
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has very good access to greenspace, community facilities and public transport. Access to a school and health facilities is less positive.

Though the site is within close proximity to a local wildlife site, it ought to be possible to mitigate potential effects given the small scale of the site. Surface water flooding will need to be assessed, mitigated and managed.

There could be a loss of green infrastructure that has value as a recreational facility.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

29

**Site Name**

Sherwood Rise

**Site Size**

5.82 Ha

**Proposed Allocation**

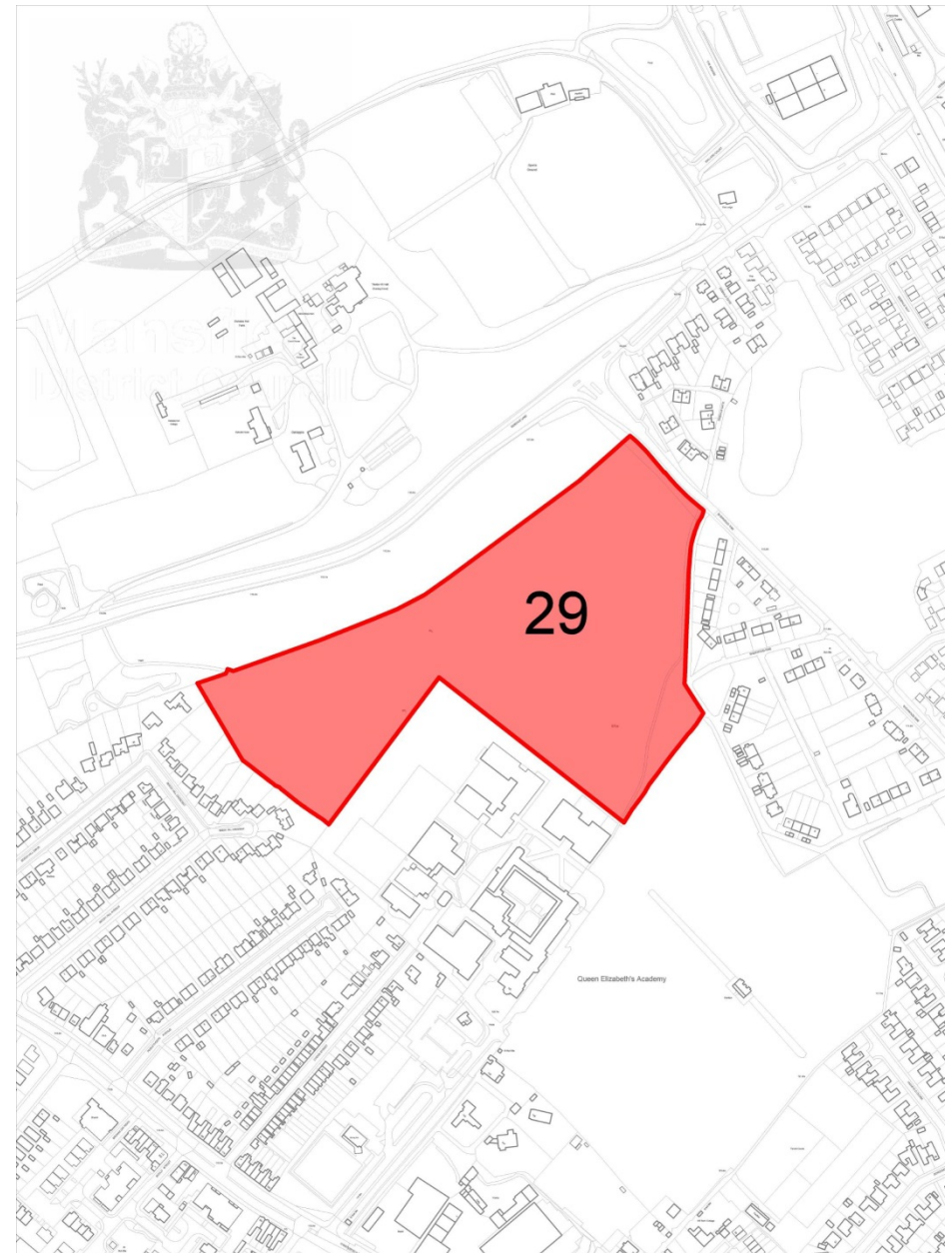
87 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has mixed access to services, with public transport, a district centre, greenspace and community facilities within close proximity. Access to schools and health facilities is less favourable, but still within a reasonable distance.

The site is adjacent to a Local Wildlife site, which presents the potential for negative effects. There is also potential for loss of publically accessible green infrastructure. Conversely, there may be good opportunities for biodiversity enhancement and due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors. Potential effects on heritage assets have also been identified.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

54

**Site Name**

Former Evans Halshaw Site

**Site Size**

1.92 Ha

**Proposed Allocation**

66 Homes

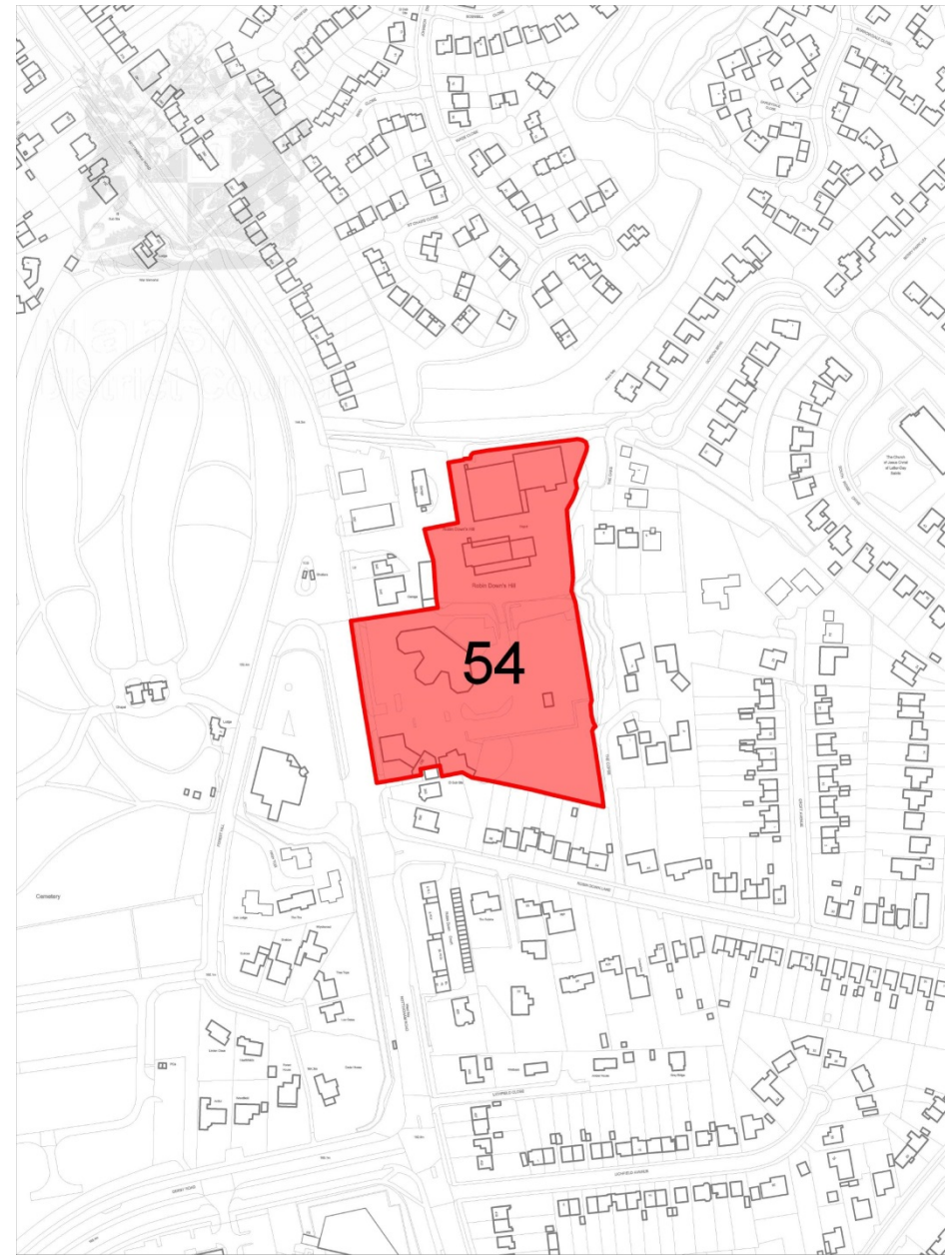
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is broadly very good, with the exception of health facilities.

Potential negative effects on local wildlife sites are highlighted, but the site is actually well placed to secure enhancements.

Potentially unstable land will need to be assessed, and subsequently avoided /managed, as will the possibility of contamination.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

60

**Site Name**

Land off Ley Lane

**Site Size**

0.42 Ha

**Proposed Allocation**

15 Homes

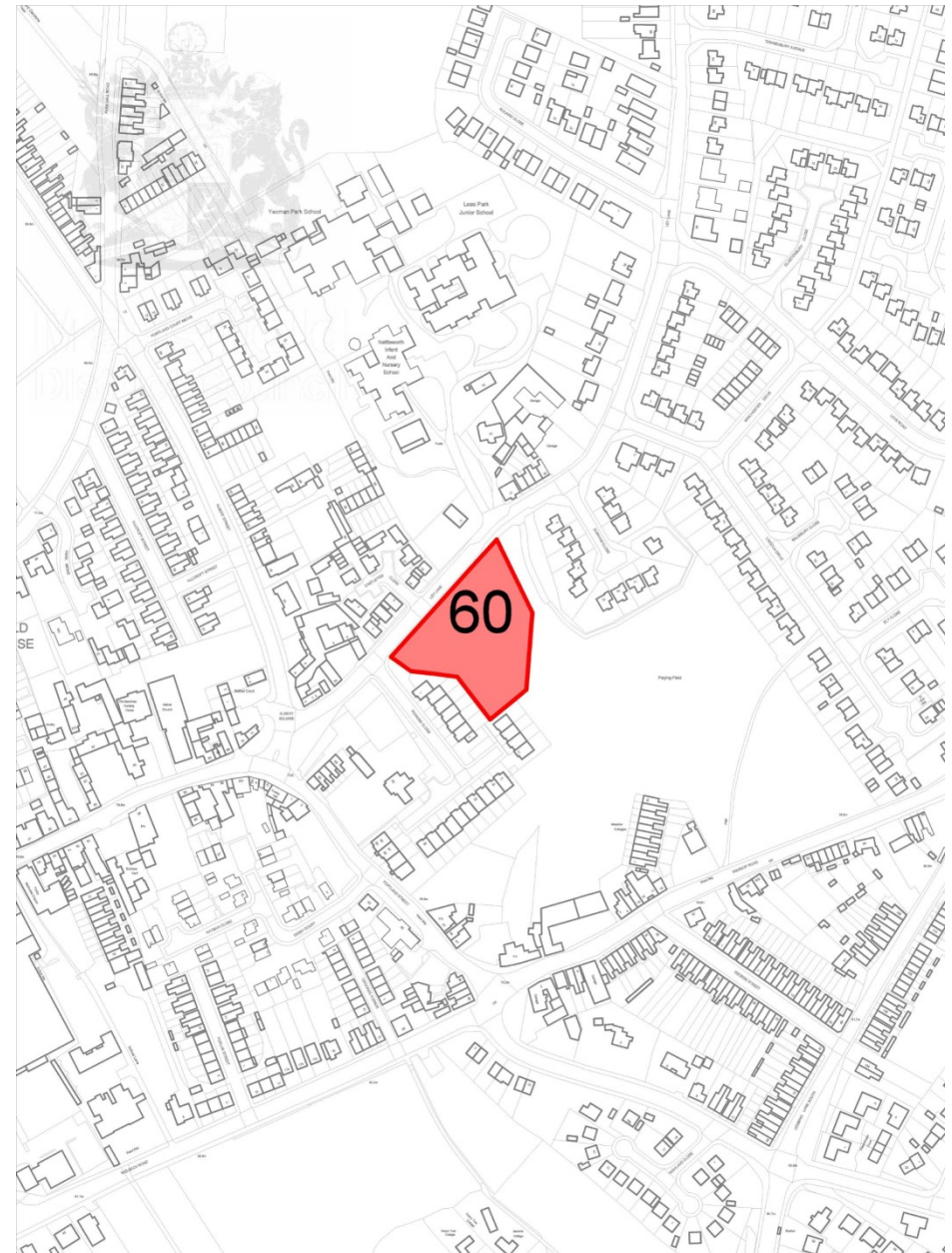
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to facilities and services is very good, with strong links to Mansfield Woodhouse District centre.

With the exception of potential surface water flood risk, there are no major environmental constraints.

