

**Mansfield District Council**

**Housing and Economic Land Availability  
Assessment (HELAA)**

**Findings Report**

May 2017

**[www.mansfield.gov.uk](http://www.mansfield.gov.uk)**



**Mansfield  
District Council**

**Contents**

- EXECUTIVE SUMMARY ..... 1
- 1 INTRODUCTION..... 2
  - 1.1 Scope of the HELAA ..... 2
  - 1.2 Report structure ..... 2
- 2 Findings from stakeholder consultations..... 4
  - 2.1 Stakeholder consultation ..... 4
  - 2.2 Residential property market findings ..... 4
  - 2.3 Industrial development market findings ..... 7
  - 2.4 Transport panel findings ..... 9
  - 2.5 Environmental panel findings ..... 9
  - 2.6 Education infrastructure meeting findings..... 9
- 3 Summary of the HELAA findings .....11
  - 3.1 Introduction .....11
  - 3.2 HELAA methodology .....11
  - 3.3 Summary of all HELAA 2017 sites assessed.....12
  - 3.4 Estimated HELAA housing supply .....19
  - 3.5 Estimated HELAA employment supply .....21
- 4 HELAA housing sites and emerging trajectory.....23
  - 4.1 Introduction .....23
  - 4.2 Strategic site and non strategic housing sites.....23
  - 4.3 HELAA reasonable alternative strategic sites with planning permission .....23
  - 4.4 HELAA reasonable alternative non consented strategic sites.....26
  - 4.5 HELAA reasonable alternative non strategic sites for Mansfield.....27
  - 4.6 HELAA reasonable alternative sites for Warsop Parish .....31
  - 4.7 Brownfield and greenfield HELAA .....33
- 5 Conclusions and next steps.....35
  - 5.1 HELAA conclusions.....35
  - 5.2 HELAA next steps .....35

**Appendices**

- Appendix A Stakeholder consultees
- Appendix B Summary of all HELAA sites
- Appendix C Site Designations

## EXECUTIVE SUMMARY

1. This report sets out the findings of the Housing and Economic Land Availability Assessment (HELAA) 2017. The purpose of this assessment is to identify a future supply of land, which is available, suitable and achievable for housing, and economic development uses over the plan period.
2. Appendix B, which is a stand alone document accompanying this report, includes maps and summaries for all the HELAA sites and outlines the reasons for exclusion or inclusion at each stage of the HELAA process.
3. The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development – that will be for the Local Plan to determine.
4. The National Planning Policy Framework identifies the advantages of carrying out land assessments for housing and economic development. The Green Paper 2017 - Building our Industrial Strategy seeks better alignment of housing, infrastructure and economic plans.
5. This report outlines the feedback received from a range of experts in the housing and economic property markets, infrastructure and environmental specialists. This provides valuable insights into the type of developers, economic and housing market intelligence relevant to the District, infrastructure capacity and constraints and opportunities for enhancement.
6. A total of 174 sites were assessed. Of these 107 sites went through to be considered as reasonable alternatives to inform the HELAA supply pool for housing and economic uses.
7. The HELAA reasonable alternatives supply pool is estimated to yield around 11,300 dwellings – just 4000 dwellings of the supply pool are with planning consent. Some 6,150 dwellings of the supply pool are on five strategic sites, whilst some 4,250 dwellings are on non-strategic sites. Approximately 10% of the HELAA reasonable alternative dwellings supply are classified as brownfield.
8. The HELAA reasonable alternatives supply pool is estimated to yield 34 ha of industrial land, of this almost 20 ha are on sites that have planning permission and just over 14 ha are without planning permission. Around 31,000 sq.m. of retail floor space has been identified. The estimated office space supply comprises over 87,000 sq.m.

