

**Mansfield
District Council**

Site Selection Technical Paper

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1 Introduction

- 1.1 This Housing Site Selection Paper sets out the sites which will contribute to the Housing Supply. The supply of homes is made up from a number of different sources including completions, extant planning permission, windfall and proposed new housing allocations. This paper will identify the supply from existing sources and explain how the new housing allocations have been selected. It has been prepared to inform the Publication Draft Local Plan.
- 1.2 The Housing Technical Paper sets out the housing target for Mansfield District for the plan period (2013 to 2033) and explains how this was arrived at. It also sets out the scale of the housing supply required to ensure delivery of the target and the distribution of homes between the different settlements in the district.
- 1.3 A housing target of 325 dwellings per annum (dpa) or 6500 over the plan period is proposed. It is also proposed to include a buffer of between 10% and 20% to provide flexibility in the event that any of the sites expected to come forward, do not for any reason. To deliver this, depending on the scale of buffer, the required housing supply and distribution ranges between:
- Mansfield Urban Area - 6435 to 7020 homes (90%);
 - Warsop Parish - 715 to 780 homes (10%).
- 1.4 In preparing this Site Selection Paper, a base date of 01/04/2018 has been used to identify the number of dwellings built and those with extant planning permission. The situation will be kept under review as the Local Plan progresses towards adoption. References to the National Planning Policy Framework (NPPF) are to the 2012 version unless stated otherwise.

2 Completed Homes

- 2.1 The plan period runs from 2013 to 2033. Any homes that have been built between the start of the plan period (i.e. 01/04/2013) and the base date for this paper (i.e. 01/04/2018) occurred during the plan period and form part of the housing supply.
- 2.2 Completions are monitored through the annual Housing Monitoring Report¹. These set out that net completions (i.e. taking account of losses) during the plan period were as follows:

Table 1 – Net Completions

Year	Mansfield Urban Area ²	Warsop Parish ³
2013/14	217	78
2014/15	195	59
2015/16	320	70
2016/17	320	47
2017/18	204	33
Total	1256	287

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

² Includes the settlements of Rainworth, Pleasley and Clipstone.

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

- 2.3 Between April 2013 to March 2018 this is an average of 309 homes per year. Since 2001 the annual average is 308 homes. In comparison, to achieve the housing target of 6500 homes during the plan period would require an average of 325 homes to be built each year.

3 Extant Planning Permissions

- 3.1 Sites that have already been granted planning permission are a substantial source of homes. Not every site with extant planning permission however, can be considered as 'deliverable' within the plan period.
- 3.2 In accordance with the NPPF (paragraph 47), to be classed as 'deliverable', sites must be:
- available now;
 - offer a suitable location for development now; and
 - be achievable with a realistic prospect that development of the site is viable.
- 3.3 While sites with extant planning permission can be considered available and suitable there may not be sufficient evidence that they are achievable during the plan period to enable them to be counted towards the supply. Assessing sites with planning permission as undeliverable will reduce the housing supply but will ensure that any contribution is robust. An assessment that a specific site is not deliverable does not remove the extant planning permission; the site could still come forward if circumstances with the site change.
- 3.4 In undertaking this assessment, sites were identified as being potentially non-deliverable where:
- there have not been any dwellings completed during the two years prior to the base date (1st April 2018); or
 - due to size, the site is not expected to be fully built out during the plan period.
- 3.5 A lack of completed dwellings during the two years prior to the base date, suggests that the developer may no longer intend to build the properties. These sites were reviewed further to establish if the lack of completions is due to the site being stalled or simply to a delay in dwellings being formally signed off as complete. This involved reviewing aerial photography, the electoral register and council tax records.
- 3.6 The housing supply also includes a number of large schemes such as those at Lindhurst (1700 homes and 18.8ha of employment land and 1,000sqm of retail floorspace— see Policy SUE 3 of the Publication Draft Local Plan) and Penniment Farm (430 homes and 9ha of employment – See Policy H2 of the Publication Draft Local Plan).
- 3.7 Schemes of this size have long lead-in times and will be developed over a number of years through phased development. This could potentially mean that some of the homes will be delivered after 2033 and will not contribute to the housing supply for the plan period. The number of homes that can be delivered from large sites will also be considered based upon information contained in the Housing and Economic Land Availability Assessment (HELAA) database. The housing trajectory in Appendix E shows the expected start year and build rate of the sites proposed for allocation.

- 3.8 Previous versions of the Site Selection Paper excluded developments made up to flats / apartments from the housing supply due to concerns about their achievability. Updated information indicates that flats continue to be built in Mansfield District. As such it is no longer considered appropriate to exclude all flatted developments. However, individual schemes may be excluded from the housing supply based on information about the achievability of the scheme itself.
- 3.9 Overall it is considered that of the 3812 homes with extant planning permission (as at 31/03/18) there are 522 homes which are not expected to be delivered during the plan period. This leaves a supply of 3290 homes (3158 in Mansfield and 132 in Warsop Parish) from sites with planning permission which are considered to contribute to the housing supply. A list of sites that contribute to the supply is contained at Appendix A.

4 Windfall Allowance

- 4.1 Windfall sites are defined as “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed land that has unexpectedly become available”⁴. Windfall sites can make an important contribution towards the district’s housing supply through delivering homes in addition to planned development opportunities.
- 4.2 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out that, where justified, windfall sites can contribute towards housing supply. The NPPF states that Local Planning Authorities may make an allowance for windfall sites in their five-year housing supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply (paragraph 48). In these circumstances an allowance can be included; however, it should be realistic having regard to the HELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. The NPPG indicates that broad locations in years 6-15 could include a windfall allowance based on geographical area.
- 4.3 A review of windfall completions in Mansfield District (see Appendix B) has shown that between April 2006 and March 2018 over 2300 homes were built on windfall sites; this is an average of 239 homes per year. In order to account for a more efficient HELAA process and taking a cautious approach to future windfall levels it is recommended that in assessing the potential supply through future windfall, different approaches are taken depending on the size of the site:

Table 2 – Windfall Completions

Size of Site (no. of dwellings)	Average Windfall (2006 to 2017)	Percentage Contribution to Supply	Annual Contribution to supply
50+	76	0	0
6-49	68	20%	14
5 and Under	30	80%	24

⁴ NPPF 2012, Annex 2: Glossary, page 57

- 4.4 Sites of more than 50 dwellings should, in future, be identified through the HELAA and be allocated in the Local Plan; no contribution from sites of this size is assumed although it is possible that some sites do come forward. While the HELAA includes sites of between 6 and 49 dwellings in size it is unlikely that the HELAA will identify all sites within this size range. It is considered robust to assume that in future only 20% of the past annual average will come forward as windfall.
- 4.5 Sites of below 5 dwellings are not included in the HELAA. As such, they are unlikely to be identified in the plan making process. It is not considered appropriate to assume 100% of the past annual completion rate will come forward but a figure of 80% is considered robust.
- 4.6 Overall, it is considered that windfall will contribute **38 dwellings per year** to the housing supply. As the vast majority of the housing supply in the early years of the plan should already have planning permission, it is considered that the windfall allowance should only be applied to the last 10 years of the plan (2023 to 2033). As such the total contribution to the Housing Supply is **380 homes**. Based on the distribution identified in the Housing Technical Paper, this is to be distributed 342 homes to the Mansfield Urban Area and 38 homes to Warsop Parish.

5 Total Existing Supply

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

Table 3 – Total Existing Supply

Source	Mansfield Urban Area	Warsop Parish	Total
Completions (net)	1256	287	1543
Deliverable Planning Permissions	3158	132	3290
Windfall	342	38	380
Existing Supply	4756	457	5213

- 5.2 This leaves a total of between **1937 to 2587 homes left to find** (1679 to 2264 in Mansfield Urban Area and 258 to 323 homes in Warsop Parish) in order to achieve the housing target with a buffer of between 10% to 20%. The remaining housing supply required will be delivered through a mixture of new sites (including sites where planning permission has been granted since 31/03/18) within the existing settlement boundaries and new extensions to the settlements.

6 New Housing Allocations – Within Settlement Boundaries

- 6.1 In order to inform the allocation of sites in the emerging Local Plan, the District Council has set up a Housing and Employment Land Availability Assessment (HELAA) process. This process has assessed sites for their availability, suitability, achievability and deliverability against a range of criteria in order to identify a pool of 'reasonable alternatives' that could potentially be allocated and contribute towards the housing supply.
- 6.2 Reasonable alternatives are sites which are considered to be suitable, available, achievable and developable or potentially so. These sites will need to be considered further to identify those which will be allocated. Further details of the process used to identify the 'reasonable alternatives' can be found in the HELAA Methodology which is available online⁵.
- 6.3 A number of these sites are within the existing built up areas of settlements. Objective 1 of the Local Plan sets out that development within the Mansfield urban area will be prioritised to minimise the loss of greenfield land. It is proposed to include in the supply all sites that are currently considered available, suitable and achievable within settlement boundaries. These sites:
- would not lead to the loss of open countryside or extend the urban boundary;
 - already have reasonable access to services and facilities;
 - include smaller sites which
 - have fewer upfront infrastructure requirements;
 - are likely to be attractive to smaller or medium home builders; and
 - are geographically spread around the settlements reducing the impact on any one area.
- 6.4 In terms of the matters not covered above:
- deliverability is considered to be sufficiently addressed in the HELAA;
 - flood risk is addressed in Appendix F; and
 - heritage is addressed in Appendix G.
- 6.5 As part of preparing the Local Plan, the sustainability of sites has been assessed through the Sustainability Appraisal (SA). These assesses sites for the impact on a range of economic, environment and social indicators. Where the SA identifies negative impacts for the sites within the settlement boundaries assessed through the HELAA as reasonable alternatives these impacts are considered to be outweighed by the benefits of providing homes within the urban area in sustainable locations and / or can be mitigated to reduce the impact.

⁵ <http://www.mansfield.gov.uk/HELAA>

- 6.6 A number of former school sites owned by Nottinghamshire County Council have been assessed as suitable, available and achievable for residential development through the HELAA process. It was not considered appropriate to put them forward as housing allocations through the Preferred Option consultation as the location of new schools required to meet the scale of growth was not known and the former school sites may have offered an appropriate way of providing new schools. Since autumn 2017 further information has been provided by Nottinghamshire County Council about the areas where new schools may be required; this has provided a degree of certainty that a number of the former school sites are unlikely to be needed for new schools. Therefore, they could contribute towards the housing supply.
- 6.7 In terms of the playing pitches and open spaces put forward for consideration, the HELAA assessment took into account the results of the Playing Pitch Strategy⁶ and the Community Open Space Assessment⁷. This assessed the level and quality of provision across the district and identified open space and playing pitches which could be released for other purposes. Playing pitches and open space which were recommended for retention have been assessed as unsuitable in the HELAA.
- 6.8 Additionally, a number of allotments sites were put forward for development. Following objections made through the Preferred Option consultation (2017) it was decided to assess allotment sites as unsuitable at this stage unless there was clear evidence that it was surplus to requirements. This is to allow detailed assessments of the need for allotments in the local area to be carried out in accordance with the relevant policy. Allotment sites are, therefore, not to be included in the housing supply but could come forward through the planning application process provided there is satisfactory evidence that they are no longer needed or suitable as allotments, or replacement provision is being provided and they are otherwise suitable for development.
- 6.9 The HELAA has identified that there are sites able to accommodate up to 572 homes that are available, suitable, achievable and deliverable within the existing settlement boundaries. A list of these sites is provided at Appendix C.

Table 4 – Supply from existing sources and within settlements

	Mansfield Urban Area	Warsop Parish	Total
Existing Supply	4756	457	5213
Within Settlement	526	46	572
Total	5282	503	5785

- 6.10 Together with completions, planning permissions and windfall allowance, sites within the settlement will not provide a supply of land sufficient to ensure the delivery of the housing target; there remains between an additional **1365 to 2015 homes** left to find (1153 to 1738 homes to find in the Mansfield Urban Area and 212 to 277 to find in Warsop Parish) depending on the scale of the buffer. Additional sites outside the boundary of settlements will therefore be required.

⁶ <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9629&p=0>

⁷ <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9933&p=0>

7 New Housing Allocations – Edge of Settlement

- 7.1 Two broad categories of sites have been identified on the edge of settlements:
- non-strategic sites - individual housing sites without employment or retail; and
 - strategic sites - large sites, or combinations of adjoining or related smaller sites which will make up a significant proportion of the housing supply. In some cases the sites may provide employment or retail land.
- 7.2 Non- strategic sites are smaller in scale which reduces their impact on the surrounding area. They are also more geographically dispersed meaning that the impact on one area is reduced. However the smaller scale and dispersal means that the cumulative impact of the sites can be harder to establish potentially leading to fewer contributions towards infrastructure.
- 7.3 Strategic sites offer a range of benefits. They provide a substantial number of homes in one place; this can create the critical mass necessary to provide supporting infrastructure on site. There is the potential for strategic sites to provide a mix of uses, as promoted in the NPPF, including land for employment purposes to provide jobs for local residents. Strategic sites also provide a greater opportunity for place making which can help improve the surrounding area. There can however, be downsides to concentrating a large amount of development in one area. These include the greater impact on local roads and facilities and also the impact of the substantial building works on nearby residents.
- 7.4 In total, sites on the edge of settlements have the potential to provide over 8200 homes (6771 on the edge of the Mansfield Urban Area and 1499 on the edge of settlements in Warsop Parish). As this exceeds the 'left to find' figures identified in Table 4 above, decisions need to be made about which of the sites to allocate in the Local Plan.
- 7.5 In order to guide these decisions it is proposed to assess the sites further against a number of criteria:
- Highways and Sustainable Transport;
 - Green Infrastructure and Environment;
 - Infrastructure;
 - Economic Benefit;
 - Deliverability;
 - Heritage; and
 - Flood Risk.
- 7.6 In addition, account has been taken of consultee comments made through the various stage of public consultation that have been held on the Local Plan.