The site is also well placed for enhancements to biodiversity, but perhaps too small in scale to secure strategic improvements.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

64

**Site Name**

Pheasant Hill and Highfield Close

**Site Size**

3.31 Ha

**Proposed Allocation**

98 Homes

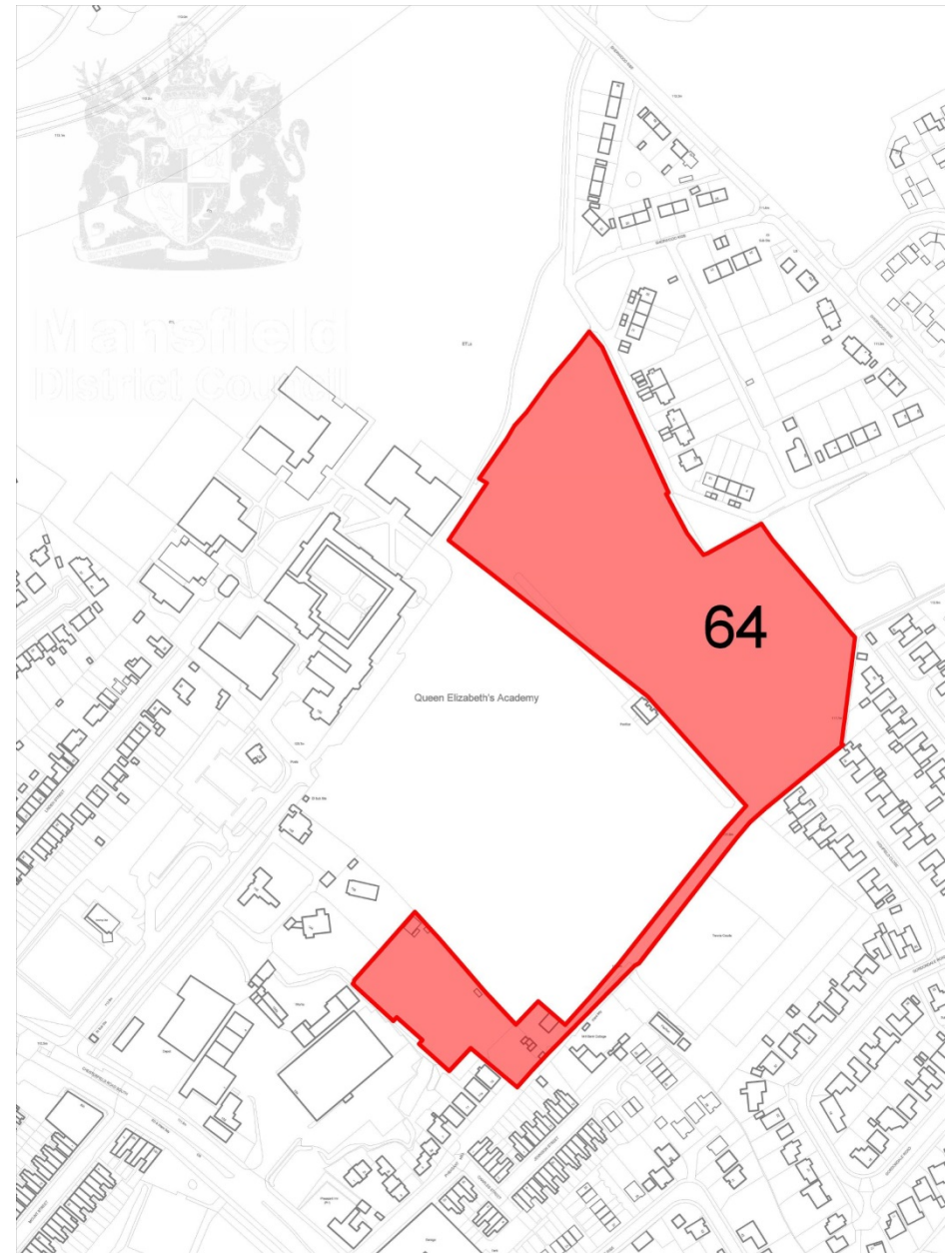
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to facilities and services is very good, with links to Mansfield Town Centre.

Though a local wildlife site is fairly nearby, the site is well placed for enhancements to biodiversity. However, development could lead to negative effects on heritage assets and landscape character.

Flood risk would also need to be assessed and managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';



**HELAA Reference**

66

**Site Name**

Harrop White Road Allotments

**Site Size**

0.28 Ha

**Proposed Allocation**

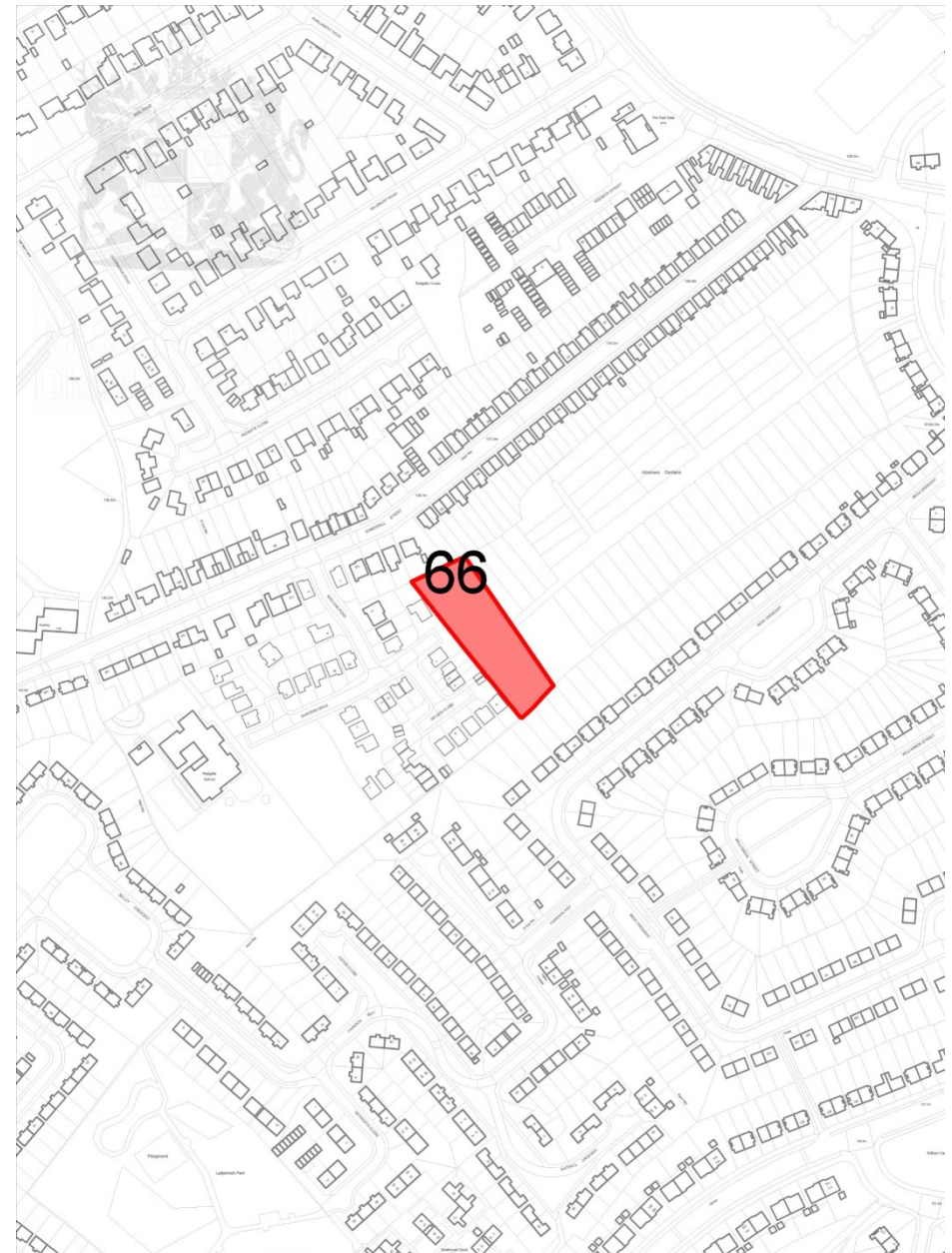
10 Homes

**SA / SEA Summary**

The site makes a small contribution to housing.

Access to facilities and services is mixed, with good access to a primary school, community facilities and greenspace, but poorer access to health facilities, a bus stop and a district or town centre.

The site has no identified environmental constraints, but would lead to the loss of greenfield land and a part of an existing allotment site.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

68

**Site Name**

Kirkland Avenue Industrial Park

**Site Size**

0.70 Ha

**Proposed Allocation**

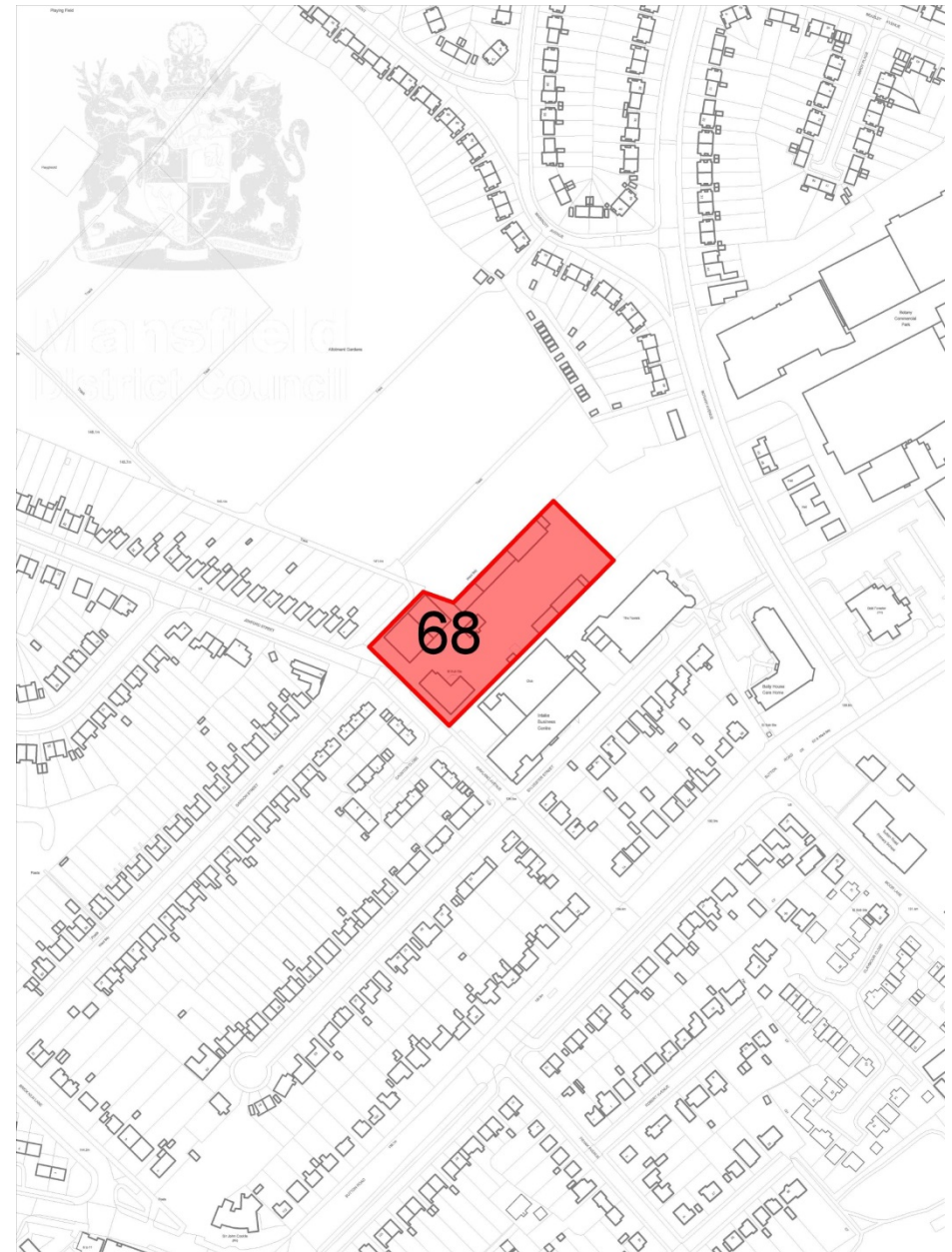
20 Homes

**SA / SEA Summary**

The site makes a small positive contribution to housing and is within very close proximity to the primary road network.

Access to facilities and services is good, with very good access to a bus stop, community facilities, greenspace and a primary school.

No environmental constraints have been identified, though opportunities for enhancement may be limited due to size of site.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



<b>HELAA Reference</b>	75
<b>Site Name</b>	Former Mansfield Hosiery Mill Carpark and Electricity Board Workshops
<b>Site Size</b>	0.97 Ha
<b>Proposed Allocation</b>	

29 Homes

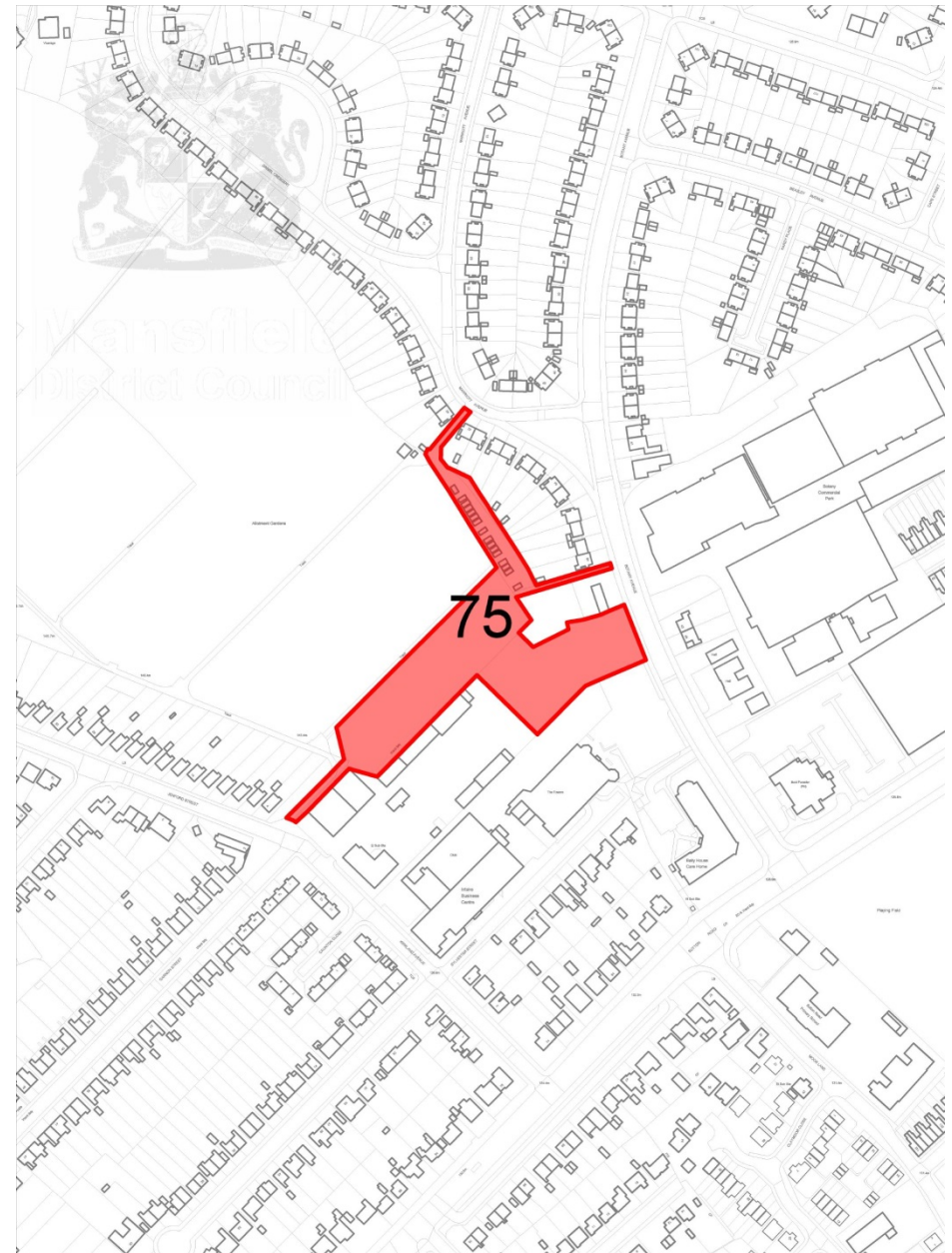
### SA / SEA Summary

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is very good, with strong links to Mansfield Town Centre as well as local services within close walking distance.