# 1 INTRODUCTION

## 1.1 Scope of the HELAA

- 1.1.1 This report sets out the findings stemming from the Housing and Economic Land Availability Assessment (HELAA) for housing, employment, retail and other economic uses relevant to the administrative area of Mansfield District Council (MDC). This report forms part of the evidence base to inform the Mansfield District Local Plan to 2033.
- 1.1.2 The methodology adopted to inform the HELAA is set out in a separate HELAA methodology report and is not repeated here.
- 1.1.3 The HELAA findings report does not in itself determine whether a site should be allocated for development. That will be the role of the Local Plan after taking account of the vision, objectives and wider policy considerations. The HELAA informs the land supply that makes up the reasonable alternative considerations for the Local Plan.
- 1.1.4 The process of undertaking the HELAA assessment<sup>1</sup> takes account of sites from a range of sources and systematically assesses them to arrive at a list of sites considered as 'reasonable alternatives' for development. The HELAA may result in more or less land than the amount of land that is actually assessed as required to meet the needs of the Local Plan.
- 1.1.5 The assessment of balancing the objectively assessed need for housing and employment land requirements (i.e. the need side) with the HELAA (i.e. the supply side) is brought together in a series of Housing, Employment and Retail Technical Papers.
- 1.1.6 The HELAA is prepared at an early stage in the Plan making process, and the level of assessment is proportionate to and compliant with national policy and planning guidance. The evidence included in the HELAA will be refined as sites progress through the planning system.

## 1.2 Report structure

- 1.2.1 This report sets out the findings of the Housing and Economic Land Availability Assessment. The report is structured as follows:
  - Chapter 2 sets out the findings stemming from the stakeholder consultations that took place to inform the HELAA. This is accompanied by Appendix A which lists the various consultees that were engaged to inform the HELAA.
  - Chapter 3 sets out a summary of the assessment findings including the HELAA process, sites excluded at stages 1 and 2 and those sites that make up the HELAA reasonable alternatives supply pool. This chapter is accompanied by a stand alone Appendix B which sets out the HELAA

---

<sup>1</sup> Which considers the availability, suitability, achievability and deliverability of the land supply

2017 findings. This includes maps and a HELAA sheet for each site that was assessed.

- Chapter 4 provides an indicative HELAA trajectory of the reasonable alternative supply pool. This is separated into strategic and non-strategic housing sites. This HELAA trajectory begins to inform the situation with the future housing land supply based on the emerging reasonable alternative HELAA sites.

## 2 Findings from stakeholder consultations

### 2.1 Stakeholder consultation

- 2.1.1 A wide range of stakeholders were consulted to help inform various aspects of the HELAA - including those active in the local residential and commercial property markets, transport and education infrastructure professionals, wildlife and biodiversity professionals, commercial operators of business parks, organisations involved in the assessment of potential site remediation and various MDC officers involved in the development sector.
- 2.1.2 A series of strategic site developer surgeries also took place during spring 2017. Their purpose was to provide further clarification relating to the availability, suitability and achievability considerations for the strategic sites. It was made clear to the promoters, land owners and agents attending the developer surgeries that no decisions have been made as to the preferred options for the Local Plan, and that the purpose of the developer surgeries was to inform the HELAA process.
- 2.1.3 We are grateful for the time and input provided by the various consultees in helping to inform the HELAA. A list of the stakeholder organisations that have supported the HELAA is included in Appendix A.

### 2.2 Residential property market findings

- 2.2.1 Understanding the local development market is important in helping to inform the HELAA assessment such as the type of sites that developers operating in the area are looking for, the rate of build and other development considerations. These are then used to inform our judgement about the HELAA regarding the achievability of sites and their yield rates.
- 2.2.2 We undertook a series of developer and agent interviews and meetings during November and December 2016, which have been collectively termed as the 'HELAA Property Panel'. The purpose of the Property Panel was to provide a professional input into the assessment of the HELAA sites from a housing property delivery perspective based on a local knowledge of the property market in the area. The key findings from the Property Panel discussions are summarised below.

#### Three types of housing developers in Mansfield District

- 2.2.3 There are three different type of developers active in the MDC area at present, these are:
- **Local developers** such as Dukeries Homes, Capita Homes, Rippon Homes, Hymas Homes, Chevin Homes, Linby Homes. This type of developer is generally very local to the Mansfield area, they know the market very well, and tend to build on smaller 'infill' plots, some experimenting with very modern designs, and some including bungalow type dwellings. A number build below the current affordable housing threshold of 14 homes. Dukeries Homes are currently building between 30

– 40 dwellings pa. The general build rate is between 1-3 per month. Densities vary depending on type of development.