- 7.7 The above criteria have been developed in order to deliver the vision and objectives for the Local Plan and are based on national policy and guidance contained in the NPPF and NPPG. Using these to inform the decisions about which sites to allocate will help provide a 'golden thread' through the Local Plan leading from the Vision and Objectives through to the allocation of sites and supporting policies. Further details of the criteria are below and a list of the supporting information used to inform the judgements made can be found at Appendix D; the proposed Vision and Objectives can be found in the Local Plan Publication Draft.
- 7.8 In making decisions a balanced judgement will be taken. In some cases a limited degree of impact or harm on one of the criterion (taking account of mitigation) may be necessary to avoid significant impacts on others or achieve substantial public benefits. For example, the loss of grade 2 agricultural land may be required to provide land for employment uses in an attractive location and have less impact on the highway network.
- 7.9 Reference is also made to the findings of the Sustainability Appraisal (SA). The SA looks at a range of indicators related to the environment, society and economy. This includes matters such as biodiversity, provision of housing, natural resources, transport and employment. The sites are assessed against the indicators to establish if they would have a:
- major positive impact;
 - minor positive impact;
 - neutral impact;
 - minor negative impact; or
 - major negative impact.
- 7.10 Sites outside the settlement boundaries had previously been identified through work known as the Assessment of Locations for Additional Housing Land (May 2015). This identified and scored areas of potential development around the edge of settlements against a range of overarching categories:
- deliverability / developability;
 - economic sustainability;
 - social sustainability; and
 - environmental sustainability.
- 7.11 Attribute weightings were used to increase the importance given to certain factors within each category. However, following the Consultation Draft in January 2016, it was necessary to undertake the Housing & Economic Land Availability Assessment which included a call for sites. This meant that the Assessment of Locations work was superseded and its findings have not been used to inform the site selection process.
- 7.12 Overall the HELAA, Sustainability Appraisal and site selection process are considered to meet the requirements of the National Planning Policy Framework and National Planning Practice Guidance. As such, the sites are considered to meet national policy.

Highways and Sustainable Transport

7.13 The need to travel is a key part of most people's lives. Whilst it is important to ensure that services and facilities are located in such a way as to reduce the need to travel, it is realistic to expect that a number of people will still need to travel on a daily basis. The impact on the road network is a key concern brought up during public consultations. There are also links to health and well-being by facilitating access to sustainable modes of travel such as walking and cycling.

7.14 Objective 9 sets out the key aims of the Local Plan in terms of highways and public transport. The Local Plan supports improvements to allow residents to access facilities, employment and services more easily, including by public transport, walking and cycling. In addition, ensuring good accessibility around, across and beyond the district also helps achieve Objectives 1 and 2 related to economic growth by ensuring that businesses are able to transport goods and people around the district and can access the strategically important roads of the MARR and M1. This will in turn help to support economic profitability and growth. Improved connections to existing walking and cycling routes increase opportunities for people to use these modes of travel leading to an improvement in the health and wellbeing of residents which links to Objective 7.

7.15 The following factors will be taken into account:

- proximity to junctions which are at or over capacity;
- cost of required mitigation works;
- opportunity to connect to key strategic roads (M1 and MARR);
- opportunity for public transport connectivity; and
- opportunity for walking and cycling connectivity.

7.16 Preference will be given to sites which:

- are further away from junctions that are at or over capacity;
- have lower mitigation costs;
- offer good connections to the MARR and M1; and
- can tie into, or enhance, existing public transport and cycle routes.

Green Infrastructure and Environment

7.17 Protecting and enhancing the natural environment is a key aim of the planning system and the local plan; this includes biodiversity, geodiversity, landscape and the provision of open space. As well as the direct benefits of protecting the environment, there are also associated benefits such as improved health and wellbeing and improvements to the design and perception of areas which make good use of green infrastructure.

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

7.19 Priorities related to the provision of GI and the protection of the environment are set out in Objectives 7, 12 and 14. Objective 7 seeks to improve the health and wellbeing of the residents of Mansfield District through ensuring access to a range of good quality open spaces, green linkages and the open countryside. Objective 12 aims to protect and encourage the appropriate management of important natural resources such as wildlife and geological sites. Objective 14 identifies the need to conserve and enhance the district's landscape while Objective 13 encourages development to be sensitive to nearby water bodies.

7.20 The following factors will be taken into account:

- the opportunities for connecting to and/or enhancing nearby green infrastructure (GI) corridors and strategic areas;
- access to open space;
- proximity and potential impact on designated sites;
- landscape value; and
- agricultural land classification.

7.21 The opportunities that exist to connect sites and to enhance the quality of the strategic GI network has been identified. Access to open space is also identified. Preference will be given to sites with a greater opportunity to link into and/or improve green infrastructure and open space.

7.22 Paragraph 112 of the NPPF sets out that significant loss of the best and most versatile agricultural land should be avoided; preference should be given to land of lower quality. The NPPF identifies that best and most versatile includes Grades 1, 2 and 3a agricultural land. Within Mansfield there is only Grade 2 and Grade 3 agricultural land. As some loss of agricultural land is likely to be required to meet housing need preference will be given to sites which only include Grade 3 land.

7.23 The value of landscape will be considered using information contained in the Landscape Character Assessment (2010) and the 2015 Addendum. The following table sets out the Strategic Policy Actions in the Landscape Character Assessment and the value scale used. Preference will be given to sites within lower value landscapes.

Table 5 – LCA (2010) Strategic Policy Actions

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

Infrastructure Requirements

- 7.24 The development of houses needs to be supported by infrastructure; this includes schools, doctor's surgeries, libraries, community facilities and cultural facilities. In cases where the existing infrastructure is not able to cope with the additional pressures that result from new development contributions can be sought to either enhance existing provision or make new provision. As with highways, the impact on local infrastructure is often raised as part of public consultation.
- 7.25 Objectives 1 and 10 include the aims of identifying sustainable locations for growth that can reduce the demand on existing infrastructure, whilst contributing to infrastructure improvements. The provision of services (e.g. doctors surgeries and schools), and district centres in close proximity to new homes will also help reduce the need to travel leading to benefits in terms of Objectives 6 and 9.
- 7.26 The following factors will be taken into account:
- Inclusion of on-site infrastructure;
 - Contribution to nearby infrastructure;
 - Whether the site forms part of a potential cluster of sites which could jointly provide infrastructure;
 - Any infrastructure identified in the Infrastructure Delivery Plan.
 - Contribution to the vitality and sustainability of smaller settlements; and
 - Proximity to existing facilities and services.
- 7.27 Details of the infrastructure required is set out in the Infrastructure Delivery Plan (IDP 2018). This has been prepared to establish the scale of infrastructure required as a result of the total growth identified in the Local Plan. It has been prepared at a high level at a point in time. It does, however, set out a likely level of infrastructure required based on known levels of requirements and comments from providers, and identifies specific issues.
- 7.28 This section focuses on considering whether a site is likely to require or support onsite infrastructure or is in reasonable proximity to sites which could form a cluster of sufficient scale to deliver the infrastructure required. Larger sites are more likely to have the scale of population necessary to support on-site infrastructure; there is also more land available for the provision of facilities.
- 7.29 Ensuring the vitality of smaller settlements is an issue that is identified in the 2018 version of the NPPF (paragraph 80). In Mansfield district this will include looking at potential allocations of an appropriate scale at the following settlements as part of the strategic distribution of development:

Warsop Parish:

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

Mansfield Urban Area:

- Rainworth

7.30 Consideration was given to including Mansfield Woodhouse, Clipstone, Forest Town, and Pleasley as separate settlements. However, given the relative lack of physical separation between these and the main urban area of Mansfield it was not considered practical to focus on these as separate settlements. Whilst housing at Rainworth will contribute to the housing figure for the Mansfield urban area consideration will be made to making a specific allocation to support its continued vitality.

Economic Benefit

7.31 Delivering a strong, responsive and competitive economy is another central objective of the planning system. Alongside the provision of sites for employment uses, ensuring that new homes have good access to employment opportunities and retail facilities helps makes them more sustainable.

7.32 A key priority for the district council and the Local Plan is improving the local economy. Objective 1 identifies that a key action will be to identify sustainable areas for job growth while Objective 2 seeks to provide a diverse range of employment opportunities including sites and training. In addition Objective 6 seeks to enhance the vitality and viability of the Districts town and local centres and meet consumer needs.

7.33 The following issues and opportunities have been identified:

- the mix of homes, retail and commercial uses proposed;
- the accessibility of existing employment areas; and
- the accessibility of nearby district / local centres.

7.34 Preference will be given to sites that include the provision of retail and /or commercial land or are reasonably accessible to existing sites or areas. This will allow the potential for residents to live in close proximity to employment and retail opportunities, reducing the need to travel.

Deliverability

7.35 Allocating sites that can be realistically built during the plan period is a requirement of the NPPF (paragraph 47). Sites which face numerous constraints or are unlikely to be built during the plan period will not assist in ensuring that there are sufficient homes for people to live in. Objective 3 seeks to increase the range and choice of housing throughout the district. Allocating a site which does not end up being built will not increase the range or choice of housing nor deliver other benefits.

7.36 The following factors will be taken into account:

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

7.37 The HELAA process has already considered the deliverability and achievability of sites at a high level. The sites considered in this Site Selection Paper are considered to have at least a moderate prospect of deliverability during the plan period. The decision about the sites to be allocated will consider the sites in terms of the risks to deliverability with preference given to sites with lower risk profiles. Factors include:

- Sales values;
- The number of landowners/parties and the extent they are interdependent;
- Potential competition from nearby sites affecting when development is likely begin;
- The overall complexity of the scheme and mitigation required.

Developer surgeries were held regarding a number of the strategic sites in order to gather information about the site and understand the intentions in greater detail.

7.38 Sales values affect the financial viability of the scheme; developers are unlikely to develop a site which is not financially viable. Sites which are expected to generate sales value towards the lower end of the local scale are more vulnerable to fluctuations in the housing market meaning they are at a higher risk of non-delivery. Housing markets are usually only able to absorb a certain number of homes without adversely affecting sales values. Where there are a number of sites close together which may compete there would likely be some phasing by the developers themselves to avoid reducing sales values too far.

7.39 Sites where there are a number of landowners may also be at higher risk of non-delivery; the degree of risk will be dependent on the extent of collaborative working, number of landowners and the extent of any interdependencies in relation to matters such as access and infrastructure. Schemes which include flat, greenfield sites are less complex as developers are able to make quicker and easier starts compared to brownfield sites which may have existing buildings and contamination, or sites with slopes which require levelling.

7.40 Viability has also been tested through the Whole Plan Viability Appraisal (2018). This viability appraisal together with other information and consultation responses will inform the Publication Draft of the Local Plan.

7.41 This information will feed into a judgement on the level of risk informed by the overall size, nature and complexity of the scheme.

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

Heritage

7.43 The heritage and historic environment of Mansfield contributes to a sense of place, the local economy and quality of life; it provides an understanding of the history of the area through a physical link to the past. It is therefore important that it is conserved and / or enhanced. Where possible, as set out in the Vision, protecting the historic environment is a key aim of the Mansfield Local Plan and also the planning system in general. The NPPF requires that local planning authorities “should recognise that heritage assets⁸ are an irreplaceable resource and conserve them in a manner appropriate to their significance” (paragraph 126). Objective 4 of the Local Plan specifically refers to the conservation and enhancement of historic and cultural assets.

7.44 In assessing the impact on heritage the following criteria will be taken into account:

- The proximity of the site to heritage assets (both designated and non-designated) and archaeology;
- Whether the site is located within the setting of a heritage asset;
- Any potential to enhance heritage assets.

7.45 A view on the potential impact of the site on heritage has been taken by MDC planning officers through the HELAA process with advice from the MDC in-house conservation officer. In addition to this, a Heritage Impact Assessment (2018) by a qualified expert has been carried out to look specifically at a number of development sites. Following the approach in paragraphs 133 to 134 of the NPPF, sites which, on the available evidence, are considered to result in no or less than substantial harm to heritage assets and their settings will be preferred over sites which may cause substantial harm or total loss.

7.46 Assessments for the sites within settlement boundaries can be found in Appendix G. Assessments for the sites on the edge of the settlement boundaries can be found in the site schedules (see appendix H).

Flood Risk

7.47 Incidences of flood risk have increased over the last few years and avoiding areas at risk of flooding has become a key part of the planning system. The NPPF (paragraph 100) requires that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk”. Where development cannot be located in areas away from flood risk it should be safe over the lifetime of the development and not increase the risk of flooding elsewhere. The sequential and exception tests set out in the NPPF and NPPG should be applied to the allocation of sites in local plans to ensure that the risk of flooding to development is avoided and reduced wherever possible.

7.48 Objective 8 of the Local Plan deals explicitly with flood risk. It sets out that new development should minimise and be resilient to the impacts of climate change including flood mitigation.

⁸ Heritage assets include listed buildings, conservation areas, scheduled monuments, non-designated heritage assets, registered parks and gardens and areas of archaeological value.

- 7.49 Sites within Flood Zone 3 were excluded from assessment in the HELAA unless only a small part of the site that could be easily excluded from the built-up area of the development was affected. This could be used as amenity or open space, or developed for a land use with a lower level of vulnerability. Sites in Flood Zone 2 were assessed in the HELAA to establish if they were available for development, suitable in terms of other factors (e.g. highway, biodiversity) and achievable.
- 7.50 Details of the approach to flooding can be found in Appendix F along with the assessment of sites within the settlement boundary; sites on the edge of the settlement boundaries are assessed in the site schedules (see appendix H). In making decisions about which sites to allocate the following factors will be taken into account:
- the extent of the site affected by flood risk;
 - the location of the flood risk;
 - the level of flood risk;
 - any surface water flooding on site; and
 - low permeability areas identified in the SFRA.
- 7.51 Sites not at risk of flooding will be preferred. Where only a small part on the edge of the site is affected the site may be allocated (subject to other considerations) as this area can be easily designed out from the area to be developed for buildings and could form part of the open space. Where a large part of the central part of a site is affected it is harder to exclude the area at risk so that no built development will be at risk of flooding; these sites will generally not be allocated. Sites that are recommended for allocation in the Local Plan are considered to have passed the sequential test and, if relevant, the impact test.