There are no major environmental constraints identified, but potential surface water flooding will need to be managed.

Development would also result in the loss of an active employment site.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';

**HELAA Reference**

79

**Site Name**

Land off Rosemary Street

**Site Size**

0.29 Ha

**Proposed Allocation**

10 Homes

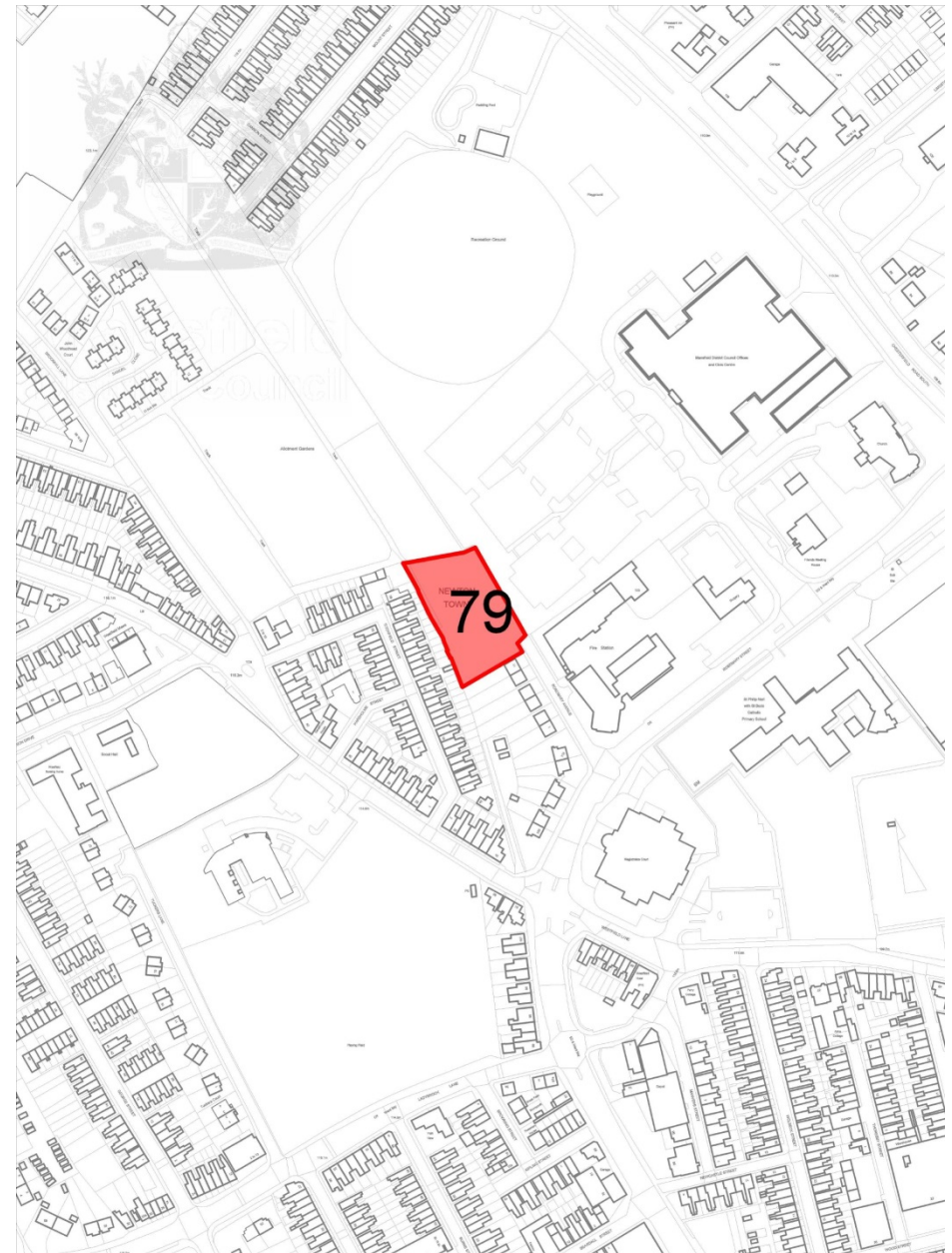
**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is very good, with strong links to Mansfield Town Centre as well as local services within close walking distance.

Though there is good access to community facilities, the site is on land formerly used as allotments.

There are no major environmental constraints identified, but potential surface water flooding will need to be managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';

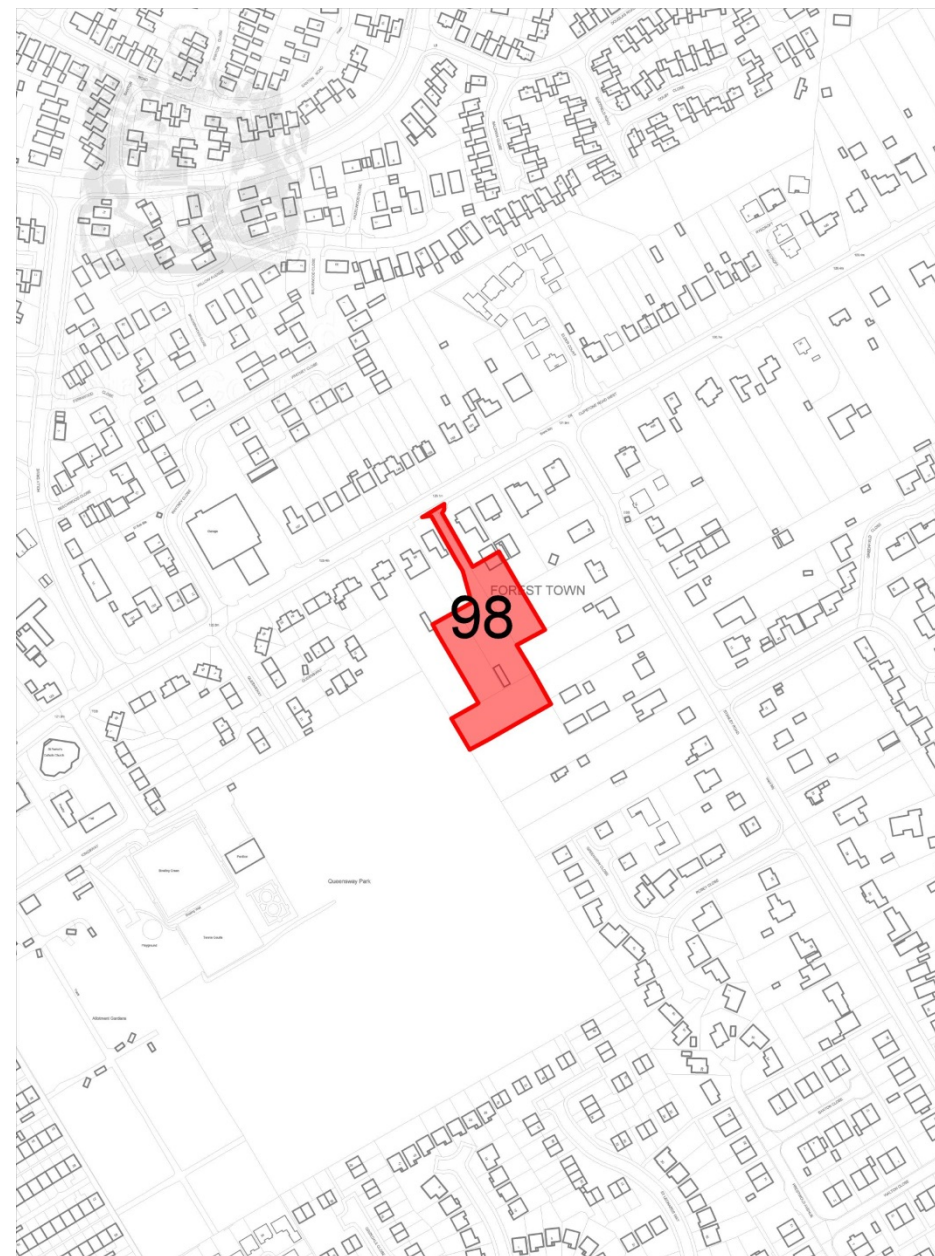


<b>HELAA Reference</b>	98
<b>Site Name</b>	Land to the rear of 66-70 Clipstone Road West
<b>Site Size</b>	0.42 Ha
<b>Proposed Allocation</b>	
10 Homes	
<b>SA / SEA Summary</b>	

The site makes a positive contribution to housing and is within close proximity to the primary road network

Access to services and facilities is mixed, very good with the exception of a health centre.

Effects from this site alone would be unlikely given its small scale. There are no other environmental constraints identified. Conversely, opportunities for enhancement are limited.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

99

**Site Name**

18 Burns Street

**Site Size**

0.17 Ha

**Proposed Allocation**

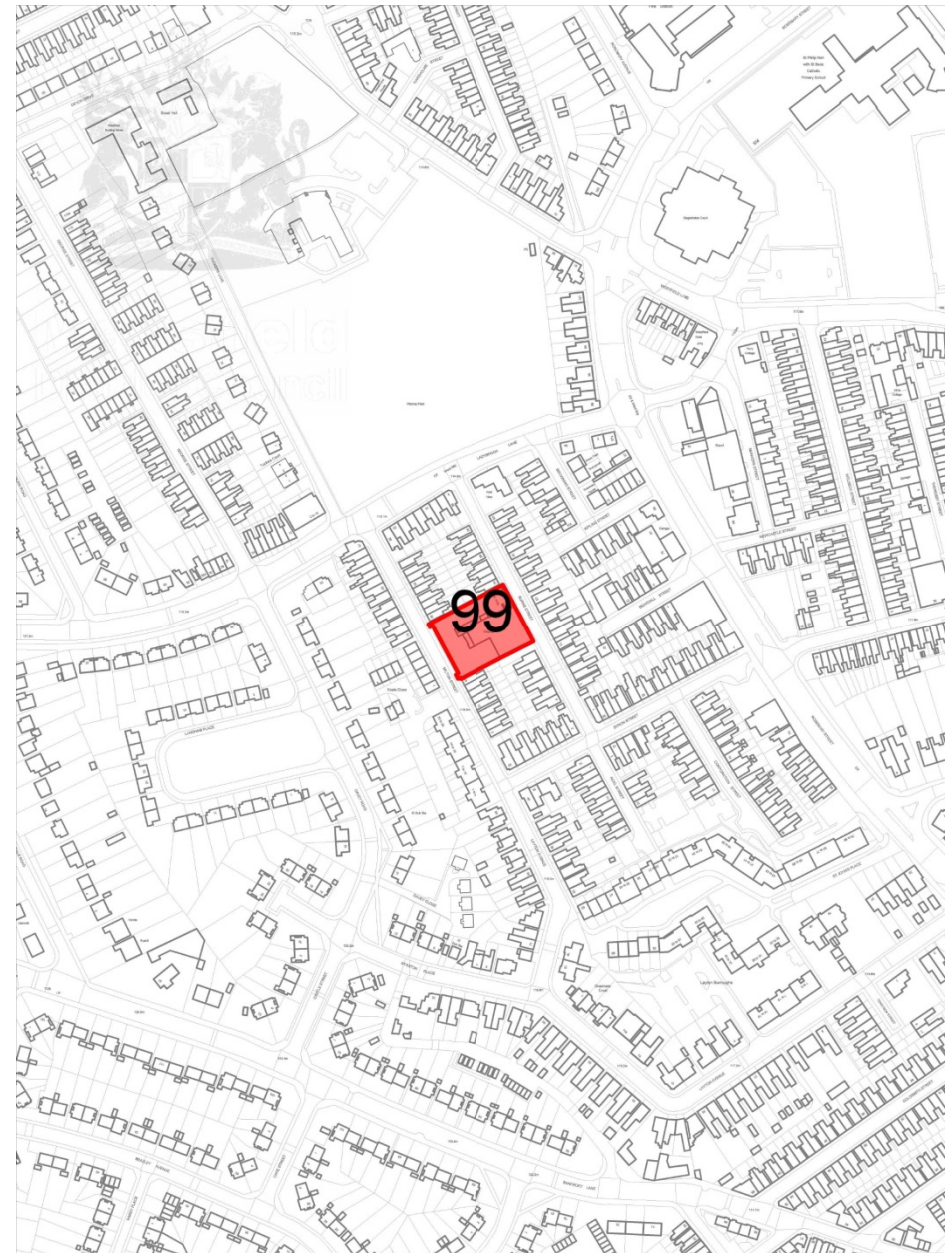
12 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

Access to services and facilities is broadly very good.