- **Regional / National developers** such as Avant Homes, Barratts, Persimmon, Taylor Wimpey, David Wilson, Strawsons, Bellway Homes, Gleeson Homes, Miller Homes. These developers generally prefer to build on greenfield, edge of urban area locations such as the recent Sandlands, Weavers Way, and recently consented Lindhurst site. The target market is mainly larger family housing, attracting both local and new inward investor markets from Nottingham seeking a better value-housing offer. This type of developer tends to develop standard, well-tested products that provide value for money in Mansfield. Current site includes the strategic Lindhurst site south of Mansfield, which is likely to have three developers operating at any one time, building 2-3 dwellings per month. There are other larger consented sites available such as the Penniment Farm site off the MARR to the west of Mansfield, and other sites to the east of Mansfield off Clipstone Road West, and off Skegby Lane which could potentially attract this type of developer (if the land is pitched at the right price). Densities on this type of scheme appear to range from 35 dph to 40 dph.
- **Mansfield District Council** also develops social housing. Since 2010 the council has undertaken a development programme of 215 new homes (54 of which are currently under construction). Of these, 159 have been built for older people including an 84 unit extra care scheme). The remaining properties have been built for families. The council tends to develop on key regeneration sites or other challenging sites which require considerable remediation works. Location preferences of the developers

- 2.2.4 The three types of house builders respond to the market demand by providing a wide range of house types, including family / executive homes, retirement housing / bungalows and smaller start up homes. Thus serving a wide variety of housing needs in the District at a variety of urban and edge of settlement locations.
- 2.2.5 The agent consultation identified that sites providing low cost homes close to and easily accessible by public transport to the town centre were attractive to first time buyers. The local developers noted a high demand in locations close to services and public transport for bungalow type developments to serve the ageing population of the District. The regional developers noted a rising demand for larger family type housing from residents moving out of Nottingham looking for 'value for money' but still able to commute easily using the good accessible bus service to Nottingham.
- 2.2.6 There is clearly a demand for sites within the urban areas of Mansfield and Market Warsop, providing the sites are priced right and along accessible bus corridors. The main demand for these sites is from local developers who have an in-depth understanding of the local market. The demand for the clean 'greenfield' locations is generally from the regional / national developers who have their tried and tested house style products. Their target market is family housing.

## **Build rate assumptions**

2.2.7 The following assumptions informed by the Property Panel and developer consultations have informed the HELAA yield assumptions:

- The general build rate is between 2 – 3 dwellings per month for most developers.
- Assume 2 - 3 developers operating at any one time on the larger strategic sites developing between 20 - 30 dwellings per annum per developer.
- Assume a build rate of 30 dpa for > 15 dwellings
- Assumed a build rate of 10 dpa for < 15 dwellings.

## **Development densities**

2.2.8 Based on developer feedback, the development densities can vary from site to site, but broadly range from:

- Low density range around < 20 – 30 dph,
- Medium density range around 30 – 35 dph,
- Higher density range from 35 – 40 dph > (or more).

2.2.9 Actual densities of development taking place in the District were reviewed to inform the HELAA assumptions (see HELAA methodology report). It is noted by stakeholders that in some parts of the district, particularly where sales values are low, densities are being increased in order to ensure schemes remain viable.

2.2.10 As the majority of sites coming forward in the HELAA are in greenfield locations, the HELAA has assumed a density assumption of 35 dwellings per net hectare for all sites for this strategic plan wide HELAA, but acknowledging that there will be variations at site specific level to reflect local considerations.

## **Development value zones**

2.2.11 Based on a review of evidence and developer feedback, there are three main value zones in MDC (though there are variations within these):

- Highest value zone, and the area in most demand, is in the Berry Hill area, towards Nottingham to the south and Newark to the southwest. Based on the recent delivery rates and values at Sandlands, housing locations on the south and southeast side of Mansfield are very popular due to character of the area (closer to Sherwood Forest) strong green infrastructure, and strong accessibility to Nottingham, by car and public transport.
- Much of the rest of Mansfield is classed, as mid value zone, though there can be considerable value differentials within this area, depending on type



of development, access to bus service and quality of schools and adjoining property values.