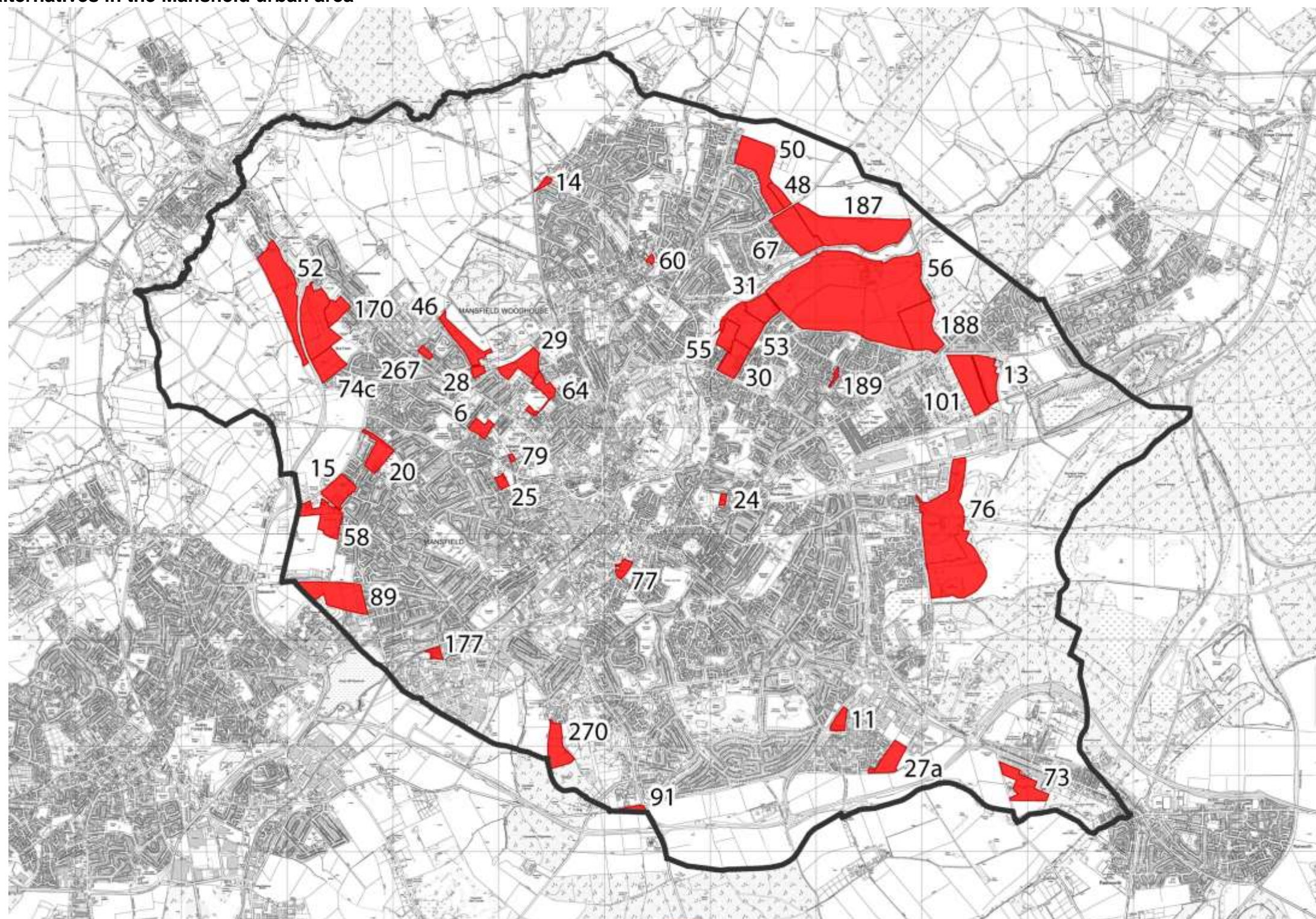
Consultee comments

- 7.52 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that in preparing the Local Plan the local planning authority must take into account any representations made to them.
- 7.53 Many of the sites considered in this Paper have previously been the subject of public consultation. This may have been through the Consultation Draft (2016) and / or the Preferred Options consultation (2017). A summary of the key objections or issues raised which affect the decision to allocate the site or not are provided on the site schedule. Where a site has not been previously included in a public consultation nearby or similar sites have been used to identify key issues which may be raised.
- 7.54 In making a decision, consideration will be taken of the views expressed through the consultations alongside the other technical evidence which in many cases covers the same issues. For example, concerns about highways would be informed by the Transport Study (2018) undertaken to inform the Local Plan. It may also be possible to address issues through mitigation to be provided as part of the development; where there is evidence of issues mitigation requirements can be included in the Local Plan which may address the concerns raised.

8 Maps of Sites Considered

The following maps show the location of all reasonable alternative sites considered in this document; paragraphs 6.1 and 6.2 set out how these have been identified. Please note that sites with extant planning permission are not shown. Further details of these sites can be found in Appendix C for sites within settlement boundaries and Appendix H for sites outside settlement boundaries.

Map 1 – Reasonable alternatives in the Mansfield urban area



Key



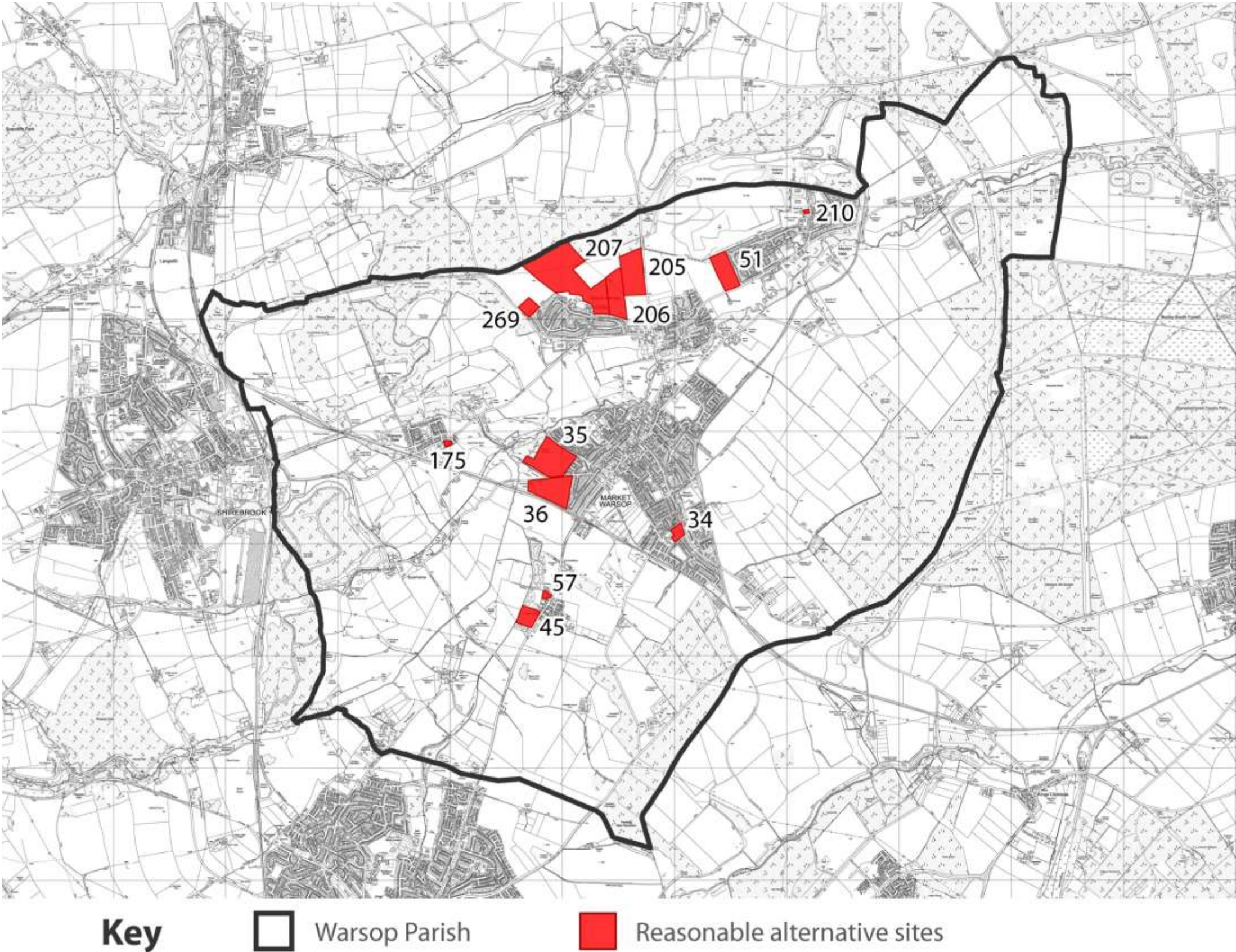
Mansfield Urban Area



Reasonable alternative sites

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Map 2- Reasonable alternatives in Warsop Parish



9 Findings

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

Non-strategic sites: Mansfield urban area

Abbott Road (15), Fields Farm (ref 58) and Skegby Lane (ref 89)

- 9.2 These sites are located close on the south-western edge of Mansfield close to the boundary with Ashfield district and have good access to the MARR. There are nearby bus routes and cycle routes which could be improved and extended. There is good access to shops and the nearby hospital. Access to employment opportunities is reasonable. Site 15 includes an area of previously developed land in the form of a former cycle proficiency centre, however it also includes existing playing pitches and is currently used as open space.
- 9.3 There would be a limited impact on the highway network although junctions improvements are needed which may require 3rd party land. The sites are within a higher value landscape but are located immediately adjacent to the urban area. Sites 58 and 89 include Grade 2 agricultural land but the total developable area would be less than 20ha. Soil in the area has low permeability affecting the ability of rain water to soak away; sustainable drainage systems will be required to address this. Archaeological finds have been found in the area and an assessment will be required as part of the planning application.
- 9.4 It is recommended that these sites are allocated. Although they are located in a higher value landscape, and include the loss of grade 2 agricultural land, they are located close to the MARR and are immediately adjacent to the urban area. Adjacent sites have been granted planning permission which will change the landscape in this area. The playing pitches on the Abbott Road site will require to be retained on site and sufficient open space to be provided to compensate for the open space lost.

Debdale Lane Sites (28, 29, 46 and 64)

- 9.5 These four sites are located along Debdale Lane to the north western side of the Mansfield urban area. They have good access to the MARR and M1 and there are a number of bus routes and cycle routes in the area which provide access to Mansfield Town Centre. There is good access to employment opportunities at Millennium Business Park. There are potential links to the nearby Oxclose Woods natural green space and other strategic GI corridors.
- 9.6 The sites are located in a higher value 'conserve and restore' landscape although the electricity pylons which run across two of the sites (29 and 46) are a detracting feature. An appropriate stand-off will be required to these pylons which will affect the developable area; the pylons may also affect the marketability of the sites. Site 46 includes grade 2 agricultural land.
- 9.7 Sites 29 and 64 comprise land owned by a charitable school trust; release of the land for non-school purposes may require approval from the Secretary of State. These sites will also impact on nearby heritage assets.

- 9.8 It is considered that the presence of the pylons (sites 29 and 46), impact on heritage and the need for Secretary of State approval for disposal mean these sites are not recommended for allocation at this time. There are doubts about the deliverability and there are sites available which do not have these constraints.
- 9.9 Site 28 on the southern side of Debdale Lane relates well to the built up area and does not impact on heritage assets. The potential for archaeology has been identified and the site is adjacent to a Local Wildlife Site which would need to be protected. There would be limited harm to the landscape and the loss of grade 2 agricultural land is limited. As such this site is recommended for allocation in the Local Plan.

New Mill Lane (refs 30, 31, 53 and 55)

- 9.10 In total the four New Mill Lane sites could provide around 430 new homes. However, the owner of site 55 has not engaged with the process and the site is therefore not considered available for development at this time. Consideration has been given to the remaining sites which could provide around 330 new homes.
- 9.11 There is the potential to provide improved walking and cycling connections along and to the River Maun strategic GI corridor, although this is more limited without site 55. Habitat creation in this area would provide improved connections for wildlife to the GI corridor, local wildlife sites and woodland in the area. While the SA identifies a major negative impact on biodiversity, these designations will not be lost and any impact can be mitigated and managed. The area is lower value in landscape (restore and create) and agricultural land (grade 3) terms.
- 9.12 There is good access to the nearby industrial estate on Old Mill Lane and to the shopping facilities located at Fulmer Close. Bus routes are located on Old Mill Lane and at Holly Road. Electricity pylons run across the site which will reduce the developable area and may affect marketability.
- 9.13 As identified in the SA, there are areas of the site that are at risk of flooding from surface water run-off. This can be managed through the use of sustainable drainage systems (SUDs).
- 9.14 Access to the MARR and M1, however, is not as good as a number of the other sites considered. While the main access will be onto the same road as Land off Jubilee Way (the A6117), the site has a greater impact on the heavily congested A60 junctions. Substantial junction improvements have been identified as required with a contribution from the three sites estimated at around £3.25 million or over £9,800 per dwelling; this contribution, together with the other infrastructure required, means the sites are considered unviable.

- 9.15 In terms of deliverability the area is expected to have medium to high sales values and the adjacent Sandlands development progressed relatively quickly. However, there are a number of different landowners here and different levels of work have been undertaken so far to progress the individual sites. An access solution needs to be considered across the three sites as site 53 does not directly access the existing highway network. There is a risk that piecemeal development will undermine the principles of good planning. Additional work will be required in terms of master planning.
- 9.16 In conclusion, it is recommended that none of the three New Mill Lane sites should be included in the Local Plan at this time. It is acknowledged that the sites can connect in with the strategic GI corridor, are close to retail, public transport and employment, and there is a submitted planning application for part of the site. However, there will be a need for substantial upgrades to affected junctions, there is poor access to the MARR and the sites have been assessed as unviable; the presence of electricity pylons on site also affects the site in terms of developable area and marketability. As the housing target and buffer can be achieved without the New Mill Lane sites in locations which offer better access to the MARR and M1 they are not proposed for inclusion in the Local Plan.

Clipstone Sites (13 and 101)

- 9.17 These sites will deliver around 500 new homes. They have good access to health facilities (a surgery has already been constructed onsite) and existing bus routes are located on Clipstone Road (B6030). The landscape is lower value compared to other sites and the sites are grade 3 agricultural land. However it is noted that access to the MARR and M1 is not as good as other sites.
- 9.18 The sites are also well advanced in the planning process; a resolution to grant subject to a s106 exists for part of the site (ref 101 - 2014/0248/NT) while a planning application is currently being determined for the remainder (ref 13 - 2017/0523/FUL). As such it is recommended that the sites are allocated.