There are no environmental constraints identified. Conversely, opportunities for enhancement are limited.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

105

**Site Name**

Land at 7 Oxclose Lane

**Site Size**

0.45 Ha

**Proposed Allocation**

17 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has good access to services and facilities and is relatively unconstrained by environmental factors, though it is within 212m of a local wildlife site.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

100

**Site Name**

Land at the rear of Cherry Paddocks

**Site Size**

0.70 Ha

**Proposed Allocation**

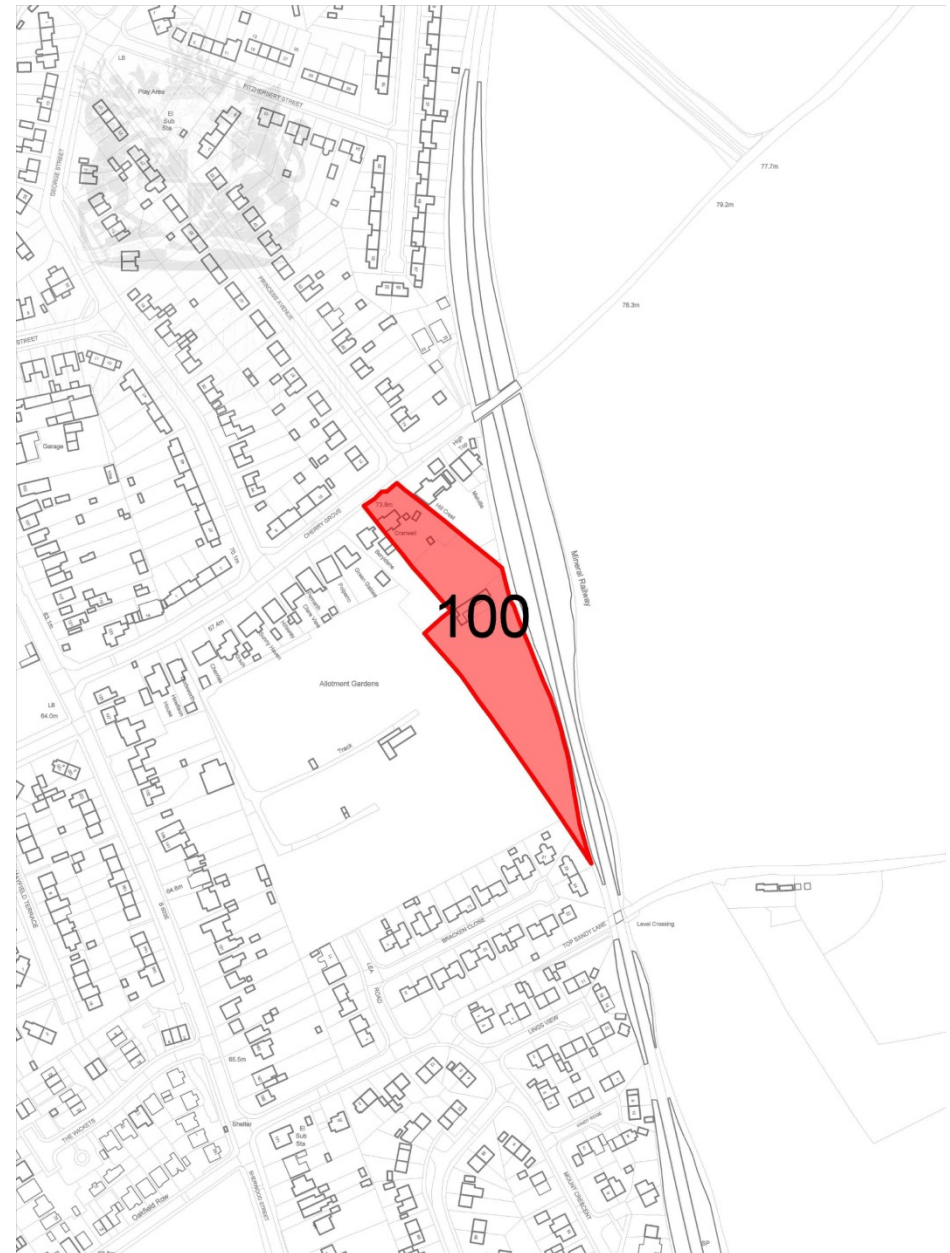
19 Homes

**SA / SEA Summary**

The site makes a positive contribution to housing and is within close proximity to the primary road network.

The site has fairly good access to facilities and services. However, it has the potential for negative effects upon biodiversity, landscape and soil.

Given the relatively small scale nature of the site, significant effects are considered unlikely. Conversely, enhancements to green infrastructure are also less likely to be secured.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

33

**Site Name**

Wood Lane (Miners Welfare)

**Site Size**

1.05 Ha

**Proposed Allocation**

31 Homes

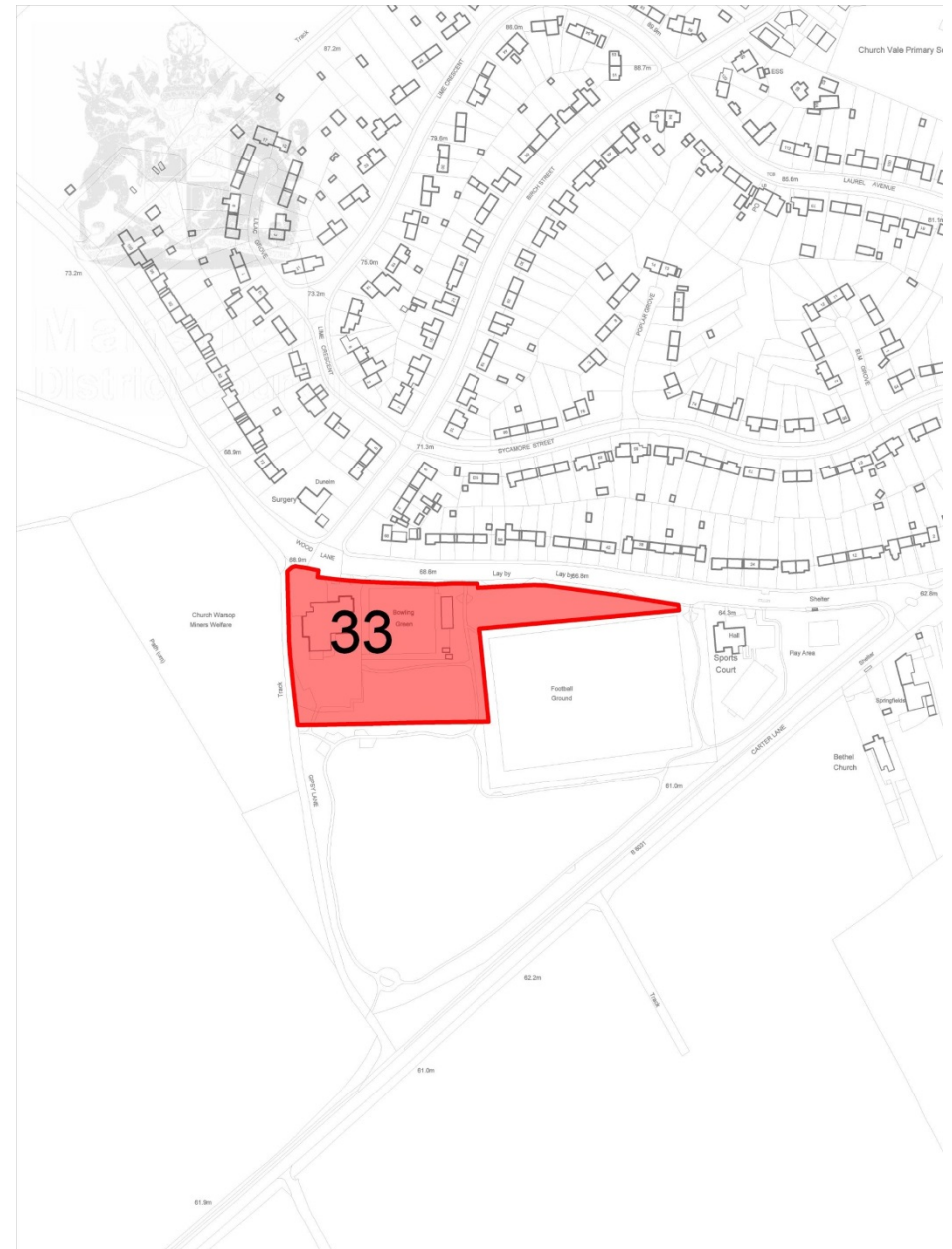
**SA / SEA Summary**

The site makes a positive contribution to housing and is within close proximity to the primary road network.

The site has very good access to public transport, and greenspace, and good access to schools, health centres and community facilities. However, there is potential for negative effects on landscape character, a loss of soil and an element of flood risk.

Although the site is within close proximity to local wildlife sites, there may be potential for enhancement.

A significant negative effect has been recorded due to the loss of publicly open space, but it should be possible to secure mitigation/enhancement.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed© copyright by The GeoInformation® Group';



<b>HELAA Reference</b>	122
<b>Site Name</b>	Moorfield Farm
<b>Site Size</b>	0.81 Ha

### Proposed Allocation

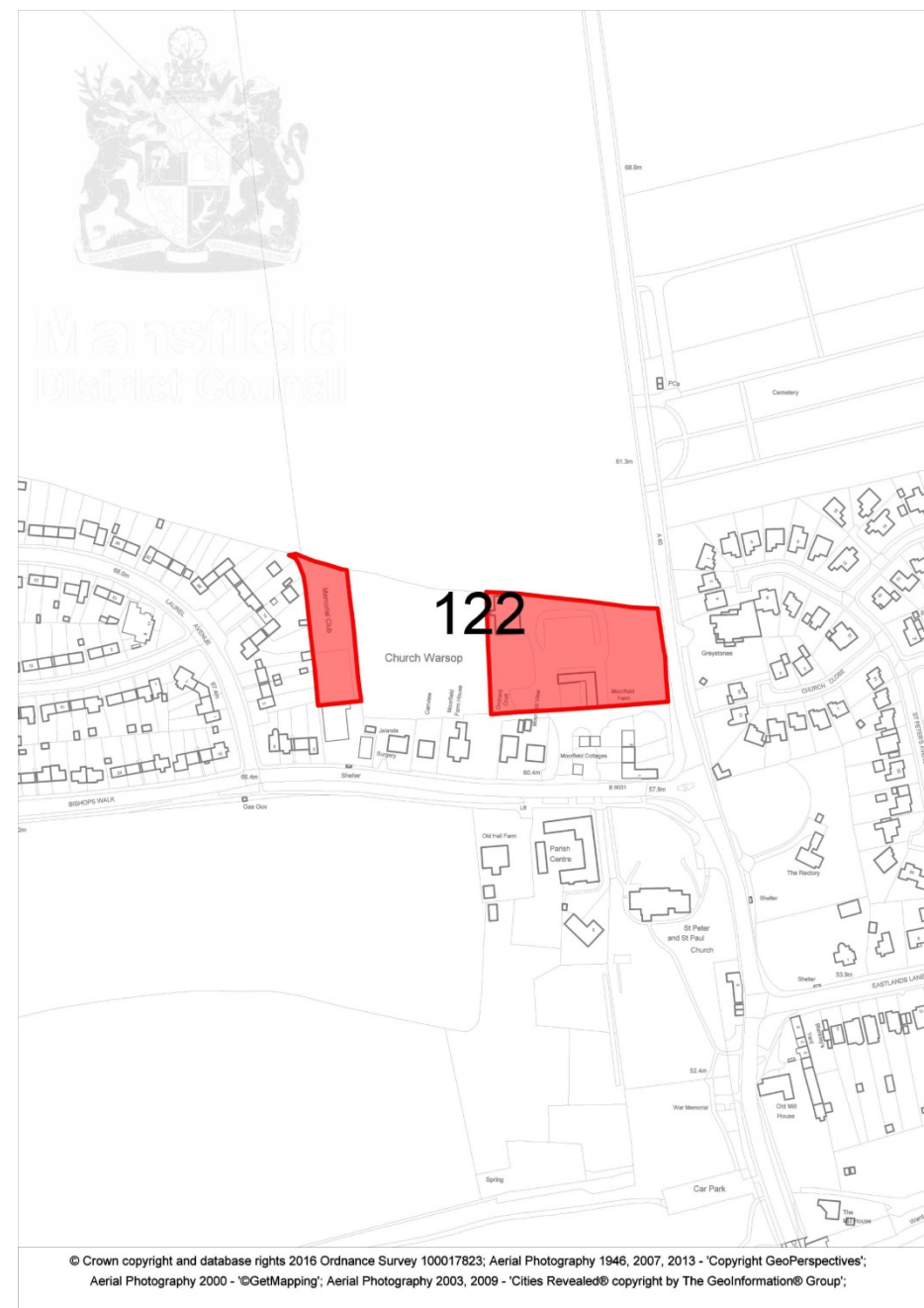
17 Homes

### SA / SEA Summary

The site makes a positive contribution to housing and is within very close proximity to the primary road network.

The site has very good access to facilities and services.

The majority of effects upon environmental and social factors are predicted to be neutral. Though potential negative effects on biodiversity are recorded, these are unlikely to be significant given the small scale nature of the site.





**QUESTION 15:** If you consider that a site which is capable of delivering sustainable development has been missed from the council's Housing Employment Land Availability Assessment please submit the site with the relevant evidence here.

## **Section 5: Employment land allocations**

5.1 This section is supported by the Employment Technical Paper 2017.

### **What are the district's employment land requirements?**

- 5.2 Alongside new housing, making sure that there is sufficient employment land in the right locations to meet the needs of business and the district's workforce is important in creating a stronger, more diverse, local economy. In addition, a flourishing local economy works strongly towards the objective to raise skills and qualifications amongst the workforce which is an important issue locally. This in turn helps provide positive benefits for improving the longevity of local businesses and people's overall quality of life.
- 5.3 The NPPF states that significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local plans should:
- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth
  - set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period
  - support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
  - plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries
  - identify priority areas for economic regeneration, infrastructure provision and environmental enhancement, and
  - facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
- 5.4 The future 'B' class employment land requirements of the district are based on the findings of the Joint Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study (ELFS) 2015. The study sets the final

requirements in floorspace (sqm.) for B1a/b office use and land (hectares) for B1c/B2/B8 uses.

- 5.5 All existing proposals with planning permission (commitments) have an important role to play in meeting the development needs of the district. These commitments make up 47% of our industrial land requirements.

**Table 2: Employment land position at 31 March 2016**

	Office (Sqm)	Industrial (Ha)
Requirement	26,100	42.00
Completions (1 April 2013 - 31 March 2016)	4,563	2.32
Deliverable planning permissions at 31 March 2016	69,947	19.80
<b>Left to find</b>	<b>0</b>	<b>19.88</b>
*Completions data derived from table 6.1 of the Employment Land Monitoring Report 2016		
**There is a difference between the sites with planning permission for industrial land which is identified above as 23.97 Ha and the Employment Land Monitoring Report 2016 Table 6.1 which identifies 29.20 Ha. The difference is accounted for by the following sites- Sherwood Oaks (which has not been identified in the HELAA as available currently and Ransom Wood Business park where the planning consent has lapsed.)		

- 5.6 As a result of the above, this local plan will only need to find land to deliver 19.88 Ha of industrial land.

### **How have we selected the preferred employment sites?**

- 5.7 The evidence base does not split the employment space requirements between different parts of the district.
- 5.8 As with housing, a call for sites was undertaken in 2016 as part of the Housing and Economic Land Availability Assessment to review the potential supply of employment land. The HELAA identified nine employment sites and two mixed use sites that are currently available, suitable, achievable and developable. This equates to 22,576 sqm of office floorspace and 14.10 Ha of industrial land. The HELAA sites do not meet employment land requirement for the plan period, however in accordance with the NPPF a supply of employment land can be identified for the first ten years in the plan period.
- 5.9 The majority of the employment sites are within the Mansfield urban area. At Market Warsop and the villages in the north of the district, the scope for employment development in such locations is much more limited due to the size of settlements and the limited number of existing employment areas. Only one site was promoted as part of the HELAA and has been assessed as not suitable due being south of railway line and is therefore not adjoining the settlement of Market Warsop.