- Lower values are generally found around the Bellamy Road, Oaktree Lane estates of Mansfield and Market Warsop has historically tended to be lower price compared to Mansfield, however, the differential between low and mid is blurred depending on the type of product. New developments tend to be in the mid value range.
- The strategic greenfield sites such as the Lindhurst scheme, are expected to create their own value zones, verging on the mid to high value.

### **Development costs**

2.2.12 Developers are familiar with the undulating nature of many of the development sites found in the MDC area and factor this into the price paid for the land. The majority of sites have variations in levels, and sometimes require specialist treatment to the foundations, or pumps for drainage. Thus in addition to build costs, a site can incur other external / abnormal costs such as:

- Flood alleviation mitigations
- Demolitions
- Piling foundations
- Ground conditions
- Contamination and other abnormal costs

2.2.13 Feedback from developers suggests that the build costs and constraints are not an issue if the sites are in strong market areas and if the land can be acquired at the right price.

## **2.3 Industrial development market findings**

2.3.1 The key points made by agents specialising in the industrial property market in the Mansfield District and the surrounding area are as follows:

- Access onto the A1 (via A617 – A614) is approximately thirty minutes drive away or twenty minutes to the M1. This is generally considered as being ‘landlocked’, as there are other sites outside the District, (particularly in Ashfield, Bolsover and Newark & Sherwood) which offer closer proximity to these strategic transport routes.
- Recognise that due to locational variations and distances between the M1/ A1 and Nottingham, the employment land requirement for Mansfield District supports a largely indigenous market with some demand from the Ashfield / North Nottinghamshire employer market. Large warehouse type developments are more likely to be attracted to parts of Ashfield, as it is closer to the motorway.

- The very large industrial site allocations like Summit Park (in Ashfield District) or Penniment Farm consent have not yet delivered. These schemes are dependent on securing a large anchor tenant for a non speculative design and build scheme, and there is not much demand for these.
- The main established employment areas at Oakham, Crown Farm and Millennium are all former mining sites, with regeneration interventions in the form of Enterprise Zones to establish them. All three are considered to be of decent quality, providing modern units (no more than 20 years old) and most are fully occupied . Good industrial units in the Mansfield District rent out very quickly, due to lack of supply.
- Ideal industrial site locations are in the south and southwestern part of Mansfield to access the market on the north side of Nottingham and the advantage created by the MARR road infrastructure. Generally sites throughout the green fringe areas of Mansfield would be attractive for employment development to provide a choice of locations. However, town center locations are not attractive for industry due to traffic congestion.
- Employment Land availability for the right type of site is very limited at present. The market is generally looking for smaller sized sites. Most landowners do not build employment sites until they secure a design and build letting.
- Mansfield employment market would support business units of less than 10,000 sq.ft. (950 sq.m.), for B1 and B8 uses rather than the bigger warehousing sheds of greater than 10,000 sq.ft. Look to build speculative buildings of 2,000 – 10,000 sq.ft. units.
- Ideally should look to secure employment development along side the residential development so as to try and get some of the residents moving to the area to work locally. Do not wait for employment to be built last after the residential - ordinary speculative market for industrial development is not very viable, as build costs are often higher than rental returns, hence there is a risk as to whether the employment land allocated on mixed use sites will actually be delivered.
- General assumption of 40% gross to net floor space assumption is valid for industrial use.
- Mansfield does not have a large market for white-collar jobs as labour force is hard to attract to the area. There is very weak demand for office sector in Mansfield District as labour pool is in Nottingham, linked to two universities. Most office demand goes to Nottingham or Sherwood Park in Ashfield.
- The only market for office development is from very established firms in Mansfield, or from service providers such as the health, police and training companies as seen at Ransom Woods.

- The Sherwood Oaks business units have struggled to get occupiers, with a high turnover rate. Any future land allocation for B1 use should be very low as there is very limited demand outside of Nottingham or Sherwood Park.