Three Thorn Hollow Farm (ref 73)

- 9.19 This site will provide at least 188 homes and enjoys good access to the MARR, cycle routes and nearby employment areas along Southwell Road although there are issues at nearby junctions and a need to improve walking/cycle crossings across the MARR. It is close to the Mansfield Way which provides connections to the Timberland Trail and Southwell Trail; there is the potential to enhance connections. It will help improve the vitality of Rainworth although the development will need to reflect the more rural outlook of the site and make appropriate contributions to nearby facilities.
- 9.20 As set out in the SA, development on site has the potential to impact on biodiversity due to its proximity to a SSSI / LWS. However it is considered that there is the potential for mitigation and enhancement to be provided. There will also be an impact on the historic environment due to the adjacent non-designated heritage asset and potential for archaeology; assessments of the impact and mitigation measures will be required. The risk of surface water flooding can be managed through the provision of sustainable drainage systems and enhance the flow of Foul Evil Brook.
- 9.21 Overall, it is recommended that site is allocated in the Local Plan.

Redruth Drive (27a)

9.22 This site will deliver around 178 homes; it is located close to the Bellamy Road estate and the new strategic development at Berry Hill. There is good access to the MARR and employment opportunities along Southwell Road. Facilities and services are located nearby at Bellamy Road, Oak Tree Lane and the new local centre being built as part of the Berry Hill development. The scheme is considered to be low risk as it is a flat greenfield site with medium sales values expected.

9.23 However the site is located in an area of concentrated run-off and there would a requirement for SUDs. The site is within 400m of the ppSPA although it is not identified as having a significant impact. There would also be the loss of just under 5ha of grade 2 agricultural land and the site is located adjacent to a higher value 'conserve and create' landscape. Links to the Mansfield Way can also be provided to connect in with the strategic green infrastructure network.

9.24 It is recommended that the site is allocated in the Local Plan. It is sustainably located and has good connections to the MARR and employment opportunities. The inclusion of SUDs will be required while impact on landscape and the loss of agricultural land are considered to be outweighed by the benefits of the schemes location.

Caudwell Road (ref 91) and High Oakham Farm (270)

9.25 The Caudwell Road site has excellent links to the MARR, reasonable links to the M1 and also the potential to improve linkages to the existing cycle network. The site has good access to a number of employment locations. The site is in a higher value landscape but includes only Grade 3 agricultural land. The risk of surface water flooding identified in the SA can be managed through the provision of sustainable drainage systems. The site is within 400m of the ppSPA but it should be feasible to provide on-site mitigation.

9.26 This site forms part of a larger allocation proposed within the Ashfield Local Plan which is currently undergoing examination. It is considered that the development of the remainder of the field will deliver a better development. There are also potential links in relation to green infrastructure, schools and health facilities being provided as part of the adjacent Lindhurst site.

9.27 The High Oakham Farm site is an extension to an existing housing estate and will be accessed via Paddock Close. The access arrangements and surrounding character mean that the site is suitable for lower density 'executive' style properties and is likely to be very deliverable as it is located in a higher value area where such properties are highly desirable. The site has good access to the MARR. There are some opportunities to connect the site into the GI network.

9.28 The site is located in a higher value landscape but is located adjacent to the urban area and the harm would be reduced due to the lower densities proposed on site.

9.29 In conclusion, it is recommended that both sites be allocated in the Local Plan. They are well located adjacent to the urban area with good access to the MARR.

Warsop Parish

Stonebridge Lane and Sookholme Lane (refs 35 and 36)

- 9.30 This large site, together with the other committed sites in the area, will contribute to Market Warsop by supporting the viability of local services and facilities. There are reasonable links to the M1 (via J29/29a) and employment areas in Shirebrook.
- 9.31 As identified in the SA, there is a risk of flooding from surface water run-off; this could be managed through the inclusion of SUDs. The sites are close to a SSSI and an appropriate buffer, on-site green infrastructure and access management measures will be required. Junction improvements will also be required along the A60 and in Market Warsop.
- 9.32 A planning application has already been submitted (2017/0816/OUT). In April 2018 Planning Committee agreed a resolution to grant planning permission subject to a s106 agreement. As such it is recommended that the sites are allocated in the Local Plan.

Medan Vale (ref 51)

- 9.33 This is a large site in the context of Medan Vale, the settlement it adjoins. The site will contribute to supporting the viability of local services and facilities in both Medan Vale and Market Warsop. There is reasonable access to employment opportunities in Shirebrook; there is also excellent access to the former Welbeck Colliery site, located within Bassetlaw District, where the redevelopment includes economic development. However, it is expected that there would be some increase in traffic using the heavily congested A60 corridor.
- 9.34 The site is located within the open break between Medan Vale and Church Warsop within a higher value landscape area (conserve); it includes Grade 3 agricultural land. There are opportunities to link the site with strategic green infrastructure to the north along public rights of way which offer access to nearby green space. No major negative impacts have been identified in the SA.
- 9.35 With commitments, in settlement sites and the Stonebridge Lane sites (where there is a resolution to grant planning permission) the housing target for Warsop Parish would be met and a 38% buffer provided. Given this it is recommended that the site is not allocated.

Spion Kop Sites (refs 45 and 57)

- 9.36 The settlement of Spion Kop lies on the A60; both sites would add additional traffic onto this heavily congested road although there are bus stops within the settlement. There are limited services in the settlement and neither site is of a size that is considered likely to bring substantial benefits in terms of supporting its continued vitality. Spion Kop is some distance from employment opportunities although there is reasonable access to Shirebrook and onto the M1 (J29/29a). It is also important to note that there have already been a relatively large number of homes built in Spion Kop during the plan period.
- 9.37 The SA identifies that there would be major negative impacts in terms of landscape and flooding (from both fluvial and surface water sources) associated with the development of site 45. These impacts are reduced as part of site 57, due to its smaller size and location away from areas which give rise to flooding.

- 9.38 In conclusion it is recommended that land adjacent to Gables (site ref 57) is allocated in the Local Plan. The site is small in scale and a planning application has recently been granted on appeal. In contrast, land adjacent to 49 Mansfield Road (ref 45) is much larger and, given the highways and infrastructure issues, the scale of development that has already occurred in Spion Kop and the fact that the housing target for Warsop Parish can be met through commitments and sites with a resolution to grant, it is not considered that this represents sustainable development and it is not recommended that it is allocated.

Church Warsop Sites (205, 206 and 207)

- 9.39 These sites lie to the north of the settlement of Church Warsop to the west of the A60. There is reasonable access to the M1 (J29a/30) although access to employment and facilities is more limited for this scale of development. Cumulatively they will provide a substantial number of new dwellings, and potentially support new services and open space; these would help support the vitality of Church Warsop but the scale of development, in addition to commitments and sites with resolutions to grant planning permission, would conflict with the settlement hierarchy being proposed in the Local Plan.
- 9.40 Church Warsop includes a conservation area and a number of listed buildings; the sites would have an impact on the setting of these and an assessment would be required to establish the degree of harm and the possibility for mitigation. The sites are located in a higher value 'conserve' landscape but only include Grade 2 agricultural land. Given the potential scale, there would also be a need for substantial improvements to junction along the A60.
- 9.41 As noted above, there are sufficient committed sites (including resolutions to grant) in Warsop Parish to deliver the housing target plus a buffer of around 38%. As such no additional allocations are recommended. It is also noted that these sites will have an impact on the highway network, landscape and heritage of the area and would conflict with the proposed settlement hierarchy in the Local Plan.

Strategic Sites

Pleasley Hill Farm (refs 52, 74c and 170)

- 9.42 Together these three sites could provide over 900 new homes, 1.7ha of employment land and additional land to provide retail floorspace in the form of a new local centre. They have excellent access to the MARR and M1 and public transport can be accessed on Chesterfield Road. They are close to employment opportunities (on site and at Millenium Business Park and Penniment Farm) and there is some potential to connect the site into the strategic GI network.
- 9.43 However, the site is in a higher value landscape and includes the loss of a substantial amount of Grade 2 agricultural land. The potential for regionally significant archaeology has been identified on site. Development of the site will also lead to an increase in the coalescence between the Mansfield urban area and the settlement of Pleasley.

- 9.44 The worsening of air quality in the area was identified by consultees. A study was commissioned into the impact on air quality in Mansfield district⁹. This found that the level of growth associated with the proposed scale of growth would not result in a significant impact on local air quality.
- 9.45 Of the three sites, two (refs 52 and 74c) are being promoted as one. The third site (ref 170) has independent access via Wharmby Avenue although a connection through the adjacent site to the MARR is likely to be required. Whilst the MARR and public transport provides good opportunities to reduce the impact on the highways, a number of junctions will require improvements. The total contribution from the three sites to these improvements is estimated at around £5.4 million pounds. Overall the site is currently not considered viable but overall the site is considered to be of medium risk.
- 9.46 In conclusion it is recommended that the three sites are allocated as a strategic site in the Local Plan. The benefit of development in a location adjacent to the MARR which includes on-site employment and retail is considered to outweigh the harm to the landscape and loss of grade 2 agricultural land. An archaeological assessment will be required as part of a planning application to identify and appropriately protect areas of value. Work will be undertaken with the full range of partners to explore ways of bringing the site forward.

Land off Jubilee Way (ref 76)

- 9.47 The site is located on the eastern edge of the Mansfield urban area close to the location of the former Crown Farm colliery. It includes a number of different uses including a rugby club and golf courses although a large part of the site is currently unused expect for informal amenity access.
- 9.48 The site has the potential to provide substantial green infrastructure and sports benefits related to the provision of improvements to the golf course, rugby club and connections to nearby strategic green infrastructure and connections to the national cycle network.
- 9.49 The SA highlights that there are major impacts on the nearby Strawberry Hills Heath SSSI, local wildlife site and potential nightjar and woodlark habitat. However, no built development will be located within SSSIs and the impact on the ppSPA can be mitigated and managed following provision of a site specific assessment. There will be a loss of a local wildlife site; this is unavoidable due to the need to provide employment land. Mitigation and compensation for this loss will be required. The risk of flooding from surface water run-off can be managed through the provision of Sustainable Urban Drainage.
- 9.50 There are few links to other nearby potential development sites although the site includes some on-site infrastructure. Land levels on site vary greatly and substantial levelling works will be required to create development platforms. There are also a number of landowners although all have formally agreed to promote the site as one. Given this, and the scale of ecological mitigation work likely to be required, the site has been identified as a higher risk scheme.

⁹ <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=10047&p=0>

- 9.51 There is reasonable access to the MARR and good links to nearby employment opportunities and the proposal also includes an extension to the Crown Farm employment area. Some junctions nearby are at capacity and required improvements have been identified. There are cycle connections to the north and south and access to these could be improved.
- 9.52 Whilst there are areas of higher value 'conserve' landscape on the site the entirety of the area to be developed is in the lower value 'restore and create' landscape. Development has the potential to positively address existing issues regarding anti-social behaviour, damage to sensitive wildlife sites, restore and create new habitats, and provide improved ecological connections to nearby woodland and heathland. The site is shown as Grade 3 agricultural land on mapping and in the SA; it is understood, however, not to be agricultural land and is associated with the former colliery.
- 9.53 Given the scale of the site and the extent of works required it is recommended that the site be allocated as a long term strategic site in addition to the housing supply required.

Warren Farm (refs 56 and 188)

- 9.54 These two sites could provide around 1200 new homes and 150 sheltered accommodation/ high dependency beds; a small amount of retail is also proposed on site 56. While the sites are being promoted separately it is considered that site 188 does not form a logical extension to the Mansfield urban area without site 56.
- 9.55 Although the sites include the loss of only grade 3 agricultural land, provide retirement accommodation and could potential link in with the strategic GI corridor along the River Maun there are a number of significant drawbacks.
- 9.56 The sites are likely to require substantial improvements to nearby junctions, which may not be possible, and have poor access to the MARR/M1. Whilst site 188 is reasonably close to the Crown Farm industrial estate there is limited access to employment from the main part of the site. A listed building is located on site 56 and a Scheduled Monument located to the north; the presence of archaeology was also identified by consultees.
- 9.57 Overall, the sites do not form a logical extension to the settlement unless the New Mill Lane sites are already allocated or developed. The substantial junction improvements that would likely be required and the impact on designated heritage assets mean that it is recommended that neither site is allocated.

Peafield Lane (refs 48, 50, 67 and 187)

- 9.58 Collectively these sites could provide over 1500. Due to the nature of the sites it is considered that two different options have been assessed; land to the north of Peafield Lane (sites 48 and 50 – a total of around 460 homes) and land to the south of Peafield Lane (sites 67 and 187 – a total of 1080 homes). It is noted, however, that site 67 could come forward independently of site 187.

- 9.59 These four sites have poor access to the MARR in comparison to other sites considered and would impact on the heavily congested A60 corridor; if taken forward together further work would be needed to assess the impact and then identify and fund a feasible solution. There would also be concerns about the access arrangements onto Peafield Lane given the proximity of access points.
- 9.60 Both options involve the loss of Grade 3 agricultural land but are located in a higher value 'Conserve and Reinforce' landscape. No employment land is proposed, and would not likely to be attractive in this location, although site 187 does include proposals for a small amount of convenience retail.
- 9.61 The sites are some distance from existing employment areas and town centres. In addition, there is limited evidence of deliverability; the promoter of site 50 did not attend the developer surgery that was held although as noted above options to the south of Peafield Lane could proceed separately. Although the sites are near to the Maun Valley green corridor (to the south) and Manor Park (to the west across the A60), the potential to connect to existing green infrastructure network is more limited compared to the sites on New Mill Lane.
- 9.62 In conclusion it is recommended that the neither of the options on Peafield Lane are allocated in the Local Plan.

Conclusion

- 9.63 As set out above, there is a need to allocate between **1365 and 2015 new homes** (1153 to 1738 in Mansfield and 212 to 277 in Warsop Parish) outside of the existing settlement boundaries. A number of strategic and non-strategic sites that were identified through the HELAA process were further assessed against the following criteria:
- Highways and Public Transport;
 - Green Infrastructure and Environment;
 - Ability to contribute to meeting infrastructure requirement;
 - Economic Benefit;
 - Deliverability;
 - Flood Risk; and
 - Heritage

Account was also taken of the comments made by consultees during public consultation on the Consultation Draft (2016) and the Preferred Options (2017).

9.64 In total, the non-strategic sites could deliver 1853 new homes (1453 in Mansfield urban area and 400 in Warsop Parish). This means a total housing supply, before any contribution from the strategic sites, of 7413 new homes; this would deliver the housing target of 6500 and a 14% buffer.