- 5.10 The forthcoming Warsop Neighbourhood Plan identifies economic development and employment as a top priority for the community and the Parish Council. The plan encourages development of small scale employment related development proposals. It is therefore proposed that the forthcoming Warsop Neighbourhood Plan makes provision for a flexible requirement of 1Ha for employment land. There is no hard and fast rule of how much of the employment requirement should be distributed to for the Warsop Parish as the overall requirement is at district level, however additional employment land to support both existing and new residents would help to contribute choice and sustainability in the Warsop Parish.
- 5.11 It should be borne in mind that significant employment land provision has been made just over the district boundary in Shirebrook, within Bolsover district. This includes land at Brook Park where over 25 hectares of employment land has been developed with Sports Direct occupying large scale B8 warehousing. In addition, land remains available at the former Welbeck Colliery in Bassetlaw district which may have the opportunity for some employment development in the future. Both of these are major employment sites which have the potential to provide jobs for a wider area including the resident workforce in Warsop Parish.

**QUESTION 16:** Do you agree that the Parish of Warsop should have a flexible target of 1 Ha of employment land that can potentially be identified within the Warsop Neighbourhood Plan?

**QUESTION 17:** Do you have any comments to make on the Employment Technical Paper 2017?

## Section 6: Preferred Local Plan employment land allocations

- 6.1 We propose to allocate the following sites as these have all been appraised as available, suitable, achievable and deliverable in the HELAA. The two strategic sites land off Jubilee Way and Pleasley Hill will also provide employment land as part of a mixed use development.

**QUESTION 18:** Please indicate for each site whether or not you support the preferred site allocation: ☐ Support ☐ Object

If you are in support, please indicate the reasons why:

Allows for jobs in a sustainable location

Provides the opportunity to improve/ deliver transport improvements

Provides the opportunity to enhance and local wildlife and biodiversity sites

Provides the opportunity to enhance heritage assets

If you are in objection, please indicate the reasons why:

Will result in the loss of open space/ playing pitches/ countryside

Will result in an increase in the amount of traffic on the roads

Will have a visual impact on the landscape.

Result in the loss or harm local wildlife sites / biodiversity

The site is not in a sustainable location

The site is at the risk of flooding

Result in the loss of agricultural land

Impact on heritage asset(s)

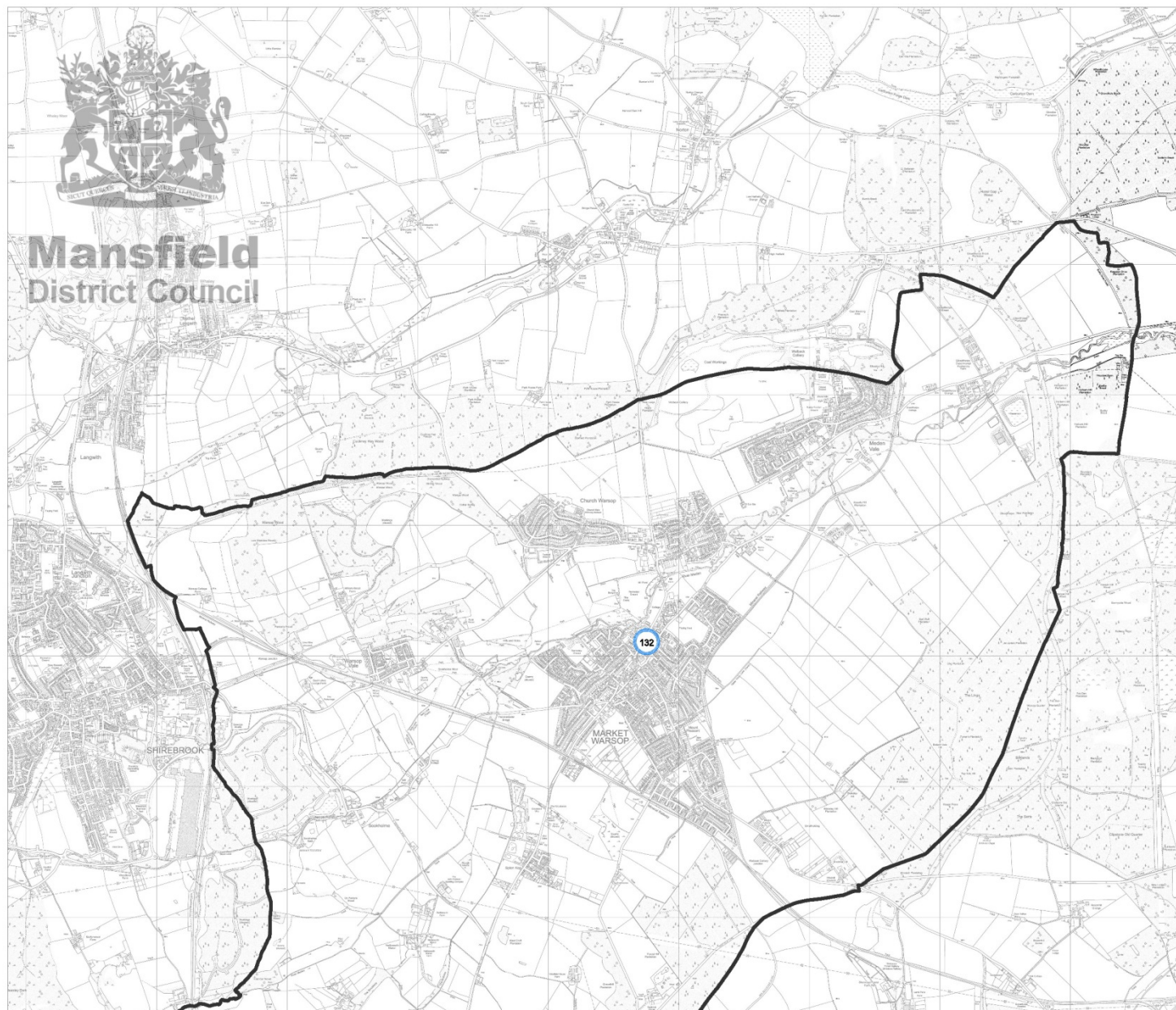
Impact on the character of the area

Land stability issues

Too much development on site

Other





© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2008 - 'Cities Revealed' copyright by The GeoInformation Group;

#### Legend

- Proposed Economic Sites
- District Boundary

#### TITLE

Preferred Development Sites  
Warsop Parish  
Economic Sites

**DATE** 10/8/2017

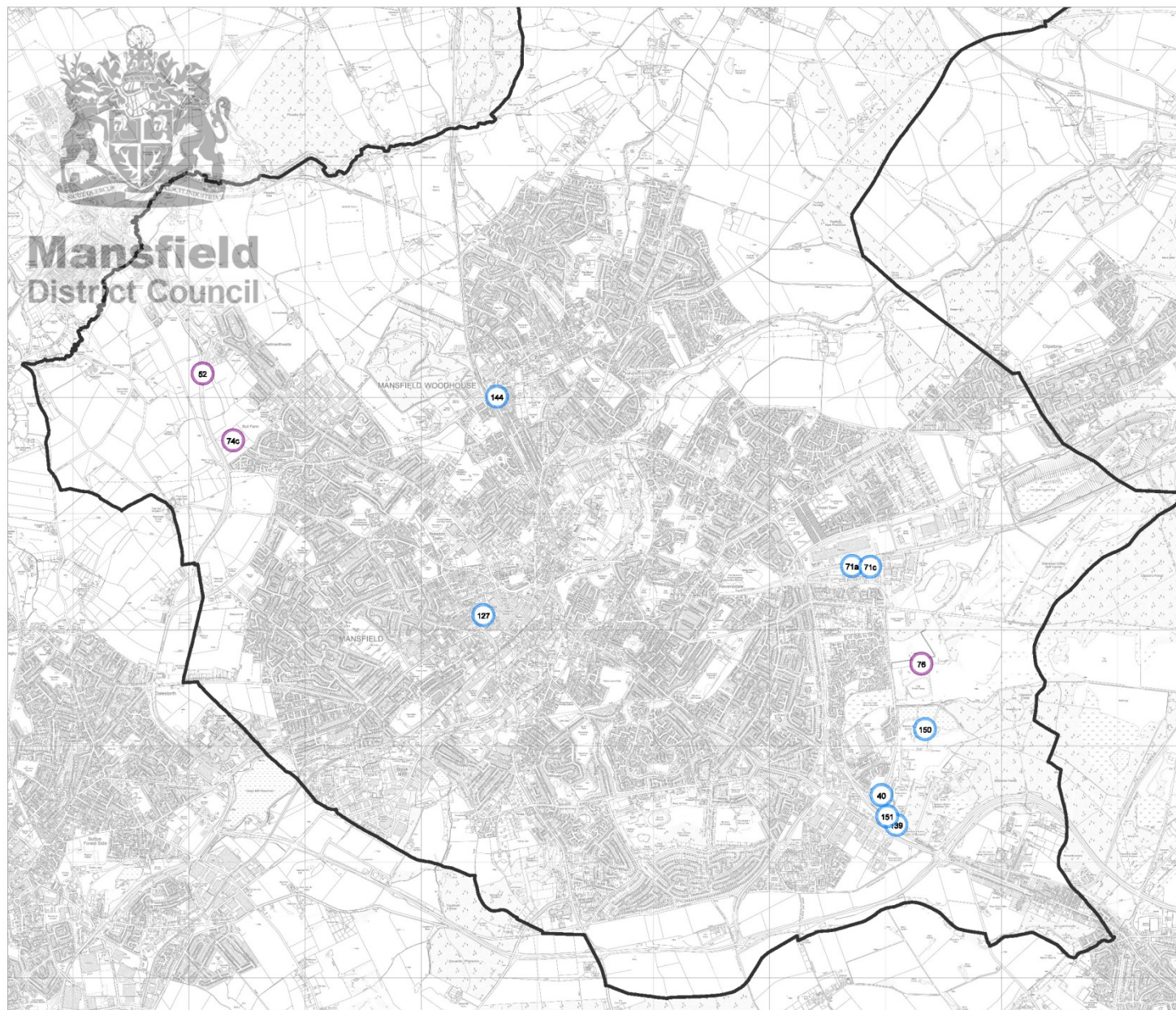
**SCALE** NTS

**DRAWN** C.Dennis

**MANSFIELD DISTRICT COUNCIL**

CIVIC CENTRE,  
CHESTERFIELD ROAD SOUTH,  
MANSFIELD,  
NOTTINGHAMSHIRE,  
NG19 7BH





#### Legend

- Proposed Economic Sites
- Proposed Mixed Use Sites
- District Boundary

#### TITLE

Preferred Development Sites  
Mansfield Urban Area  
Economic and Mixed Use Sites

**DATE** 10/8/2017

**SCALE** NTS

**DRAWN** C.Dennis

**MANSFIELD DISTRICT COUNCIL**

CIVIC CENTRE,  
CHESTERFIELD ROAD SOUTH,  
MANSFIELD,  
NOTTINGHAMSHIRE,  
NG19 7BH

© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - 'eGatMapping'; Aerial Photography 2003, 2008 - 'Cities Revealed' copyright by The GeoInformation Group;

**HELAA Reference**

40

**Site Name**

Land at Ratcher Hill Quarry

**Site Size**

0.75 Ha

**Proposed Allocation**

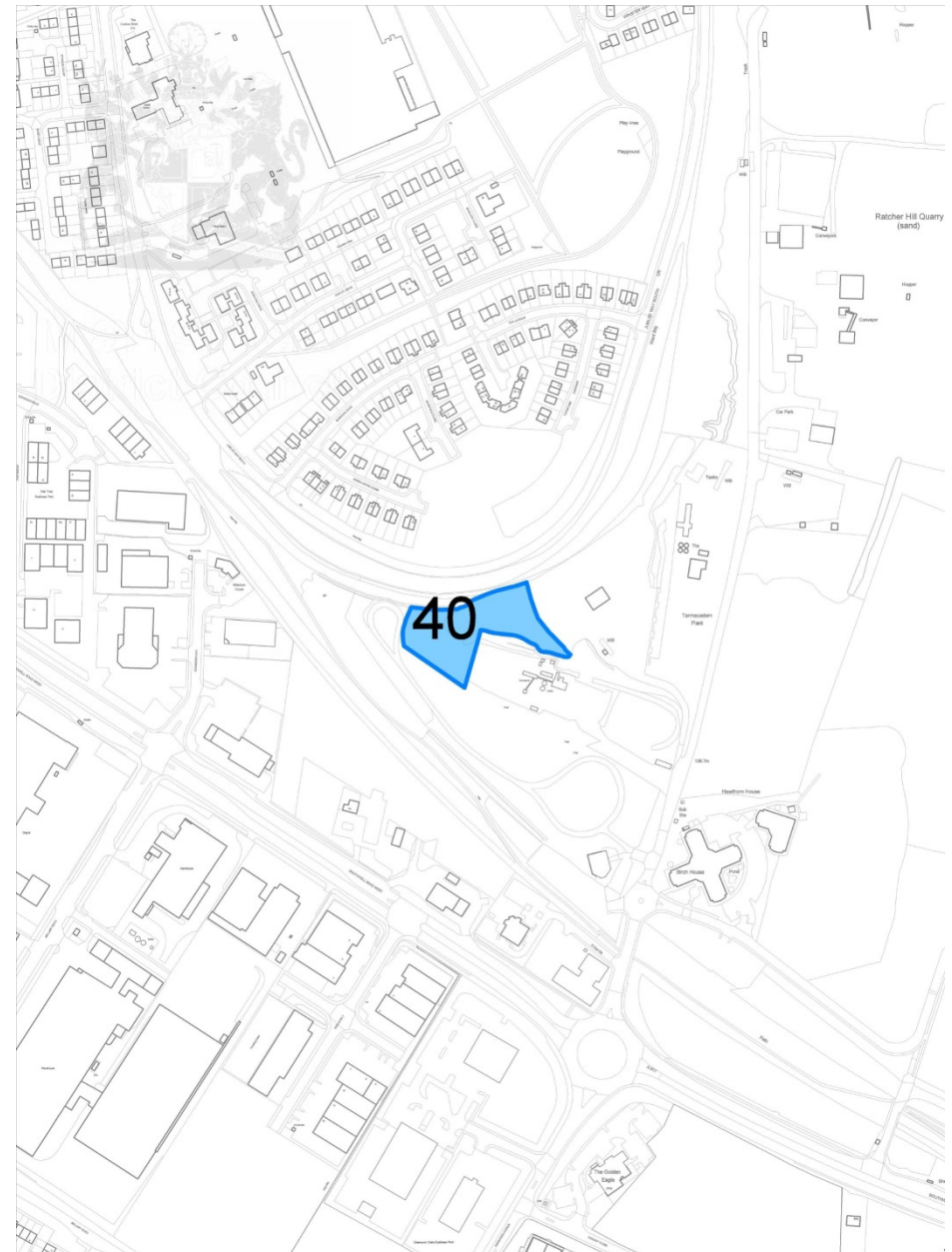
B1c/B2 and B8

**SA / SEA Summary**

The site has good access to the primary road network and public transport links, and could help to provide employment opportunities.