## **2.4 Transport panel findings**

2.4.1 The key points stemming from the Transport Panel are as follows:

- Transport capacity in most part of Mansfield are finite, and the viable options to increase capacity are limited in urban areas of Mansfield
- The Mansfield and Ashfield Regeneration Route (MARR) opened in 2004 as a bypass route around the town, designed to reduce traffic through-flow and improve east –west connectivity along the A617 (Pleasley to Rainworth). There is currently some capacity along the MARR as planned developments, have not progressed.
- The following were identified as congestion ‘hot spots’:
  - A60 north to Market Warsop
  - Sutton Rd/Skegby Lane/Sheepbridge Lane junction
  - Mansfield Rd/Skegyby Lane/Kings Mill Rd/Beck Lane junction
  - Chesterfield Rd/Debdale Lane
  - Rock Hill/Southwell Rd/Windsor Rd/Carter Lane junction
  - A number of junctrions on the A60 south towards Nottingham
- A transport study is being prepared which will identify areas of the highway network that are currently at or nearing capacity.
- Ensuring the sustainability of bus services is crucial – changing and creating habits to use bus service from first developments is important.
- Site specific comments have been built into the HELAA assessments.

## **2.5 Environmental panel findings**

2.5.1 A discussion was held with Natural England and the Nottinghamshire Wildlife Trust in relation to the reasonable alternatives. The outcome of the discussion around these sites has been fed into the HELAA assessments for each of the sites.

## **2.6 Education infrastructure meeting findings**

2.6.1 A discussion was held with the Pupil Place team at Nottinghamshire County Council regarding the potential requirements for new schools. It was identified that new primary schools may be required to be delivered as part of the strategic sites. Contributions would be required to extend secondary schools.

2.6.2 Currently 2-form entry schools are the preferred format for new schools; these require a site of 1.5ha. These assumptions have been built into the assessment of the net developable area and number of homes that could be built on site.