9.65 It is noted that delivery of the larger strategic sites is more uncertain. There are concerns about the viability of the sites and there is a substantial amount of work required before the sites can deliver new homes. However, not allocating the sites makes it harder to access funding which may help bring sites forward and further work is underway to explore the viability position.

9.66 It is also noted that the two strategic sites recommended for allocation in the Local Plan offer opportunities for new employment land which meets an aspiration of the council. There are fewer options for the supply of employment land and without these sites it will be harder to achieve the amount of employment land required.

9.67 Including the strategic sites there is a total supply of 8367 new homes. This equates to a total buffer of 28% over the Housing Target of 6500. It is considered appropriate to include the strategic sites as allocations for the following reasons:

- Helps provide additional employment land in accessible locations attractive to the market;
- Provides additional homes increasing the available buffer of allocated sites;
- Provides sites which can be developed in the longer term; and
- Helps deliver the growth aspirations of the council.

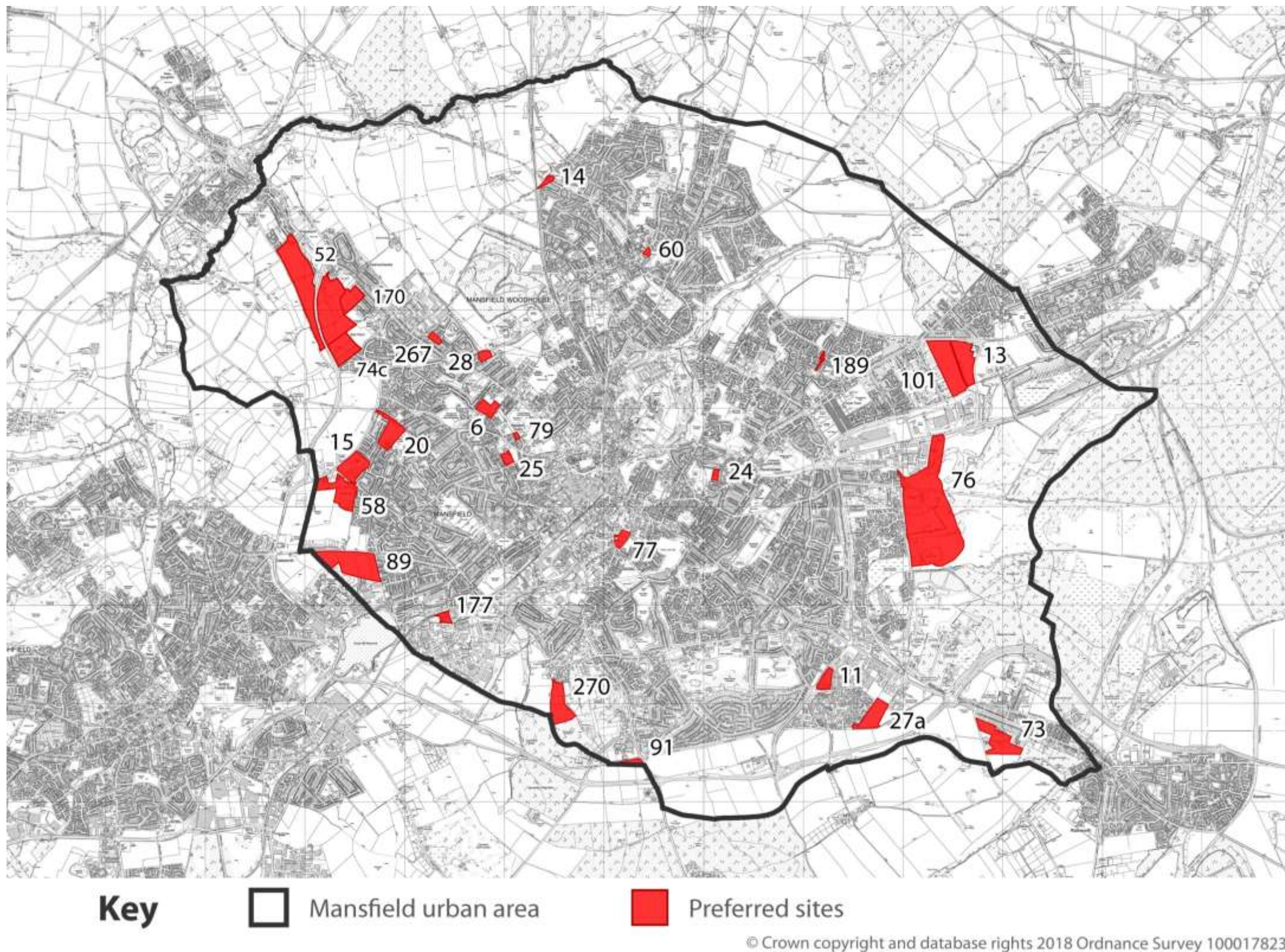
Table 6 – Total Housing Supply

	Mansfield Urban Area	Warsop Parish	Total
Target	5850	650	6500
Completions (net)	1256	287	1544
Deliverable Planning Permissions	2927	132	3064
Windfall	342	38	380
Within Settlement	526	46	572
Edge of Settlement	1453	400	1853
Strategic Sites	959	0	959
Total Supply	7463	903	8367

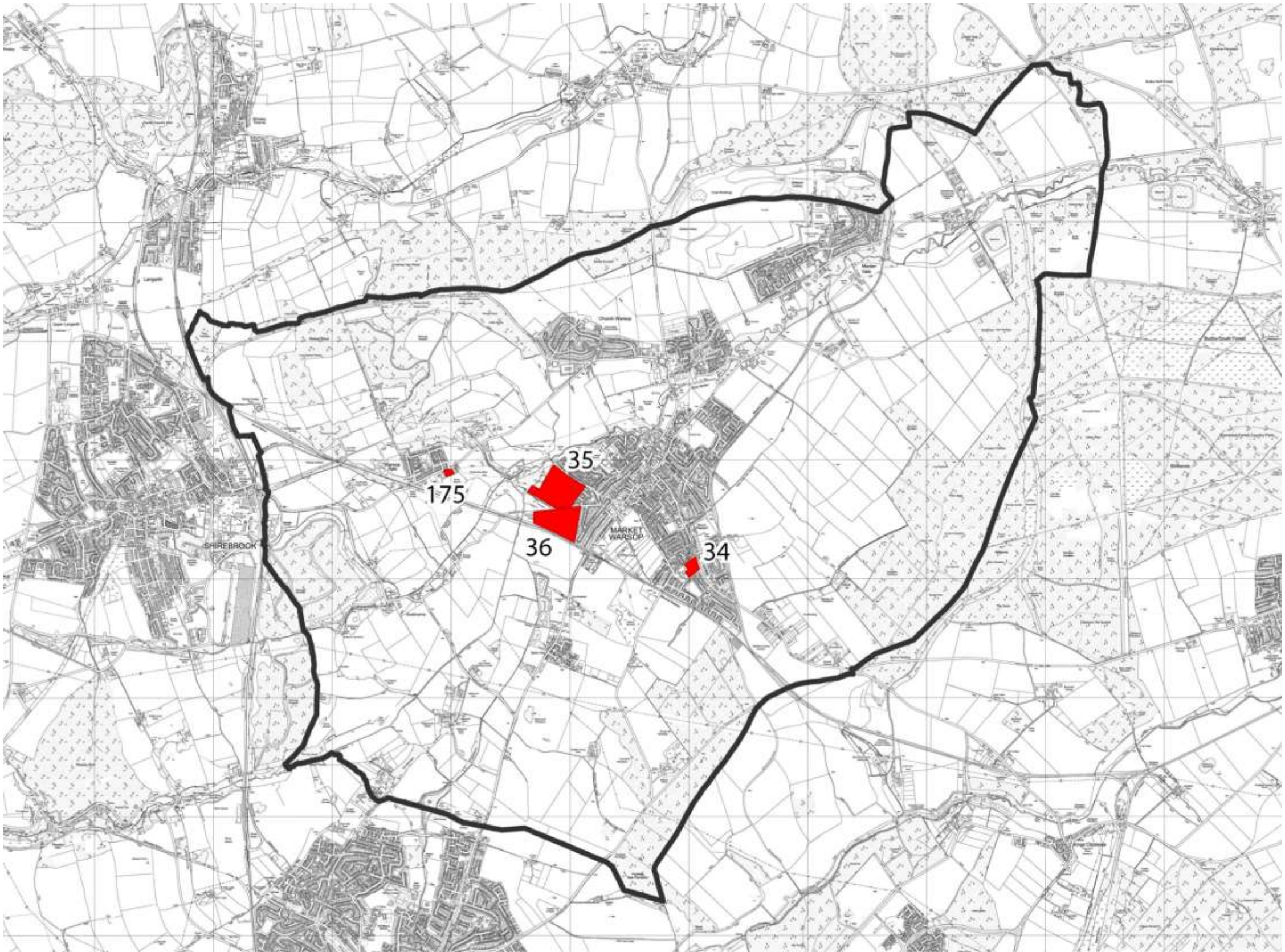
10 Maps of Proposed Allocations

The following maps show the location of the proposed allocations, both within and adjoining the settlements. Please note that sites with extant planning permission are not shown.

Map 3 – Proposed allocations in the Mansfield urban area



Map 4 – Proposed allocations in Warsop Parish



Key  Warsop Parish  Preferred sites

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Appendix A – Sites with Planning Permission

The tables below show the sites with extant planning permission that are considered to be deliverable during the plan period. Please note that this shows the total number of homes on site; a number of these may already include completions.

Market Warsop – Sites of 5 or more homes

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

Market Warsop – Sites of fewer than 5 homes

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

Mansfield Urban Area – Sites of 5 or more homes

HELAA Ref	Planning Application Ref	Site Name	No. of Homes
2	2015/0712/NT	Former Mansfield General Hospital	54
13	2014/0373/NT	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)	190
27b	2015/0181/ST	Land off Sherwood Oaks Close	46
80	2013/0435/ST	Land North of Skegby Lane	150
81	2015/0502/ST	Penniment Farm (Housing)	430
85	2013/0426/ST	Land off Quarry Lane	17
86	2014/0715/ST	Land at the corner of Quarry Lane, Mansfield.	21
90	2010/0089/ST	Lindhurst	1700
92	2014/0147/ST	Pleasley Hill Regeneration Area	151
95	2013/0288/ST	Vauxhall Garage	41
96	2013/0622/ST	Land at Hermitage Lane	25
97	2014/0128/NT	Land to the rear of 183 Clipstone Road West	12
103	2013/0593/NT	Park Hall Farm	130
106	2012/0350/ST	Former Mansfield Sand Co	107
107	2015/0316/ST	20 Abbott Road	8
109	2015/0082/ST	Land off Sutton Road	10
110	2014/0643/NT	Land to the rear of 5 Welbeck Road	10
111	2015/0264/ST	22 St John Street	8
113	2014/0216/ST	284 Berry Hill Lane	5
155	2003/0768/ET 2007/0462/ST 2012/0050/ST	Berry Hill Hall	38
156	2014/0719/ST	Former Miners Offices	18
157	2012/0442/NT	The Ridge	43
158	2007/1120/NT	Land off Sandlands Way	251
159	2014/0162/NT	Birchlands/Old Mill Lane	9
160	2012/0100/NT	32 Warsop Road	5
163	2012/0433/NT	Development off Debdale Lane	90
164	2014/0018/NT	Former garage site Alexandra Avenue	5
166	2007/1125/NT	Land off Portland Street (West)	32
167	2013/0212/ST	Poppy Fields	64
168	2013/0555/ST	10A Montague Street	8

Mansfield Urban Area - Sites of fewer than 5 homes

Planning Application Ref	Site Name	No. of Homes
2008/0595/ST, 2010/0310/ST	Penniment Lane, Mansfield.	1
2013/0502/NT	New Toll Bar Cottage, Radmanthwaite Road, Pleasley.	1
2013/0142/NT	Woburn Lodge Land to the rear of 3, Woburn Lane, Pleasley.	1

Planning Application Ref	Site Name	No. of Homes
2009/0503/ST, 2011/0224/ST	Adj Lake View, Lichfield Lane	2
2007/0207/ST	Berry Hill Mews	1
2015/0070/ST	2, Litchfield Lane, Mansfield.	1
2014/0414/ST	435 Nottingham Road Mansfield	2
2014/0488/ST	Land adj 39, Lichfield Lane, Mansfield.	1
2015/0482/ST	Land adjacent 34, Chatsworth Drive, Mansfield.	1
2013/0071/ST	Land Adj to 36 Bonington Road	2
2009/0289/ST	Averham Close Mansfield	1
2013/0343/ST	Averham Close, Mansfield. (Garage site).	3
2014/0201/ST	Former Garage site adj to 17, Brown Street, Mansfield.	3
2010/0354/ST	Rear of 48, Broomhill Lane, Mansfield.	3
2011/0443/ST	54 Westfield Lane, Mansfield	2
2013/0536/ST	Land adjacent 6, Devon Drive, Mansfield.	1
2015/0007/ST	64, Howard Road, Mansfield.	1
2015/0108/ST	Land adjacent 58, Titchfield Street, Mansfield.	2
2012/0165/NT	62, Woodhouse Road, Mansfield.	1
2015/0008/NT	Regency House 3 Watson Avenue Mansfield	2
2014/0177/NT	4, Woodhouse Road, Mansfield.	1
2013/0438/ST	Land at the rear of 142, Southwell Road West, Mansfield. New address will be Jenny Beckett's Lane.	1
2014/0282/ST	6 Clifton Grove Mansfield	2
2011/0707/ST	Land adj 9A, Grange Avenue, Mansfield.	1
2015/0176/ST	Hermitage House the Hermitage, Mansfield.	2
2014/0229/NT	100, Leeming Lane North, Mansfield Woodhouse.	1
2014/0397/NT	Land at side of 19, Ashwell Avenue, Mansfield Woodhouse.	2
2014/0589/NT	130 Leeming Lane North Mansfield Woodhouse	3
2016/0045/NT	206, Leeming Lane North, Mansfield Woodhouse.	1
2012/0263/ST	Land adjacent to 52 Windsor Road, Mansfield.	1
2013/0222/ST	34, Chaucer Street, Mansfield.	2
2014/0096/ST	8, Browning Street, Mansfield.	2
2014/0415/ST	35 Burns Street, Mansfield.	2
2015/0162/ST	44, Chaucer Street, Mansfield.	2
2015/0341/ST	Ladybrook Fish Bar, Simpson Road, Mansfield.	1
2008/0673/ST	Rear of 20 Heath Avenue	1
2012/0067/ST	Land at Derwent Avenue, Mansfield.	4
2012/0244/ST	Land at Derwent Avenue, Mansfield.	1
2012/0281/ST	Land at Derwent Avenue, Mansfield.	1
2013/0478/ST	The Laurels, 317-319, Eakring Road, Mansfield.	2
2014/0106/ST	Land off Southwell Road West, Mansfield.	3
2011/0493/ST	Adjacent 23 Lindhurst Lane, Mansfield	1
2011/0263/ST	Land adj 20, Columbia Avenue, Mansfield.	1
2012/0374/ST	70, Lindhurst Lane, Mansfield.	1