The site is in close proximity to a local wildlife site, and falls within the potential ppSPA sensitive bird area. However, as a working quarry, it is unlikely that its development for employment would lead to negative effects.

Surface water flooding would need to be assessed, mitigated and managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



<b>HELAA Reference</b>	71a
<b>Site Name</b>	Site A, Long Stoop Way
<b>Site Size</b>	2.28 Ha
<b>Proposed Allocation</b>	

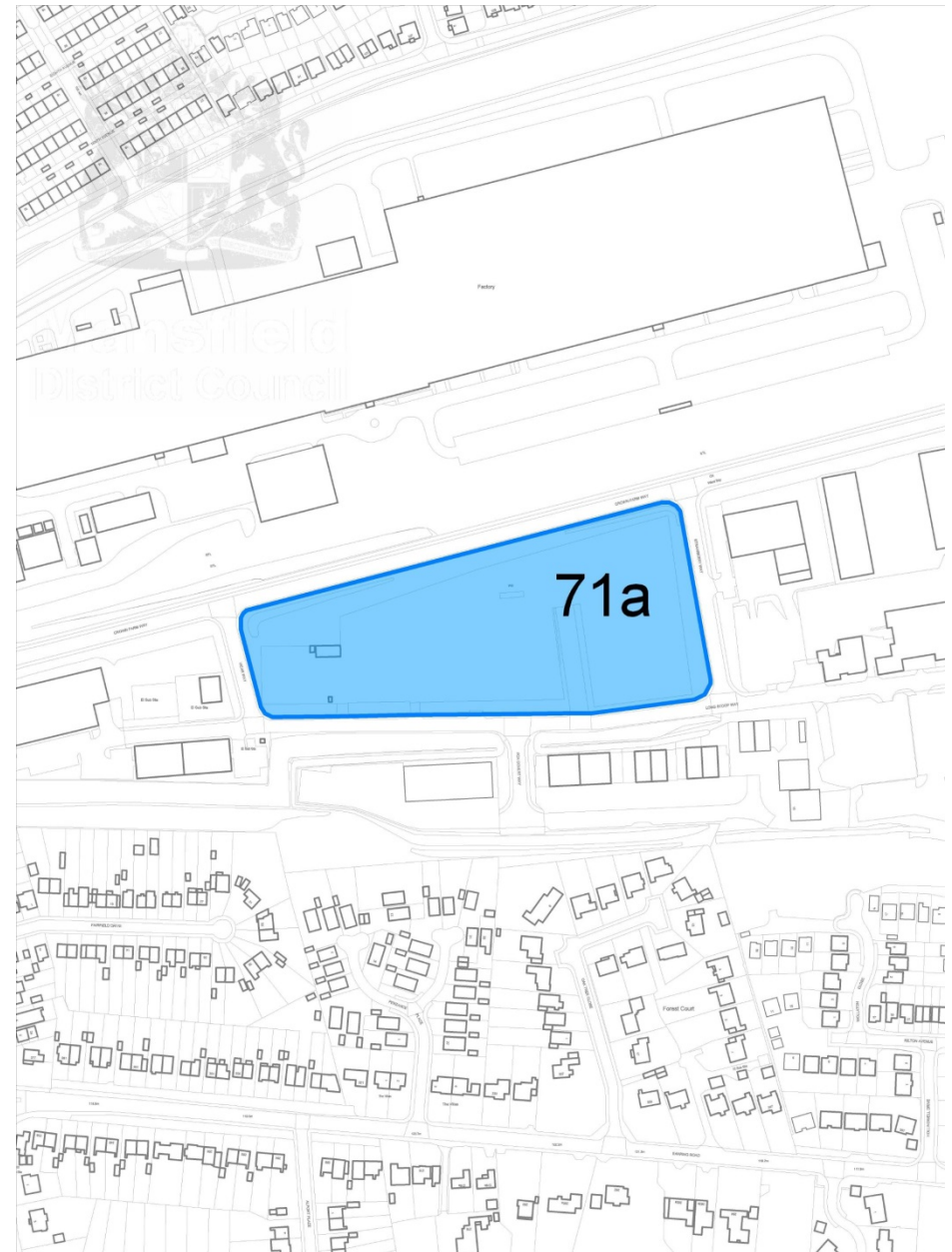
B1/B2

### SA / SEA Summary

The site has very good access to the primary road network and could help to provide employment opportunities. However, public transport links are not ideal.

There are potential significant negative effects on biodiversity, though enhancement should be possible.

No further environmental constraints are identified, though surface water flooding will need to be assessed and managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



<b>HELAA Reference</b>	71c
<b>Site Name</b>	Site c, Long Stoop Way
<b>Site Size</b>	0.60 Ha
<b>Proposed Allocation</b>	

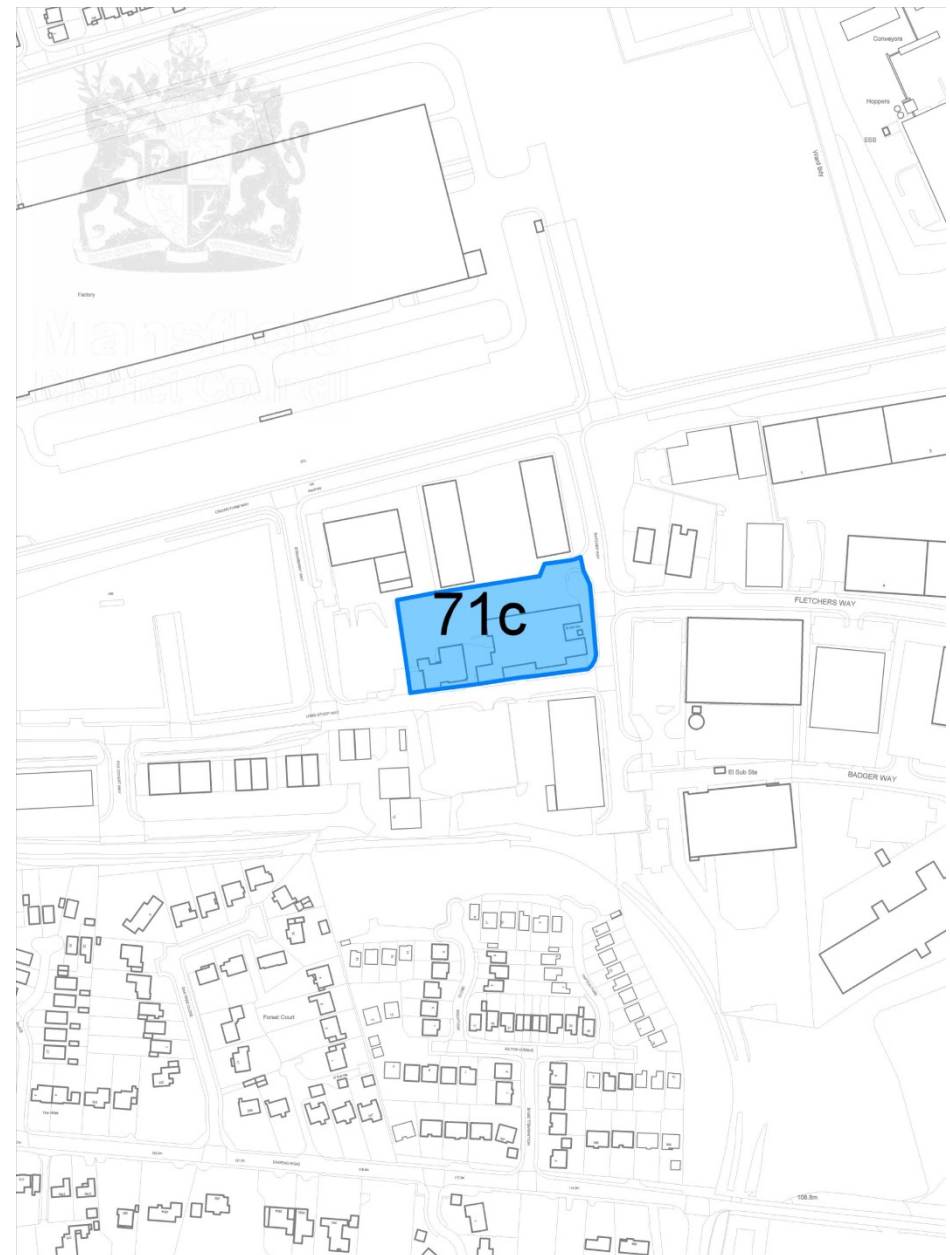
B1/B2

### SA / SEA Summary

The site has good access to the primary road network and could help to provide employment opportunities. However, public transport links are not ideal.

There are potential significant negative effects on biodiversity, though enhancement should be possible.

No further environmental constraints are identified, though surface water flooding will need to be assessed and managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

127

**Site Name**

Former Bus Station

**Site Size**

2.22Ha

**Proposed Allocation**

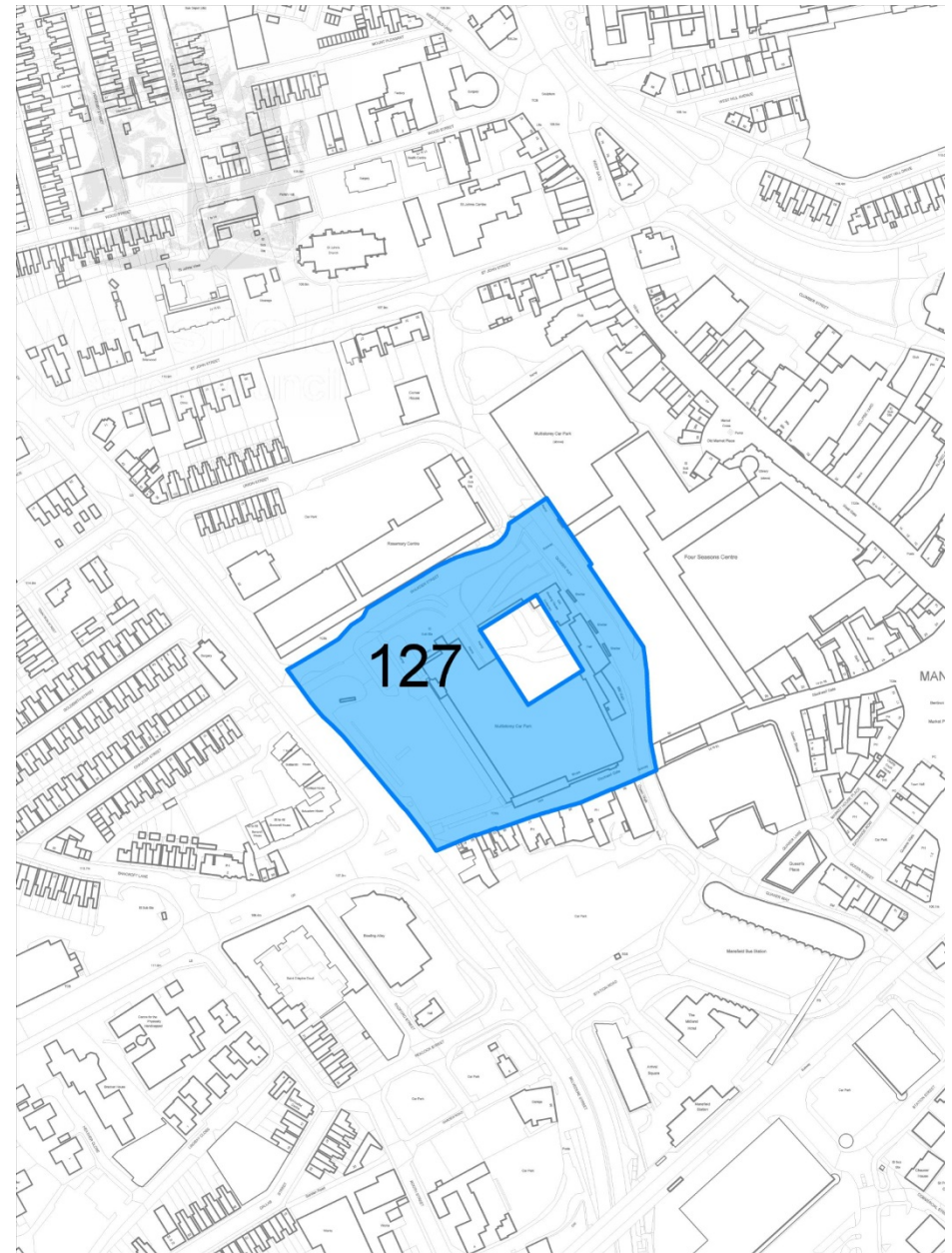
Regeneration opportunity for Town Centre uses.

**SA / SEA Summary**

The site has very good access to the primary road network and public transport links, and could help to provide employment opportunities.

There are potential negative effects on heritage assets and surface water flooding would need to be assessed, mitigated and managed.