## **3 Summary of the HELAA findings**

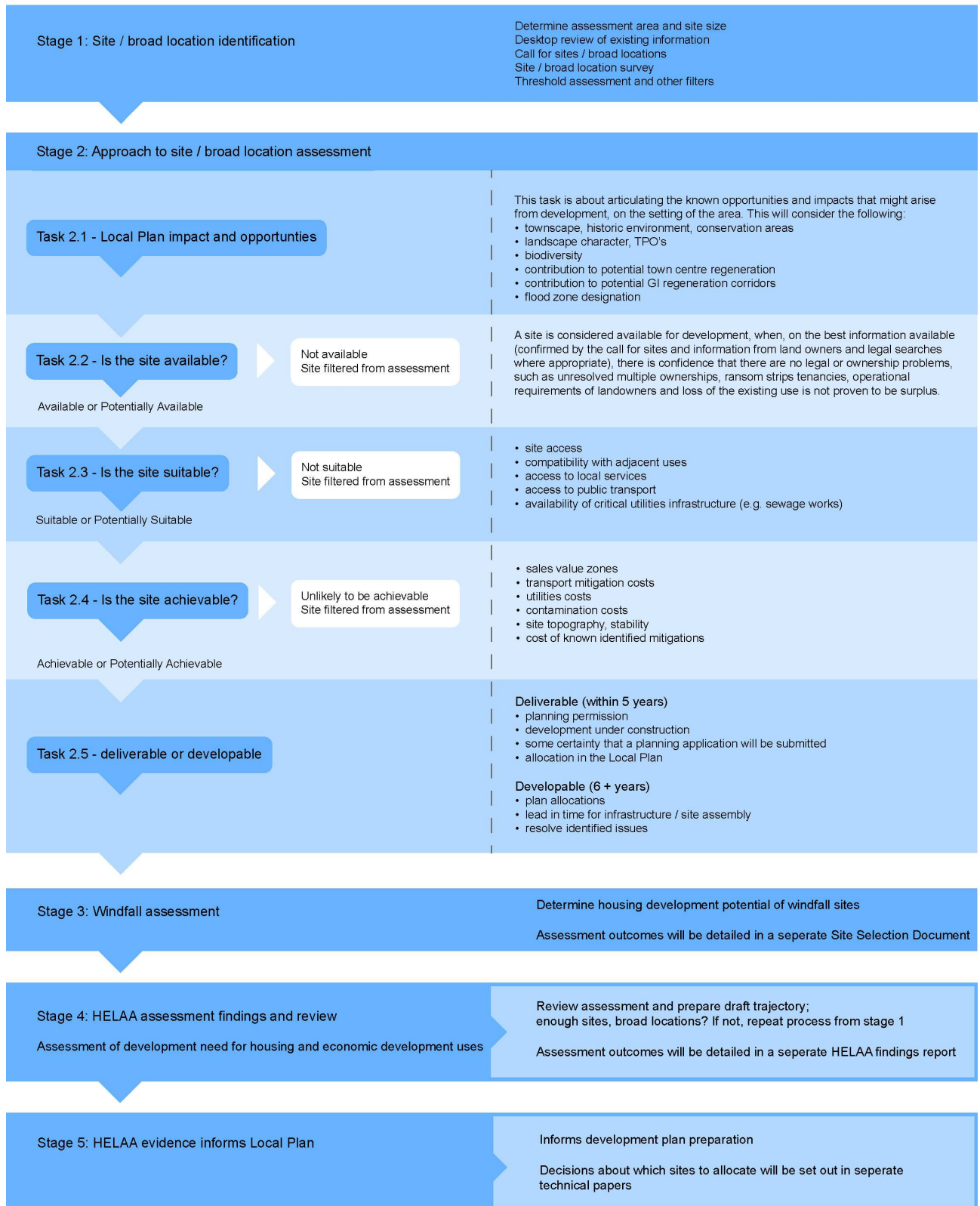
### **3.1 Introduction**

- 3.1.1 This chapter sets out a summary of the assessment process and lists the sites that were excluded at stage 1 and stage 2 and those sites that make it through to the HELAA reasonable alternatives supply pool. The chapter sets out the total estimated land supply for housing and economic uses based on the HELAA reasonable alternatives sites. This is accompanied by a stand alone Appendix B which sets out the HELAA 2017 findings. This includes District wide maps and a HELAA sheet for each site that was assessed, and includes a location plan and a summary of the available, suitable, achievable and deliverability assessment, constraints and how these might be overcome.

### **3.2 HELAA methodology**

- 3.2.1 A separate report titled HELAA Methodology sets out the approach adopted for the HELAA. The flow chart below summarises the HELAA method adopted by Mansfield District. The bulk of the HELAA assessment takes place at stage 2 as shown in the flow chart. At this stage professional judgements are made, based on available information as to whether the various HELAA sites are considered to be 'available, suitable and achievable'. Various filters are applied so that the sites included as the HELAA reasonable alternatives are those considered to be potentially available, suitable and achievable at this stage in the process.

## Housing and Economic Land Availability Assessment (HELAA) Methodology



### 3.3 Summary of all HELAA 2017 sites assessed

- 3.3.1 Appendix B which is a stand alone document accompanying the HELAA Findings Report, includes maps summarising all the HELAA sites and includes a summary sheet for each HELAA site that was assessed and outlines the reasons for exclusion or inclusion at each stage of the HELAA process. For those sites that are identified as forming part of the reasonable alternative HELAA pool, the development yield and HELAA indicative trajectory is also included in Appendix B.
- 3.3.2 Table 2.1 overleaf shows the name and HELAA reference of all the non-consented (i.e. Sites without planning permission) HELAA sites assessment findings for the various stages of the HELAA. Table 2.2 overleaf shows the same information for all sites with planning permission that are included in the HELAA. Further information for each HELAA site is included in Appendix 2.
- 3.3.3 It should be noted that sites with planning permission have not automatically made it into the HELAA supply pool of reasonable alternatives. Some consented sites were excluded from the HELAA supply assessment as their achievability was in question. This reduces the risk of overestimating the HELAA supply of sites that might not be delivered. However, this does not prevent the consented sites from coming forward and their delivery would be captured in the Annual Monitoring Reports.
- 3.3.4 The information presented in the tables 2.1 and 2.2 is grouped by those sites excluded at either stage 1 or stage 2 and sites that form part of the HELAA reasonable alternative supply pool. In summary:
- A total of 176 sites were assessed as part of the HELAA 2017.
  - 109 sites were identified as forming part of the reasonable alternative pool of sites emerging from the HELAA assessment. Of these 64 were without planning permission and 43 were with permissions (outline or detail).
  - 16 sites were excluded as the Stage 1 assessment, primarily as the sites were below the HELAA threshold or were deemed to be 'garden land' and were excluded.
  - 49 sites were excluded as part of the Stage 2 assessment as they were classed as not available, suitable or achievable. In most cases the sites were excluded primarily as they were no longer considered as 'available' (many of these were in public ownership and land owners have notified that the sites are no longer available), or the sites were not considered as suitable due to site access or location. In the case of consented apartment schemes, although judged as available and suitable, based on the poor track record of delivery of apartments in Mansfield, these sites have been classed as 'not achievable' in the HELAA unless there is evidence of progress being made - this does not prevent the consented sites from coming forward, however, the risk of over estimating the HELAA supply is reduced.