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

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

Planning Application Ref	Site Name	No. of Homes
2014/0365/ST	84, Nottingham Road, Mansfield.	1
2014/0486/ST	94, Nottingham Road, Mansfield.	1
2015/0320/NT	21, Albert Street, Mansfield.	2
2015/0367/NT	23, Church Street, Mansfield.	2
2015/0478/NT	14, Leeming Street, Mansfield.	3
2015/0523/NT	11, Bridge Street, Mansfield.	1
2010/0531/ST	52, Eakring Road,	1
2013/0053/ST	54, Eakring Road / 1 Hall Street, Mansfield.	2
2015/0346/ST	Land adjacent to 1, Abbey Road, Mansfield.	1
2014/0651/ST	Land to the rear of 59-67, Southwell Road West, Mansfield.	3
2008/0571/ST	194, Southwell Road East, Rainworth	1
2011/0287/ST	178 Southwell Road East	3
2010/0541/ST	Three Thorn Hollow Farm Blidworth Lane Rainworth	2
2010/0133/ST	89A Nottingham Road	1
2014/0198/ST	Land adjacent 16, Sheringham Drive, Mansfield.	1
2012/0480/ST	Land adjacent to 14, Fisher Lane, Mansfield.	2
2014/0213/ST	Rear of 89, Nottingham Road, Mansfield.	1
2014/0146/ST	Land off Berry Hill Close, Mansfield.	1
2014/0624/ST	55, Cromwell Street, Mansfield.	3
2008/0817/NT	Debdale Hall Cottage, Debdale Lane, Mansfield Woodhouse.	2
2001/0801/WT	1a, Balmoral Drive, Mansfield.	2
2011/0314/NT	The Laurals, Debdale Lane, Mansfield Woodhouse. Was Wharf Cottage.	4
2012/0003/NT	182 Chesterfield Road North, Mansfield	2
2011/0727/NT, 2015/0235/NT	Debdale Hall Farm Buildings and Stables, Debdale Lane, Mansfield	4
2012/0325/NT	106, Chesterfield Road North, Mansfield.	2
2012/0508/NT	116-120, Chesterfield Road North, Mansfield.	2
2013/0128/NT	108, Chesterfield Road North, Mansfield.	1
2014/0073/NT	Land at 19, Beech Hill Crescent, Mansfield.	2
2015/0429/NT	Debdale Hall Farm, Debdale Lane, Mansfield Woodhouse.	1
2015/0422/NT	112A - 114 Chesterfield Road North Mansfield	4
2011/0356/NT	Land at the Grange, 56 Priory Road, Mansfield Wood	1
2011/0647/NT	Land Adjacent The Gables, Northfield Avenue, Pleasley Vale	1
2012/0403/NT	55, Vale Road, Mansfield Woodhouse.	4
2014/0009/NT	Land adj 47, Grove Street, Mansfield Woodhouse.	4
2014/0290/NT	23-25 Station Street Mansfield Woodhouse	3
2015/0554/NT	14 - 18, Station Street, Mansfield Woodhouse.	4
2015/0458/ST	Garages on Mount Pleasant, Mansfield.	4
2013/0412/ST	Land at Western end of Mount Pleasant	4

Planning Application Ref	Site Name	No. of Homes
2011/0166/ST	61 West Gate Mansfield	2
2014/0597/NT	Land at 2, Jennison Street, Mansfield	2
2013/0414/ST	37, Westfield Lane, Mansfield.	2
2012/0525/NT	Land adjacent to 58, Chesterfield Road South, Mansfield.	1
2011/0543/NT	Land off West Hill Drive, Mansfield.	1
2013/0269/ST	65, West Gate, Mansfield.	2
2014/0313/ST	39, Westfield Lane, Mansfield.	2
2014/0379/ST	75-79, West Gate, Mansfield.	3
2015/0296/ST	12, St John Street, Mansfield.	1
2015/0541/NT	Avondale, 3, Oak Bank Close, Mansfield.	1
2013/0414/ST	37, Westfield Lane, Mansfield	3

Appendix B – Windfall Study

Introduction

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

Definition of windfall sites

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

Windfall sites as a source of housing land supply

- B5 Windfall sites can make an important contribution towards the districts housing land supply through delivering additional housing in addition to planned development opportunities.
- B6 The NPPF and PPG set out that, where justified, windfall sites can contribute towards housing supply. The NPPF states that local planning authorities may make an allowance for windfall sites in the five-year housing supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. In these circumstances an allowance can be included; however, it should be realistic having regard to the SHLAA/HELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. The PPG indicates that broad locations in years 6-15 could include a windfall allowance based on geographical area.

Study Methodology

B7 The study:

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

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

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

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

- 2- Analysis of historic trends to identify:

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

Avoiding Duplication

B10 As stated above, sites submitted through previous studies undertaken to identify housing land such as the Strategic Housing Land Availability Assessment (SHLAA) will be removed from the assessment for sites.

B11 The NPPF (paragraph 48) does allow for windfall sites to be included in the five year housing land supply. This can be done by showing compelling local evidence that windfall sites are delivering and that double-counting has been avoided. To avoid duplication the analysis will look at all previous windfall sites and will not

include any sites identified in the HELAA and the previous SHLAA's. By discounting these sites at the start of the analysis a robust figure will be produced that will feed into the Housing Trajectory.

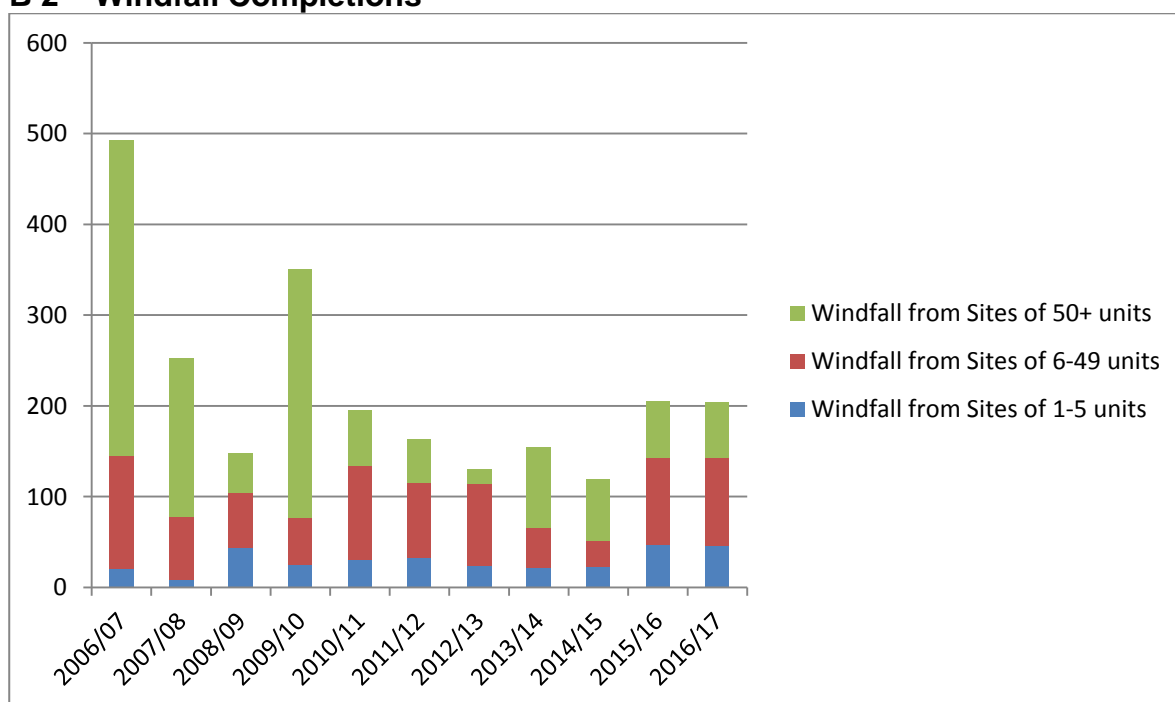
Study findings

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

B 1 – Windfall Completions

Year	Windfall from sites of			Total Windfall Built
	1 5 units	6 49 units	50+ units	
2006/07	21	124	347	492
2007/08	9	69	174	252
2008/09	44	60	43	147
2009/10	25	52	273	350
2010/11	31	103	61	195
2011/12	33	82	48	163
2012/13	24	90	16	130
2013/14	22	44	88	154
2014/15	23	28	68	119
2015/16	47	96	62	205
2016/17	46	97	61	204
Average Windfall Built (rounded)	30	68	76	219

B 2 – Windfall Completions



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

B 3 - Contribution of windfall to total housing completions

Year	Total Homes Built	Allocations	Windfall from sites of			Total Windfall	% of Total Homes Built
			1 5 Units	6 49 Units	50+ Units		
2006/07	640	70	21	124	347	492	76.9%
2007/08	308	43	9	69	174	252	81.8%
2008/09	255	79	44	60	43	147	57.6%
2009/10	469	88	25	52	273	350	74.6%
2010/11	371	125	31	103	61	195	52.6%
2011/12	306	121	33	82	48	163	53.3%
2012/13	208	74	24	90	16	130	62.5%
2013/14	297	136	22	44	88	154	51.9%
2014/15	255	120	23	28	68	119	46.7%
2015/16	391	156	47	96	62	205	52.4%
2016/17	373	153	46	97	61	204	54.7%
Average	271	37	30	68	76	219	80.8%

Brownfield/greenfield split and location

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

B15 The location of windfall sites shows that there is an even distribution of sites through the district showing that there is no focus on a certain area for development. This can be interpreted that development will continue to come forward throughout the district as there is no concentration in a specific area.

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

B 4 – Location of Windfall

	50+		6 49		1 5		
Year	M'field	Warsop	M'field	Warsop	M'field	Warsop	Total
2006/07	347	0	124	0	13	8	492
2007/08	164	10	69	0	9	0	252
2008/09	36	7	60	0	36	8	147
2009/10	238	35	52	0	22	3	350
2010/11	38	23	101	2	23	8	195
2011/12	46	2	58	24	21	12	163
2012/13	4	12	25	65	23	1	130
2013/14	57	31	20	24	22	0	154
2014/15	48	20	14	14	23	0	119
2015/16	60	2	67	29	43	4	205
2016/17	61	0	80	17	44	2	204
Average	100	13	61	16	25	4	234

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

B 5 – Brownfield/Greenfield Split of Windfall

	Mansfield				Warsop				Total
Year	Brown	Green	Mixed	Total	Brown	Green	Mixed	Total	
2006/07	480	4	0	484	8	0	0	8	492
2007/08	231	11	0	242	10	0	0	10	252
2008/09	102	30	0	132	15	0	0	15	147
2009/10	181	131	0	312	37	1	0	38	350
2010/11	140	22	0	162	33	0	0	33	195
2011/12	118	7	0	125	12	26	0	38	163
2012/13	84	8	0	92	14	24	0	38	130
2013/14	88	11	0	99	31	24	0	55	154
2014/15	49	36	0	85	21	13	0	34	119
2015/16	107	63	0	170	6	29	0	35	205
2016/17	157	28	0	185	4	15	0	19	204
Average	158	32	0	190	17	12	0	29	234

Using the Assessment to produce a windfall contribution

B18 Using the analysis above, it will need to be considered what level of contribution can be assumed to contribute to the housing trajectory from windfall. As the council moves toward producing a yearly HELAA it is more likely that the larger sites will, in future be picked up; a number of them have already been identified in the HELAA

and will be allocated in the Local Plan. As such no contribution from sites of over 50 homes would be assumed.

B19 Following this analysis it was decided an inclusion of 20% of the average from brown field sites of between 6-49 dwellings from the analysis could be included in the housing trajectory. This results in a contribution of 14 units per year.

B20 It is accepted that sites below 5 dwellings will not be picked up through the HELAA process so it was agreed that 80% of the average for this categories would be included in the housing trajectory figure. This is 24 units a year.

B 6 – Proposed Windfall Contribution

Size of Site(no. of dwellings)	Average Windfall (2006 2017)	% Contribution to Supply	Annual Contribution to supply
50+	110	0	0
6 - 49	76	20	14
5 and under	30	80	24

Future Trends

B21 Due to its nature, windfall sites deliver varying amounts of housing year-on-year, this makes it difficult to predict and make allowances for in the housing trajectory. The future contribution of windfall to housing delivery in Mansfield will be influenced by a number of factors including:

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

B22 The HELAA annual review process (including live “call for sites”) will proactively aim to identify sites which would otherwise come forward as windfall sites

B23 However, it is important to note that the HELAA does not assess small sites that would yield less than 5 units but consistently these sites are delivering a steady supply of windfall.

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

B24 The development of the large greenfield urban extension at Lindhurst over the next five years may have some impact on reducing demand for developments on brownfield sites within the district. It is difficult to quantify the extent of such an impact and is likely to impact on larger sites more than smaller sites.

B25 One other factor that may affect the delivery of windfall site is the economy. Through the analysis of the data it can be shown that an economic down turn has

limited impact on the delivery of windfall sites. As such it would not be needed to make any adjustments to allow for future economic events.