No further environmental constraints are identified.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

132

**Site Name**

Former Strand cinema

**Site Size**

0.49 Ha

**Proposed Allocation**

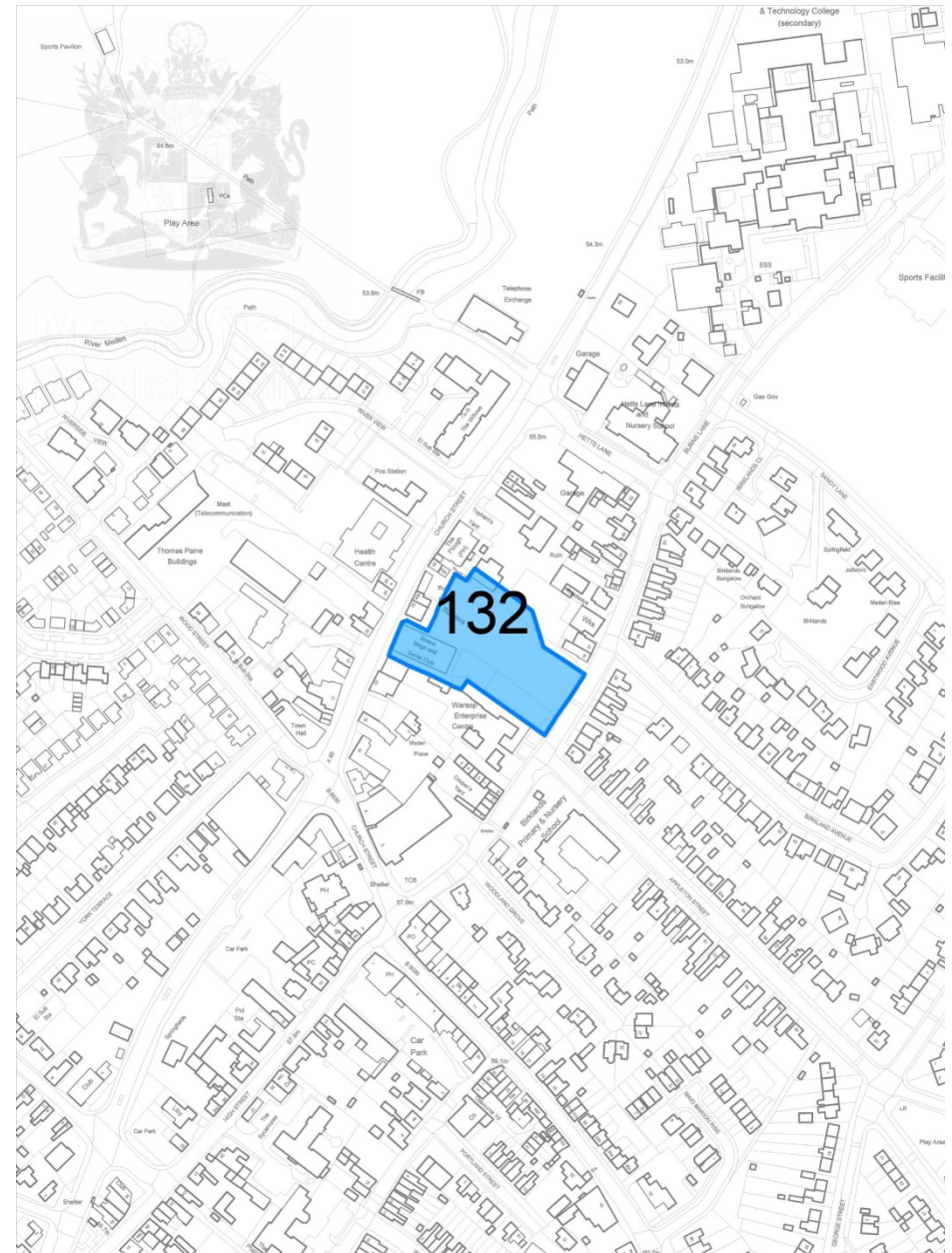
A1

**SA / SEA Summary**

The site has very good access to the primary road network and public transport links, and could help to provide employment opportunities.

There are potential negative effects on biodiversity, and surface water flooding would need to be assessed, mitigated and managed.

No further environmental constraints are identified.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

139

**Site Name**

Frontage to Ransom Wood Business Park

**Site Size**

1.40 Ha

**Proposed Allocation**

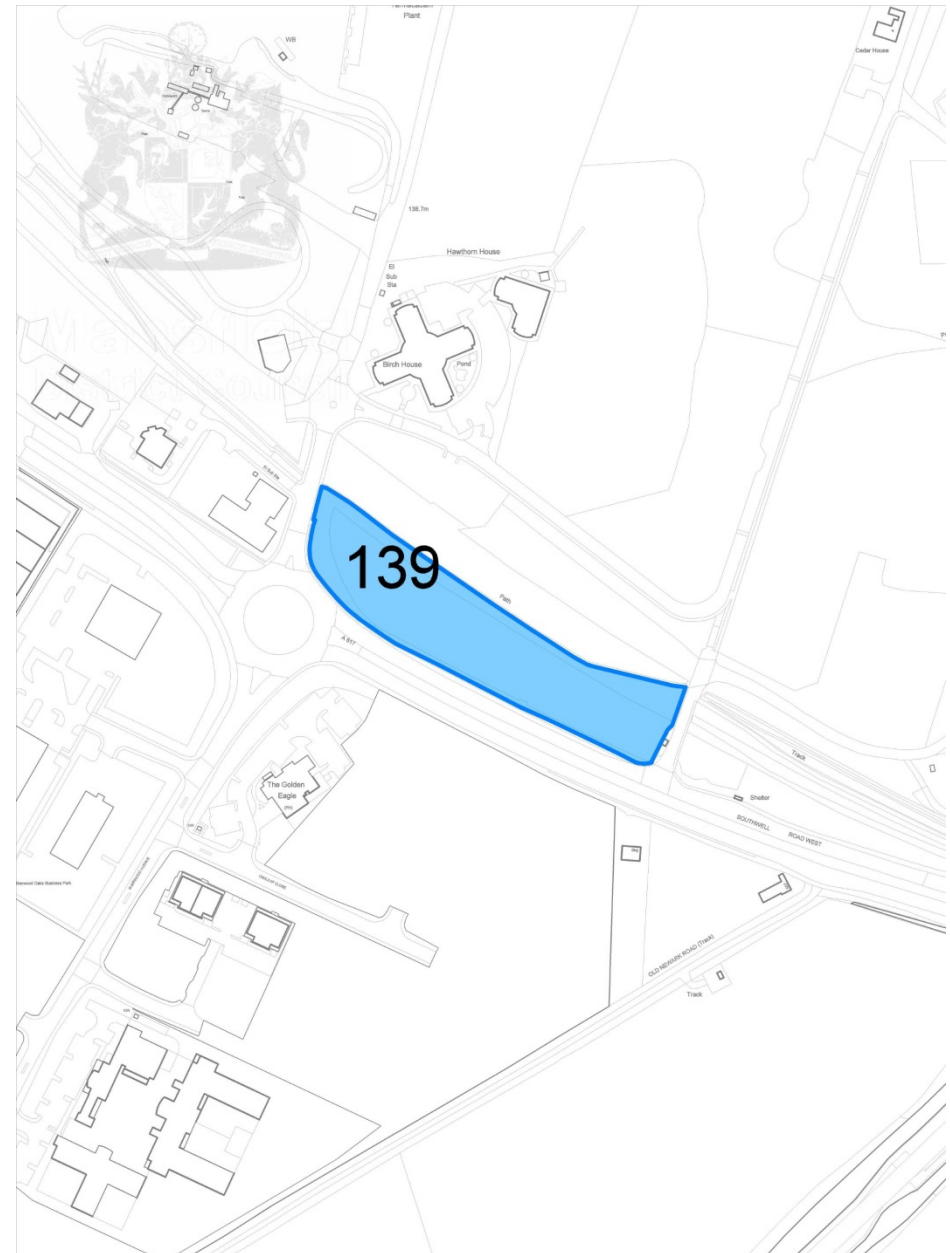
D2

**SA / SEA Summary**

The site has very good access to the primary road network and public transport links and cycle routes, and could help to provide employment opportunities.

There are potential negative effects on biodiversity, and a loss of open space/green infrastructure. Surface water flooding would need to be assessed, mitigated and managed.

No further environmental constraints are identified.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;



**HELAA Reference**

144

**Site Name**

Land off Sherwood Street

**Site Size**

0.23 Ha

**Proposed Allocation**

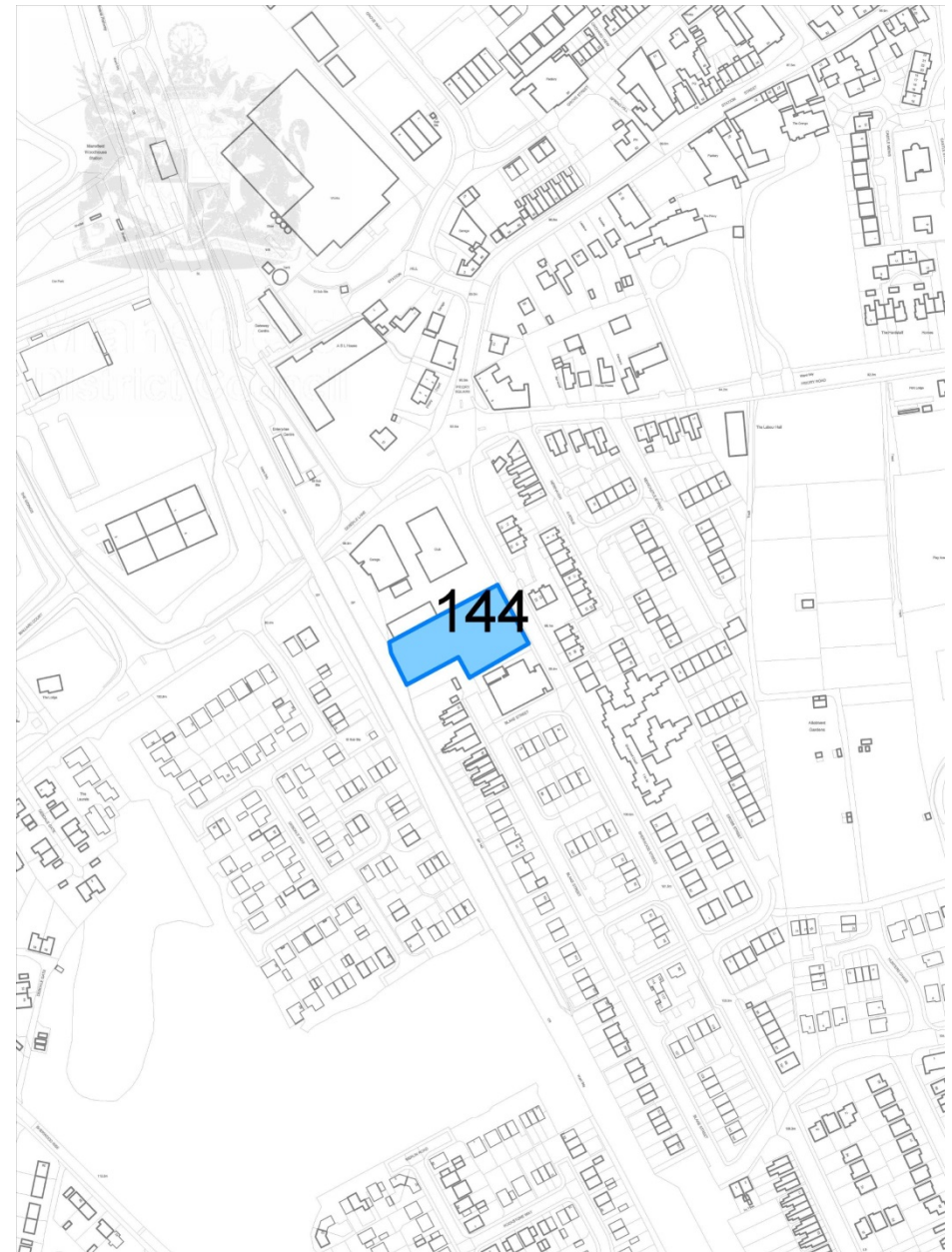
B8

**SA / SEA Summary**

The site has very good access to the primary road network and public transport links, and could help to provide employment opportunities.

There are potential negative effects on biodiversity and surface water flooding would need to be assessed, mitigated and managed.

No further environmental constraints are identified.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives';  
Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

150

**Site Name**

Ratcher Hill Quarry

**Site Size**

2.55 Ha

**Proposed Allocation**

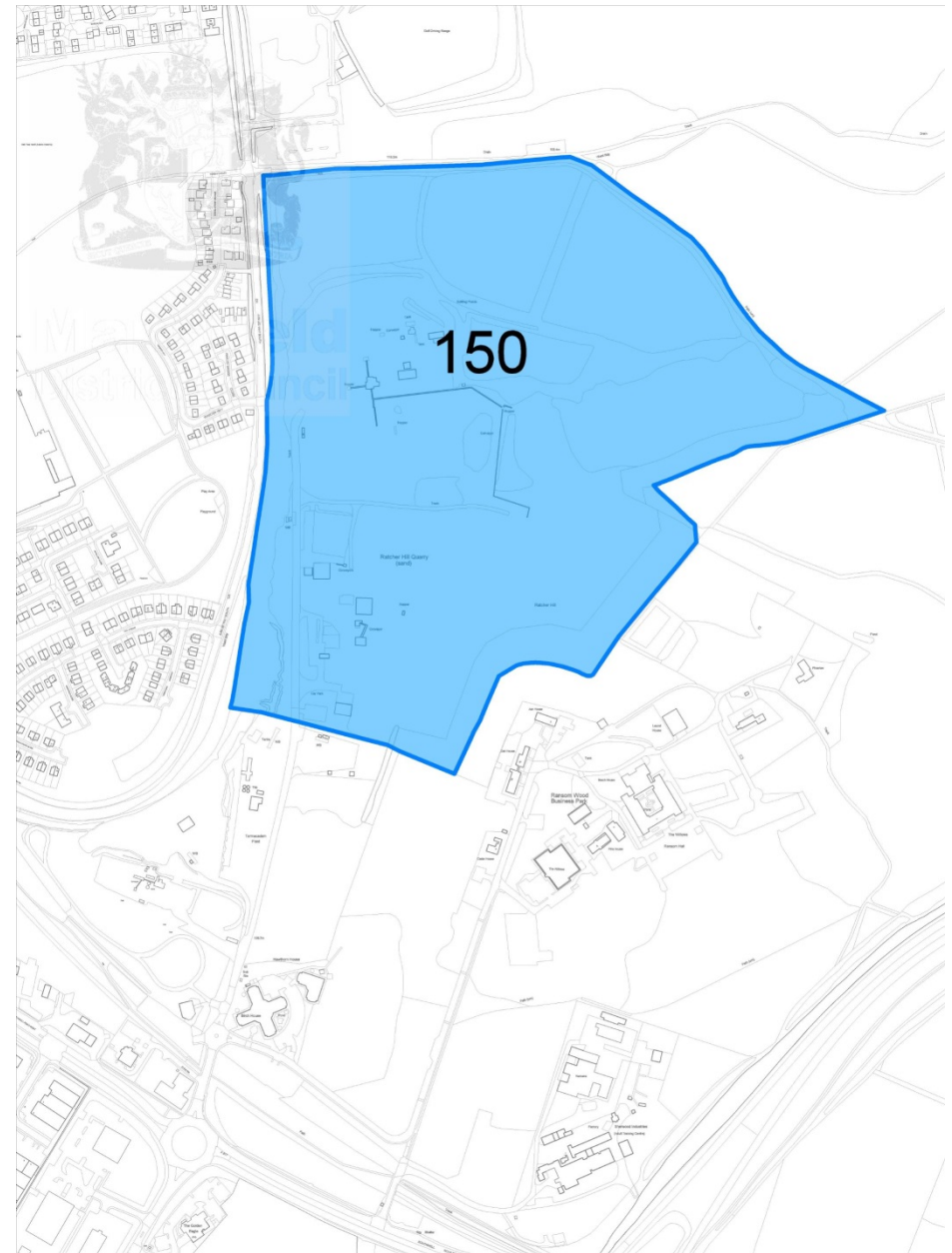
B1c / B2 and D2

**SA / SEA Summary**

The site has good access to the primary road network and good public transport links, and could help to provide substantial employment opportunities.