Table 2.1 All non consented HELAA sites grouped by HELAA assessment findings

<b>Excluded at Stage 1</b>	
Ref	Site Name
43	Oakfield Lane (land adjacent recycling depot)
47	Land off Northfield Lane
49	Land off Mansfield Road (A60)
62	Land at Southwell Road East
63	Land at Oakfield Lane
70	Land at High Oakham House
74d	Water Lane
88	Land off Chesterfield Road
108	Marshalls
116	Garden Land
125	Sandy Lane Allotments
128	Clumber Street Car Park
129	Land adjacent Crates and Grapes PH
130	Church Street car park
149	Land off Grove Way

<b>Excluded at Stage 2</b>	
Ref	Site Name
3	Land at Spencer Street
9	Land to the East of Helmsley Road
10	Former Victoria Court Flats
15	Abbott Road
16	Kirkland Avenue Allotment
17	Land at King Edward School off Meadow Avenue
18	Land at Newgate Lane School
21	Sandy Lane west
22	Playing Field, Sandy Lane
27c	Land South of Sherwood Avenue
32	Radmanthwaite Road / Oxclose Lane
34	Land at Sherwood Street / Oakfield Lane
37	Land at Bellamy Road Industrial Estate
38	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)
39	Ransom Wood Business Park
41	Sherwood Oaks Business Park
42	Land at former railway station.
44	Land off Baums Lane
46	Land at Debdale Lane, site to the rear of houses on Burlington Drive.
61	Land East of Oakham Park
65	Former Blake Crescent Allotments
69	Gregory Quarry
72	Land at Clipstone Road West



<b>Excluded at Stage 2</b>	
Ref	Site Name
74a	Water Lane
77	Former Mansfield Brewery (part A)
78	Land off Bosworth Street
83	Grove Street Car Park
94	Bath Mill
117	Ravensdale Allotment site
118	Land and buildings off Debdale Lane
119	Land off Bath Lane
121	Rippon Homes building
126	William IV Public House
131	Toothill Lane Car Park
133	Handley Arcade Car Park
141	Oakham Business Park (Site A)
142	Oakham Business Park (Site B)
143	Crown Farm Industrial Estate (Site A)
145	Sherwood Business Park (Site A)
146	Sherwood Business Park (Site B)
148	Millenium Business Park (Site A)

<b>Reasonable Alternatives (non-consented sites)</b>	
Ref	Site Name
1	Former Mansfield Brewery (part B)
4	Land astride Victoria Street
5	Abbey Primary School
6	Centenary Lane (phase 3)
7	Former Ravensdale Middle School
8	Former Sherwood Hall School
11	Bellamy Road Recreation Ground
12	Broomhill Lane Allotments (part)
14	Land at Cox's Lane
19	Allotment site at Pump Hollow Road
20	Land at Rosebrook Primary School
23	Sandy Lane
24	Sherwood Close
25	Ladybrook Lane / Tuckers Lane
26	Land at Windmill Lane (former nursery)
27a	Land at Redruth Drive
28	Debdale Lane / Emerald Close
29	Sherwood Rise (adjacent Queen Elizabeth Academy)
30	Land at Old Mill Lane / Stinting Lane
31	Land at New Mill Lane
33	Wood Lane (Miners Welfare)