Conclusion

- B26 The analysis set out above shows that windfall sites have consistently made a significant contribution to housing delivery in the district over the period 2006 to 2017 with an annual average completion rate of 219 units which equates to 80.8% of total completions. Even after allowing for the potential impact of the urban extension at Lindhurst on the local housing market and the proactive site identification process of the HELAA it is considered reasonable to assume that windfalls will continue to come forward.
- B27 Whilst it is not considered justifiable to include a windfall allowance of 100% for larger housing sites since developable sites of 6 or more dwellings will have been identified in the HELAA (or in future annual updates). It would be justifiable to include a 20% allowance from sites between 6 – 49 dwellings, as unidentified sites may come forward that are not captured during the HELAA process.
- B28 In Mansfield District a significant level of housing development has historically come forward on small sites of under 6 dwellings, which fall below the defined HELAA site size threshold. Such developments have mainly been small infill sites, changes of use and conversions. It is therefore proposed to include a windfall allowance for smaller developments falling below the defined HELAA threshold of 6 dwellings.
- B29 Completions will comprise developments of 1-5 net additional homes but will exclude development on residential gardens, allocated sites and rural exception sites.
- B30 A windfall allowance will be made in the last ten years of the Local Plan onwards in the housing trajectory. This is to avoid double counting against existing unimplemented planning permissions, which are normally valid for 3 years and therefore likely to be completed within this time. This is a total of 38 units per year a total over the plan period of 380 units. This will be split between the Mansfield urban area and Warsop Parish as follows:
- Mansfield urban area – 342 homes
 - Warsop parish – 38 homes

Appendix C – Proposed allocation sites within settlements

Mansfield Urban Area

HELAA Ref	Site Name	Proposed no. of Homes
6	Centenary Road (phase 3)	95
11	Bellamy Road Recreation Ground	40
20	Land at Rosebrook Primary School	134
25	Ladybrook Lane / Tuckers Lane	33
77	Former Mansfield Brewery (part A)	70
79	Land off Rosemary Street	10
189	Land at Holly Road	16
14	Land at Cox's Lane	14
24	Sherwood Close	33
60	Land off Ley Lane	14
177	Hermitage Mill	32
267	Land off Balmoral Drive	35

Warsop Parish

HELAA Ref	Site Name	Proposed no. of Homes
34	Land at Sherwood Street / Oakfield Lane	36
175	Former Warsop Vale School	10

Appendix D – Supporting Information

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

Highways and Sustainable Transport

Mansfield Transport Study (2018)

[http://www.mansfield.gov.uk/article/7930/Transport--Infrastructure#Transport Study](http://www.mansfield.gov.uk/article/7930/Transport--Infrastructure#Transport%20Study)

Public transport route maps

<http://www.stapleford->

[notts.co.uk/Bus%20Timetables Mansfield Warsop Nottingham Hucknall Derby Sherwood Forest Visitor Centre Alfreton Newark Sheffield Chesterfield Bolsover Ilkeston.htm](http://www.stapleford-notts.co.uk/Bus%20Timetables%20Mansfield%20Warsop%20Nottingham%20Hucknall%20Derby%20Sherwood%20Forest%20Visitor%20Centre%20Alfreton%20Newark%20Sheffield%20Chesterfield%20Bolsover%20Ilkeston.htm)

Green Infrastructure and Environmental

Green Infrastructure Study (2018)

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=10049&p=0>

Landscape Character Assessment (2010) and Addendum (2015)

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

Natural England Regional Agricultural Land Classification Maps

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

Community Open Space Assessment (2018)

<http://www.mansfield.gov.uk/article/7923/Green-infrastructure-and-environment>

Habitats Regulation Assessment (2016, 2017 and 2018)

[http://www.mansfield.gov.uk/article/7924/Supporting-evidence#Habitat Regulations Assessment \(HRA\)](http://www.mansfield.gov.uk/article/7924/Supporting-evidence#Habitat%20Regulations%20Assessment%20(HRA))

Infrastructure

Infrastructure Delivery Plan (2018)

<http://www.mansfield.gov.uk/CHttpHandler.ashx?id=10051&p=0>

Economic Benefit

Employment Land Review (2017)

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

Map of existing town/district/local centres

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

Deliverability

Site Selection Technical Paper (August 2018)

Viability Assessment (2018)

Forthcoming

Heritage

Map of designated heritage assets

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Conservation Areas

<http://www.mansfield.gov.uk/article/5815/Conservation-areas>

Heritage Impact Assessment (2018)

[http://www.mansfield.gov.uk/article/7923/Green-infrastructure-and-environment#Heritage Impact Assessment](http://www.mansfield.gov.uk/article/7923/Green-infrastructure-and-environment#HeritageImpactAssessment)

Flood Risk

SFRA (2008) and Addendum (2018)

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

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

Site Selection Technical Paper (August 2018)

Appendix E –Housing Trajectory

Years Remaining				20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1			
Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
Location	Status	Ref	Site Name	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Plan Period	Post Plan	Total
Large Site Completions - Sites not included in HELAA				112	59	83																		254		254
Small Sites – Sites below HELAA threshold (5 dwellings)				27	27	65	92	65	74	74	74													498		498
Windfall Allowance														38	38	38	38	38	38	38	38	38	38	380		380
Mansfield	Permission	1	Former Mansfield Brewery (part B)								5	10	8											23		23
Mansfield	Permission	2	Former Mansfield General Hospital				0	8	46															54		54
Mansfield	Permission	19	Allotment site at Pump Hollow Road							4	20	20	20											64		64
Mansfield	Permission	23	Sandy Lane							10	20	20	13											63		63
Mansfield	Permission	26	Land at Windmill Lane ()								10	13												23		23
Mansfield	Permission	27b	Land off Sherwood Oaks Close								6	20	20											46		46
Mansfield	Permission	54	Former Evans Halshaw site					4	25	25	12													66		66
Mansfield	Permission	59	rear of 28 High Oakham Hill								9	15	15											39		39
Mansfield	Permission	68	Kirkland Avenue Industrial Park									10	10											20		20
Mansfield	Permission	70	Land at High Oakham House								10	10	8											28		28
Mansfield	Permission	75	Former Hosiery Mill Car Park									10	10	9										29		29
Mansfield	Permission	80	Land North of Skegby Lane							30	30	30	30	30										150		150
Mansfield	Permission	81	Penniment Farm (Housing)						25	50	50	50	50	50	50	50	55							430		430
Mansfield	Permission	86	Land at the corner of Quarry Lane						21															21		21
Mansfield	Permission	90	Lindhurst						36	60	60	90	90	90	90	90	90	90	90	90	90	90	90	1236	464	1700
Mansfield	Permission	92	Pleasley Hill Regeneration Area			7	28	29	25	25	25	13												152		152
Mansfield	Permission	94	Bath Mill							7	7	7												21		21
Mansfield	Permission	96	Land at Hermitage Lane						10	10	5													25		25
Mansfield	Permission	97	rear of 183 Clipstone Rd West				3	5	4															12		12
Mansfield	Permission	98	rear of 66-70 Clipstone Rd West				0	5	9															14		14
Mansfield	Permission	99	18 Burns Street						21															21		21
Mansfield	Permission	103	Park Hall Farm (Site A)				7	58	50	25														140		140
Mansfield	Permission	104	Park Hall Farm (Site B)							10														10		10
Mansfield	Permission	105	Land at 7 Oxclose Lane				10	6	1															17		17
Mansfield	Permission	106	Former Mansfield Sand Co								4	10	25	25	25	18								107		107
Mansfield	Permission	107	20 Abbott Road							4	4													8		8
Mansfield	Permission	113	284 Berry Hill Lane				0	4	1															5		5
Mansfield	Permission	156	Former Miners Offices			4	8	3	3															18		18
Mansfield	Permission	157	The Ridge			26	0	0	0	9	8													43		43
Mansfield	Permission	159	Birchlands off Old Mill Lane			1	1	5	2															9		9
Mansfield	Permission	160	32 Warsop Road																					0		0
Mansfield	Permission	164	garage site Alexandra Avenue						5	2														7		7
Mansfield	Permission	165	Ashmead Chambers								8													8		8
Mansfield	Permission	168	10A Montague Street			1	2	1	2	2														8		8
Mansfield	Permission	180	Land adj 27, Redgate Street						7															7		7
Mansfield	Permission	183	Adj 188, Southwell Road East.							7														7		7
Mansfield	Permission	185	52 Ratcliffe Gate							9														9		9

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Mansfield	Permission	199	Yasmee						5	5													10		10
Mansfield	Permission	203	Land at Northfield House							6													6		6
Mansfield	Pending	13	Clipstone Road East / Crown Farm Way							10	25	25	25	25	25	25	25	13					198		198
Mansfield	Pending	14	Land at Cox's Lane							4	10												14		14
Mansfield	Pending	24	Sherwood Close							10	15	8											33		33
Mansfield	Pending	60	Land off Ley Lane							4	10												14		14
Mansfield	Pending	101	Land south of Clipstone Road East								13	25	25	25	25	25	25	25	25	25	25	25	288	25	313
Mansfield	Pending	177	Hermitage Mill								15	17											32		32
Mansfield	Pending	267	Land off Balmoral Drive							15	20												35		35
Mansfield	Live	6	Centenary Lane (phase 3)													10	25	25	25	10			95		95
Mansfield	Live	11	Bellamy Road Recreation Ground													13	13	14					40		40
Mansfield	Live	15	Abbott Road													10	25	25	25	17			102		102
Mansfield	Live	20	Land at Rosebrook Primary School									9	25	25	25	25	25						134		134
Mansfield	Live	25	Ladybrook Lane / Tuckers Lane								13	20											33		33
Mansfield	Live	27a	Land at Redruth Drive											10	25	25	25	25	25	25	18		178		178
Mansfield	Live	28	Debdale Lane / Emerald Close												10	15	7						32		32
Mansfield	Live	52	Pleasley Hill Farm										10	25	25	25	25	25	25	25	25	25	235	425	660
Mansfield	Live	58	Fields Farm, Abbott Road								17	30	30	30	30	30	30	3					200		200
Mansfield	Live	73	Three Thorn Hollow Farm								40	40	40	40	28								188		188
Mansfield	Live	74c	Water Lane												10	25	25	25	25	25	4		139		139
Mansfield	Live	76	Land off Jubilee Way											25	50	50	50	50	50	50	50	50	475	325	800
Mansfield	Live	77	Former Mansfield Brewery (part A)											10	20	20	20						70		70
Mansfield	Live	79	Land off Rosemary Street							10													10		10
Mansfield	Live	89	Land off Skegby Lane												10	25	25	25	25	25	25	25	185	30	215
Mansfield	Live	91	Strip of land off Cauldwell Road							25	17												42		42
Mansfield	Live	170	Land off Wharmby Avenue															10	25	25	25	25	110	15	125
Mansfield	Live	189	Land at Holly Road													6	10						16		16
Mansfield	Live	270	High Oakham Farm (east)											10	10	10	10						40		40
Mansfield	Completed	85	Land off Quarry Lane				0	17															17		17
Mansfield	Completed	102	Old Metal Box Site				14																14		14
Mansfield	Completed	111	22 St John Street				8																8		8
Mansfield	Completed	155	Berry Hill Hall			10	43																53		53
Mansfield	Completed	158	Land off Sandlands Way	77	84	69	21																251		251
Mansfield	Completed	162	Sherwood Rise	11	0	2	12																25		25
Mansfield	Completed	163	Development off Debdale Lane	1	35	41	13																90		90
Mansfield	Completed	166	Land off Portland Street (West)	15	11	0	3	2															31		31
Mansfield	Completed	167	Poppy Fields			24	60																84		84
Mansfield	Completed	179	Land at Union Street				7																7		7
Warsop	Permission	33	Wood Lane (Miners Welfare)							5	10	10	6										31		31
Warsop	Permission	87	Welbeck Farm							5	10	10	7										32		32
Warsop	Permission	176	Moorfield Farm					6	10	9													25		25
Warsop	Permission	182	Oak Garage						9														9		9
Warsop	Permission	204	Elksley House							5	5												10		10
Warsop	Pending	35	Stonebridge Lane / Sookholme Lane						13	25	25	25	25	25	25	37							200		200
Warsop	Pending	36	Sookholme Lane / Sookholme Drive						12	25	25	25	25	25	25	38							200		200
Warsop	Pending	175	Former Warsop Vale School							10													10		10
Warsop	Live	34	Land at Sherwood Street													10	15	11					36		36

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Warsop	Completed	152	Land off Birch Street			10	15	5															30		30		
Warsop	Completed	153	The Royal Estate	23	19	47	26	7															122		122		
Warsop	Completed	154	Land at West St and King St	31	20	2	0	14															67		67		
Gross Completions				297	255	392	373	238	373	412	540	598	543	505	513	539	558	439	417	403	378	327	278	8378	1284	9662	
Losses				2	1	1	6	1															11				
Net Completions				295	254	391	367	237	373	412	540	598	543	505	513	539	558	439	417	403	378	327	278				8367
Cumulative Net Completions				295	549	940	1307	1544	1917	2329	2869	3467	4010	4515	5028	5567	6125	6564	6981	7384	7762	8089	8367				
Annual Requirement				325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325				6500
Cumulative Requirement				325	650	975	1300	1625	1950	2275	2600	2925	3250	3575	3900	4225	4550	4875	5200	5525	5850	6175	6500				
Monitor - no of dwellings above or below annual requirement.				-30	-71	66	42	-88	48	87	215	273	218	180	188	214	233	114	92	78	53	2	-47				
Manage - Requirement taking account of cumulative completions.				325	327	331	327	325	330	327	321	303	276	249	221	184	133	63	-13	-120	-295	-631	-1589				

Appendix F – Flood Risk Sequential Assessment

Background

- F1 Paragraph 100 of the NPPF (2012) requires that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk”. Where development cannot be located in areas away from flood risk it should be safe over the lifetime of the development and not increase the risk of flooding elsewhere. The sequential and exception tests set out in the NPPF and NPPG should be applied to the allocation of sites in local plans to ensure that the risk of flooding to development is avoided wherever possible.
- F2 The NPPF/NPPG sets out three levels of flood risk:
- Zone 1 – low probability of flood risk (1 in a 1000 or less annual probability) this includes all land not in Zones 2 and 3;
 - Zone 2 – medium probability of flood risk (between 1 in a 100 and 1 in 1000 annual probability); and
 - Zone 3 – high probability (greater than 1 in a 100 annual probability or functional floodplain).
- F3 The aim of the Sequential Test is to direct development, wherever possible, outside of flood Zones 2 and 3. Areas affected by other sources (e.g. high risk surface water flooding, groundwater flooding, etc.) should also be avoided, where possible. Strategic Flood Risk Assessments (SFRA) are important for informing the sequential test, particularly in relation to Flood Zone 3, climate change and other flood risk sources.
- F4 An Exceptions test is applied when looking at development areas within zones 2 and 3. This takes into account the specific use (e.g. residential, offices, etc.) and their specific vulnerability to risk. Consideration should also be given to the impacts of climate change.
- F5 Different uses are classified by their vulnerability to flood risk (see NNPG for more details):
- Essential infrastructure;
 - Highly vulnerable;
 - More vulnerable;
 - Less vulnerable; and
 - Water-compatible development.