There are potential significant negative effects on biodiversity, though enhancement should be possible due to size of site and mineral restoration plans.

The risk of surface water flooding would need to be assessed, mitigated and managed.



© Crown copyright and database rights 2016 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**HELAA Reference**

151

**Site Name**

Carpark Opposite Birch House

**Site Size**

0.22 Ha

**Proposed Allocation**

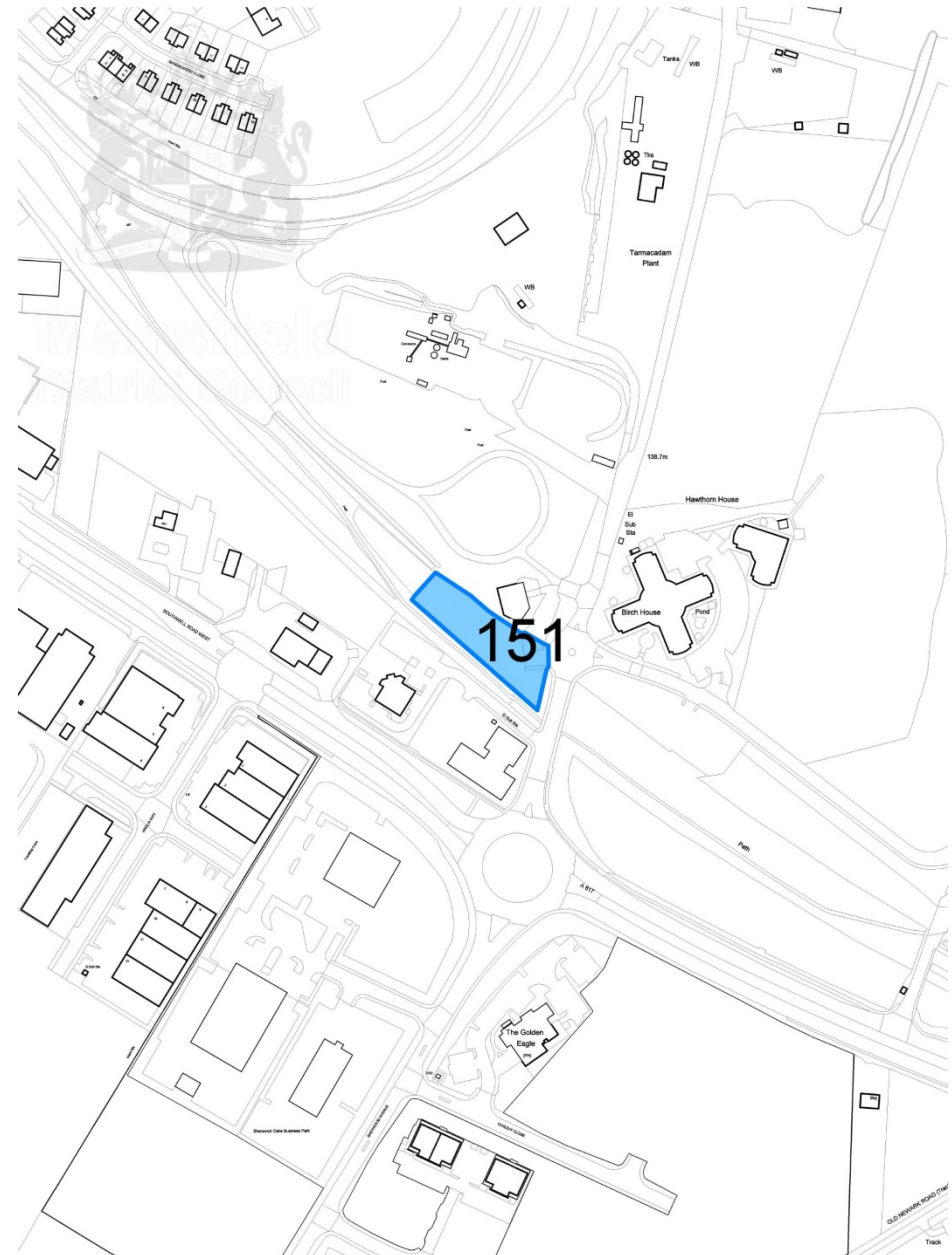
B1a/B1b

**SA / SEA Summary**

The site has very good access to the primary road network and good public transport links, and could help to provide employment opportunities.

There are potential significant negative effects on biodiversity, and the size of the site would make enhancement opportunities minimal.

No further environmental constraints are identified.



© Crown copyright and database rights 2017 Ordnance Survey 100017823; Aerial Photography 1946, 2007, 2013 - 'Copyright GeoPerspectives'; Aerial Photography 2000 - '©GetMapping'; Aerial Photography 2003, 2009 - 'Cities Revealed' copyright by The GeoInformation® Group;

**QUESTION 19:** If you consider that a site which is capable of delivering sustainable economic development has been missed from the council's Housing Employment Land Availability Assessment please submit the site with the relevant evidence here.

## **Section 7: Existing employment areas**

- 7.1 It is important to seek to maintain the existing stock of land and buildings in order to provide a basis for the continuing economic prosperity of the area. Currently main industrial and commercial employment sites within the district are afforded protection from development for non B Class employment uses, under saved policy E4 of the Mansfield District Local Plan 1998. It is important that the emerging Mansfield Local Plan has a policy to protect existing employment sites is based on up to date evidence.
- 7.2 The NPPF states that allocated employment sites for which there is no reasonable prospect of development, should not be protected in the long term. Proposals for alternative uses on such sites should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 7.3 An Employment Land Review has been undertaken to assess the main employment areas within the district to provide robust technical evidence on their ongoing fitness for purpose for employment uses to reach a conclusion on which sites should be retained for employment uses and which sites should they come forward for development, can be considered for release to other non – employment uses. In addition the study also identifies vacant land and premises within existing employment areas with the potential for employment or other uses. These sites that have been identified have then been assessed through the HELAA 2017.

**QUESTION 20:** Please provide any comments on the Employment Land Review 2017

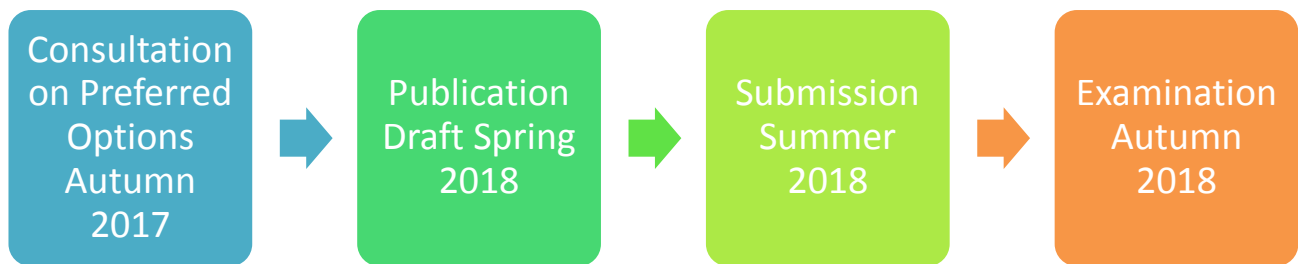


## What Next?

Your comments will be considered alongside findings of any further evidence or technical reports we obtain. Greater weight will be given to consultation responses that are supported by evidence.

Once we have considered comments received on the revised vision, objectives and preferred option sites we will publish a Submission Draft Local Plan or Draft Local Plan. This will include all of the supporting policies and site allocations and there will be a further stage of consultation on the Local Plan. Any comments received at this later stage must relate to the 'soundness' of the Local Plan.

The Local Plan will then be submitted to the Secretary of State, along with the comments made on the document, and an examination in Public will be held. This will give an independent Planning Inspector the opportunity to test the soundness of the Local Plan.



## Appendix A

HELAA Reference	Site Name	In Consultation Draft (Jan 2016)?	Preferred Site (June 2017)?	Notes
1	M3(a) Former Mansfield Brewery (part), Great Central Way	Y	Y	
2	M3(b) Mansfield General Hospital, West Hill Drive	Y	Y	Work has started on site Sept 2016, and is expected to be completed by Feb 2018.
3	M3(c) Spencer Street	Y	N	Assessed as 'not available' in the HELAA. Agent contacted but no response.
4	M3(d) Victoria Street	Y	Y	
5	M3(e) Abbey Primary School, Abbey Road	Y	N	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
6	M3(f) Broomhill Lane	Y	Y	Phase 3 of the Centenary Lane regeneration scheme.
7	M3(g) Former Ravensdale Middle School, Ravensdale Road	Y	N	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
8	M3(h) Former Sherwood Hall School, Stuart Avenue	Y	N	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
9	M3(i) Helmsley Road, Rainworth	Y	N	Assessed as 'not available' and 'unsuitable' in the HELAA due to multiple landowners (not all engaged) and restricted access arrangements.

HELAA Reference	Site Name	In Consultation Draft (Jan 2016)?	Preferred Site (June 2017)?	Notes
10	M3(j) Former Victoria Court Flats, Moor Lane	Y	TBC	Assessed as 'unlikely to be achievable' in the HELAA. To be considered as a Regeneration Site.
11	M3(k) Bellamy Road Recreation Ground	Y	Y	Loss of open space to be compensated nearby.
12	M3(l) Broomhill Lane Allotments	Y	Y	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites.
13	M3(m) Clipstone Road East, Crown Farm Way	Y	Y	Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement.
14	M3(n) Cox's Lane, Mansfield Woodhouse	Y	Y	Assessed as 'developable' in the HELAA. Included in list of Preferred Sites.
15	M3(o) Abbot Road / Brick Kiln Way	Y	N	Assessed as 'unlikely to be achievable' in the HELAA due to the cost of replacing football pitches and impact of water mains on site.
16	M3(p) Ladybrook Lane / Jenford Street	Y	N	The landowners have confirmed that the site is no longer available for development.
17	M3(q) Meadow Avenue	Y	N	The landowners have confirmed that the site is no longer available for development.
18	M3(r) Bilborough Road	Y	N	The landowners have confirmed that the site is no longer available for development.



HELAA Reference	Site Name	In Consultation Draft (Jan 2016)?	Preferred Site (June 2017)?	Notes
19	M3(s) Pump Hollow Road / Newlands Road	Y	Y	Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement.
20	M3(t) Hall Barn Lane	Y	N	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
21	M3(u) Sandy Lane / Alcock Avenue	Y	N	The landowners have confirmed that the site is no longer available for development. Site is a statutory allotment and unsuitable for development.
22	M3(v) Sandy Lane / Garratt Avenue	Y	N	The landowners have confirmed that the site is no longer available for development.
23	M3(w) Sandy Lane / Shaw Street	Y	Y	A planning application is currently being considered for 63 dwellings.
24	M3(x) Sherwood Close	Y	Y	
25	M3(y) Ladybrook Lane / Tuckers Lane	Y	N	Assessed as 'developable' in the HELAA. Not included in list of Preferred Sites to allow consideration of replacement school on site.
26	M3(z) Windmill Lane (former nursery)	Y	Y	
27a	M3(aa) Sherwood Avenue	Y	Y	
28	M3(ab) Debdale Lane / Emerald Close	Y	Y	

HELAA Reference	Site Name	In Consultation Draft (Jan 2016)?	Preferred Site (June 2017)?	Notes
29	M3(ac) Sherwood Rise (adjacent Queen Elizabeth Academy, Mansfield Woodhouse	Y	Y	
30	M3(ad) Old Mill Lane / Stinting Lane	Y	Y	Will form part of larger strategic site.
31	M3(ae) New Mill Lane / Sandlands	Y	Y	Will form part of larger strategic site.
32	M3(af) Radmanthwaite Road / Oxclose Lane	Y	N	Assessed as 'unsuitable' in the HELAA due to access issues.
33	W2(a) Wood Lane (Miners Welfare), Church Warsop	Y	Y	
34	W2(b) Sherwood Street / Oakfield Lane	Y	N	Assessed as 'not available' in the HELAA. New landowners details unknown.
35	W2(c) Stonebridge Lane / Sookholme Drive	Y	Y	
36	W2(d) Sookholme Lane / Sookholme Drive	Y	Y	
52	Pleasley Hill Farm	N	Y	Will form part of larger strategic site.
53	Land between Old Mill Lane & New Mill Lane			Will form part of larger strategic site.

HELAA Reference	Site Name	In Consultation Draft (Jan 2016)?	Preferred Site (June 2017)?	Notes
54	Former Evans Halshaw	N	Y	Planning application 2016/0440/ST for 66 dwellings - approved 14/12/2016
55	Tall Trees mobile homes Old Mill Lane	N	Y	Will form part of larger strategic site.
58	Fields Farm	N	Y	
60	Land off Ley Lane	N	Y	
64	Pheasant Hill and Highfield Close	N	Y	
66	Harrop White Road Allotments	N	Y	
68	Kirkland Avenue Industrial Park	N	Y	
73	Three Thorn Hollow Farm	N	Y	
74c	Water Lane	N	Y	Will form part of larger strategic site.
75	Former Mansfield Hosiery Mill	N	Y	
76	Land off Jubilee Way	N	Y	
79	Land off Rosemary Street	N	Y	
89	Land off Skegby Lane	N	Y	
91	Land off Caudwell Road	N	Y	Forms part of a larger scheme in Ashfield
98	Land to the rear of 66-70 Clipstone Road West	N	Y	Planning permission in place (2016/0003/NT).

HELAA Reference	Site Name	In Consultation Draft (Jan 2016)?	Preferred Site (June 2017)?	Notes
99	18 Burns Street	N	Y	Application submitted, approved subject to s106 sign off (2014/0195/ST).
101	Land South of Clipstone Road East	Y	Y	Resolution to grant planning permission subject to a S106 agreement; progress is being made on signing agreement.
105	Land at 7 Oxclose Lane	N	Y	Application granted 2015/0334/NT
104	Park Hall Farm	N	Y	Application submitted - awaiting s106 sign off (2015/0032/NT).
170	Land off Wharmby Avenue	N	Y	Will form part of a larger strategic site