Establishing the Level of Flood Risk

- F6 Establishing the level of flood risk for each site involves considering information from a range of different sources related to different sources of flooding. This information is then combined through the Sustainability Appraisal (SA) and whether the site would have a positive or negative effect on flooding identified. The sources of information used to inform the SA include:
- Strategic Flood Risk Assessment (SFRA 2008);
 - Addendum to the SFRA (2018/2018);
 - Mansfield Central Area Flood Risk Review, (2018);
 - Mansfield Central Area Hydraulic Modelling Report, (2018); and
 - Environment Agency Flood Risk Maps.

- F7 The SFRA provides a high level overview of flooding issues in Mansfield District. It was commissioned by the District Council from appropriately experienced consultants who worked closely with the Environment Agency to prepare it. Key objectives were to consolidate information on flooding from rivers and other issues (such as areas of concentrated run off and low permeability) to inform the sequential test. Allowances were also made for the potential impacts of climate change.
- F8 The Addendum to the SFRA was produced to ensure:
- The SFRA evidence base for the MDC Local Plan is consistent with changes in the National Planning Policy Framework (NPPF 2012) and other relevant government policy, guidance and legislation;
 - The strategic issue of flood risk with regards to Duty to Co-operate is sufficiently addressed; and
 - The overall document is up-to-date and adequately addresses strategic flood risk and related issues in the district.
- F9 It provides updates to flood risk mapping and gives regard to the Water Framework Directive and the Humber River Basin Management Plan. Preparation of the Addendum included a targeted consultation with key duty-to-cooperate bodies including the Environment Agency, Nottinghamshire Country Park and Natural England.
- F10 The Environment Agency (EA) provides maps showing the Flood Risk Zones, areas at risk of surface water flooding and flooding from reservoirs. These maps are updated regularly. An additional review of flood risk in and around the town centre, including in-depth hydraulic modelling of the River Maun, was also carried out in partnership with the Environment Agency. This provides more detailed advice with regards to key regeneration sites and the town centre more generally. This review applies updated climate change allowances (2017). It shows reductions in flood zones 2 and 3 areas within and around the town centre, but the results are indicative until formally adopted by the EA.

Applying the Sequential Approach

- F11 The tables below set out the sequential assessment of the sites within the settlement boundary which do not already have extant planning permission. As set out in paragraph 6.3 above it is proposed to allocate these sites for residential development in the Local Plan. An assessment of flood risk for sites outside the settlement boundary is undertaken as part of the site schedule (see Appendix H).
- F12 These sites were identified through the Housing and Economic Land Availability Assessment (HELAA). These are sites which were assessed as available, suitable and achievable for development could potentially be allocated in the Local Plan.
- F13 Sites within Flood Zone 3 were excluded from assessment in the HELAA unless only a small part of the site was affected which could be easily excluded from the built-up area of the development, for example by being used as amenity or open space, or developed for a land use with a lower level of vulnerability.
- F14 Sites in Flood Zone 2 were assessed in the HELAA to establish if they were available for development, suitable in terms of other factors (e.g. highway, biodiversity) and achievable.

F15 Overall it is considered that the sites assessed below have passed the sequential test and, where relevant, the exceptions test.

Mansfield urban area sites

Ref	Site Name	SA Findings	Note
6	Centenary Lane (phase 3)	Low risk of fluvial flooding (within FZ1) but low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000) across approximately one-third of the site.	Provision of SuDS would help manage surface water runoff.
11	Bellamy Road Recreation Ground	Low risk of fluvial flooding (within FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) within small areas across the south of the site and adjacent to site along Adams Way.	Provision of SuDS would help manage surface water runoff.
14	Land at Cox's Lane	Potential negative effects. Low risk of fluvial flooding (within FZ1) but low to medium risk of surface water flooding (1 in 1000 and 1 in 100) within small areas across the northeast corner.	Provision of SuDS would help manage surface water runoff.
20	Land at Rosebrook Primary School	Potential negative effects. Low risk of fluvial flooding (within FZ1) and low risk of surface water flooding (1 in 1000) across southeast corner. But also whole of site located within area with low permeability soils which may increase risk of surface water flooding.	Provision of SuDS would help manage surface water runoff.
24	Sherwood Close	No negative impacts: The site has a low risk of fluvial flooding (within FZ1) and/or is outside areas identified as being susceptible to surface water flooding.	
25	Ladybrook Lane / Tuckers Lane	Potential negative effects. Low risk of fluvial flooding (within FZ1) but low to medium risk of surface water flooding (1 in 1000 and 1 in 100) along southern edge. Also adjacent to low to high surface water flooding along Ladybrook Lane.	Provision of SuDS would help manage surface water runoff.

Ref	Site Name	SA Findings	Note
27a	Land at Redruth Drive	Low risk of fluvial flooding (within FZ1). Low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk) covering about one-quarter of the area. Site is located within an indicative area of concentrated run off.	Provision of SuDS would help manage surface water runoff.
60	Land of Ley Lane	Low risk of fluvial flooding (within FZ1). Low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000) covering a majority of the site (approx. 90 percent).	Provision of SuDS would help manage surface water runoff. There is a resolution to grant planning permission; flood risk will have been considered.
77	Former Mansfield Brewery (part A)	One-third of site located within FZ 2 or 3 (as of August 2018) but a recent flood risk review ¹⁰ and flood modelling of the area indicate that FZ2 and 3 areas substantially reduced, even with increase for climate change. Low to high surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) reduced to very small area to the west. Site has potential to deliver wider sustainability objectives.	Direct more vulnerable development uses to areas outside of FZ 3a to pass Sequential Test. Area in flood zone 3 to be retained as open space. Provision of SuDS would help manage flood risk. Consideration should also be given to providing off-site enhancements to culverts.
79	Land of Rosemary Street	Low risk of fluvial flooding (within FZ1). Low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) across eastern area and also adjacent to site.	Provision of SUDs would help manage surface water runoff.
177	Hermitage Mill	Located within FZ 2 and 3 as site is located along the River Maun and to the east of Hermitage pond. Low surface water flood risk (1 in 1000) reduced to very small area within the centre and along southern edge. Site has potential to deliver wider sustainability objectives.	Direct more vulnerable development uses to areas outside of FZ 3a to pass Sequential Test. Area in flood zone 3 to be retained as open space. Provision of SuDS would help manage flood risk. Consideration should also be given to providing off-site enhancements to culverts.

¹⁰ Mansfield Central Area Flood Risk Review, 2018 and Mansfield Central Area Hydraulic Modelling Report, 2018. Flood zones 2 and 3 subject to review and amendments by the Environment Agency in 2019.

Ref	Site Name	SA Findings	Note
189	Land at Holly Road	Low risk of fluvial flooding (within FZ1). Low to medium risk of surface water flooding (1 in 1000 and 1 in 100) across middle of site and also directly adjacent areas.	Provision of SUDs would help manage surface water runoff.
267	Land off Balmoral Drive	No negative impacts: The site has a low risk of fluvial flooding (within FZ1) and/or is outside areas identified as being susceptible to surface water flooding.	

Warsop Parish Sites

Ref	Site Name	SA Findings	Note
34	Land at Sherwood Street / Oakfield Lane	Low risk of fluvial flooding (within FZ1). Low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) across approximately 50 percent of site and also directly adjacent areas.	Provision of SUDs would help manage surface water runoff.
175	Former Warsop Vale School	No negative impacts: Low risk of fluvial flooding (within FZ1) and/or is outside areas identified as being susceptible to surface water flooding. But adjacent to areas of low surface water flood risk to north along Carter Lane.	

Conclusion

F15 A review of the level of flood risk shows that the majority of reasonable alternative sites are at a low risk of fluvial flooding. Of those at a higher risk no built development will be within Flood Zones 2 or 3; any land within these flood zones and forming part of the site can be used as part of the Green Infrastructure provision enabling both protection from flooding and benefits to a range of factors including biodiversity and health.

F16 The main risk of flooding identified is from surface water run-off. A large number of sites are affected by this. Whilst these sites are at a higher risk of flooding it is considered that it would be impossible to meet the Objectively Assessed Housing Need without the inclusion of these sites. Surface water run-off can be mitigated through the provision of Sustainable Urban Drainage (SUDs). SUDs use a variety of different techniques to slow water entering the drainage or river network. The provision of SUDs can also provide opportunities for green infrastructure and biodiversity.

Appendix G – Heritage Assessment

- G1 This appendix identifies the potential impact on the historic environment from the sites within the settlement boundary that do not already have extant planning permission. Sites with planning permission will have already had an assessment of their impact on the historic environment as part of determining the planning application. An assessment for sites outside the settlement boundary is include in the Site Schedule (see appendix X).
- G2 In assessing the impact on heritage the following criteria will be taken into account:
- the proximity of the site to heritage assets (both designated and non-designated);
 - whether the site is located within the setting of a heritage asset;
 - the type(s) of heritage asset affected and their significance; and
 - any potential to enhance heritage assets.
- G3 A view on the potential impact of the site on heritage has been taken by MDC planning officers through the HELAA process with advice from the MDC in-house conservation officer. In addition to this an assessment by a qualified expert has been carried out to look specifically at the proposed development sites. Following the approach in paragraphs 133 to 134 of the NPPF, sites which, on the available evidence, are considered to result in no or less than substantial harm to heritage assets and their settings will be preferred over sites which may cause substantial harm or total loss.

Ref	Site Name	Historic Environment Assessment
6	Centenary Lane (phase 3)	No designated or non-designated heritage assets within the site. Listed buildings located within approximately 400-500m (off Jennison Street and West Hill) but site not likely to have a negative impact, as no likely relevant relationship and there is existing housing in between. No archaeology evidence on site but past evidence is located nearby (Queen Elizabeth School area) but unlikely to be related.
11	Bellamy Road Recreation Ground	No designated or non-designated heritage assets within the site. Berry Hill Park (park and garden of county importance) and listed buildings within Berry Hill Park located 370m to west. No likely relationship with Bellamy Road recreation ground. No archaeology evidence on site but past evidence is located nearby (south of Old Newark Rd).
14	Land at Cox's Lane	No designated or non-designated heritage assets within the site. Listed buildings (Northfield House) located 700m to west and Scheduled Monument (Roman Villa) to west. Both heritage assets separated by railway line; this potentially reduces the impact. Non-designated heritage asset (Sunnydale Farm, Northfield Lane) located directly adjacent to the northwest of site; potential for impact. No archaeology evidence on site but past evidence is located nearby (200m east and 80m south). Planning application (2017/0646/FUL) has been submitted.

Ref	Site Name	Historic Environment Assessment
20	Land at Rosebrook Primary School	No designated or non-designated heritage assets within the site. Listed building (Intake Farm Primary School) located 700m to southeast but dense built-up area in between. Archaeological evidence on site and within general area; an archaeological assessment is recommended.
24	Sherwood Close	No designated or non-designated heritage assets within the site. Listed building (Church of St Lawrence) located 190m to south; unlikely to be an impact. Site part of former disused railway line and prior to that arable land. Archaeological evidence on site and within general area; an archaeological assessment is recommended.
25	Ladybrook Lane / Tuckers Lane	No designated or non-designated heritage assets within the site. Within approximately 260m of two conservation areas, the Mansfield town historic settlement core and several listed buildings; unlikely to have impact on designated heritage assets. Nearest non-designated assets (Friends Meeting House) 260m to northeast; unlikely to have impact. No identified archaeological evidence on site or within general area.
60	Land of Ley Lane	Assessed in Heritage Impact Assessment (2018), indicating negligible impact on the character of the conservation area, apart from change of use of land from open space to housing. Also within close proximity to existing archaeological evidence. Recommended mitigation: The pattern of new development should respect the underlying historic development form to the street, so that it does not create a discordant impact, adopting the dominant pattern of built-up frontage with long narrow plots, Magnesian limestone frontage of two-storey buildings, with house plots running perpendicular to the main frontage. A planning application was submitted and there is a resolution to grant subject to a s106 (2017/0047/FUL).
77	Former Mansfield Brewery (part A)	No designated or non-designated heritage assets within the site. Within close proximity of several listed buildings/structures and non-designated heritage assets (e.g. Titchfield Park, Make-it Centre, Rock Houses Ratcliffe Gate, King Arms Public House, Rattcliffe Gate and others). Within close proximity to Mansfield Town historic settlement core, Nottingham Road Conservation Area, and Bridge Street Conservation Area. Potential impact given proximity to so many heritage assets. Also nearby archaeological evidence; an archaeological assessment is recommended. As this is a derelict site, it has potential to enhance the nearby historic environment.

Ref	Site Name	Historic Environment Assessment
79	Land of Rosemary Street	No designated or non-designated heritage assets within the site. Within approximately 260m of two conservation areas, the Mansfield town historic settlement core and several listed buildings. Nearest non-designated assets (Friends Meeting House) 160m to east. No identified archaeological evidence on site or within general area.
177	Hermitage Mill	Hermitage Mill is a grade II listed building and located within the site. Also located adjacent to Grade II listed structure (railway bridge). Archaeological evidence on site and adjacent to site (southeast corner); an archaeological assessment is recommended. Requires further assessment with regards to heritage impact and potential for mitigation.
189	Land at Holly Road	No designated or non-designated heritage assets within the site. Within approximately 280m to listed building (Kingsway Hall grade II) but dense housing in between site. No identified archaeological evidence on site or within general area.
267	Land off Balmoral Drive	No designated or non-designated heritage assets within the site. Within approximately 280m to listed building (Debdale Hall grade II) but arable land and dense housing in between site. Within 670m of non-designated heritage assets associated with Queen Elizabeth School). Unlikely to have a negative impact. No identified archaeological evidence on site but there is evidence near to Debdale Hall.
34	Land at Sherwood Street / Oakfield Lane	No designated or non-designated heritage assets within the site or within close proximity. No identified archaeological evidence within or near to site.
175	Former Warsop Vale School	No designated or non-designated heritage assets within the site. Located near to three non-designated heritage assets (Warsop Vale colliery Village, Warsop Cottage Farm and William Wood Farm). Potential impact but also potential for enhancement as site currently derelict. No identified archaeological evidence within but some to north, east and west of Warsop Vale settlement and south within SSSI. Site historically developed (former non-designated heritage asset).

Appendix H – Site Selection Schedules

See separate document.