Reasonable Alternatives (non-consented sites)	
Ref	Site Name
35	Stonebridge Lane / Sookholme Lane
36	Sookholme Lane / Sookholme Drive
40	Land at Ratcher Hill Quarry (south west)
45	Land at Spion Kop (Adj 49 Mansfield Road)
48	Small holding off Peafield Lane
50	Land off Peafield Lane.
51	Land off Netherfield Lane
52	Pleasley Hill Farm
53	Land between Old Mill Lane & New Mill Lane
54	Former Evans Halshaw site
55	Tall Trees mobile homes Old Mill Lane
56	Warren Farm, Land North of New Mill Road
57	Land off Mansfield Road, Spion Kop (adj The Gables)
58	Fields Farm, Abbott Road
59	Land to the rear of High Oakham Hill
60	Land of Ley Lane
64	Pheasant Hill and Highfield Close
66	Harrop White Road Allotments
67	Land at Peafield Lane
68	Kirkland Avenue Industrial Park
71a	Site A, Long Stoop Way
71c	Site C, Long Stoop Way
73	Three Thorn Hollow Farm
74b	Water Lane
74c	Water Lane
75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club
76	Land off Jubilee Way
79	Land of Rosemary Street
89	Land off Skegby Lane
91	Strip of land off Cauldwell Road (opposite the College)
98	Land to the rear of 66-70 Clipstone Road West
99	18 Burns Street
100	Land at the rear of Cherry Paddocks
101	Land south of Clipstone Road East
104	Park Hall Farm (Site B)
105	Land at 7 Oxclose Lane
122	Moorfield Farm
127	Former bus station site
132	Former Strand cinema
139	Frontage to Ransom Wood Business Park
144	Land off Sherwood Street
150	Ratcher Hill Quarry
151	Carpark opposite Birch House

<b>Reasonable Alternatives (non-consented sites)</b>	
Ref	Site Name
170	Land off Wharmby Avenue
171	High Oakham Farm

Table 2. 2 All consented HELAA sites grouped by HELAA assessment findings

<b>Excluded at Stage 1</b>	
Ref	Site Name
136	Nottingham Road Retail Park

<b>Excluded at Stage 2</b>	
Ref	Site Name
84	Land at Sheepbridge Lane/ Gibbon Road
102	Old Metal Box Site
114	Dallas Street
115	Land to rear of Yorke St / Blake St
124	Land off Pelham Street
138	Bellamy Road Industrial Estate (Site B)
161	13 - 15 Albert Street
165	Ashmead Chambers

<b>Reasonable Alternatives (consented sites)</b>	
Ref	Site Name
2	Former Mansfield General Hospital
13	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)
27b	Land off Sherwood Oaks Close
80	Land North of Skegby Lane
81	Penniment Farm (Housing)
82	Penniment Farm (employment)
85	Land off Quarry Lane
86	Land at the corner of Quarry Lane, Mansfield.
87	Welbeck Farm
90	Lindhurst
92	Pleasley Hill Regeneration Area
93	Former Bowls Club
95	Vauxhall Garage
96	Land at Hermitage Lane
97	Land to the rear of 183 Clipstone Road West
103	Park Hall Farm (Site A)
106	Former Mansfield Sand Co
107	20 Abbott Road
109	Land off Sutton Road

<b>Reasonable Alternatives (consented sites)</b>	
<b>Ref</b>	<b>Site Name</b>
110	Land to the rear of 5 Welbeck Road
111	22 St John Street
112	Land at Moorfield Farm
113	284 Berry Hill Lane
120	Land at Old Peggs
123	Land Off Kestral Road
134	Land at Belvedere Street
135	190 Ladybrook Lane
137	Plot 17
140	Hermitage Lane Industrial Estate (Site A)
152	Land off Birch Street
153	The Royal Estate
154	Land at West St and King St
155	Berry Hill Hall
156	Former Miners Offices
157	The Ridge
158	Land off Sandlands Way
159	Birchlands/Old Mill Lane
160	32 Warsop Road
162	Sherwood Rise (Former Sherwood Colliery)
163	Development off Debdale Lane
164	Former garage site Alexandra Avenue
166	Land off Portland Street (West)
167	Poppy Fields
168	10A Montague Street
169	Land Adjacent Unit 3, Sherwood Oaks Close

### **3.4 Estimated HELAA housing supply**

3.4.1 Tables 2.3 sets out the summary findings from the HELAA assessment to inform the total potential housing land supply. This shows:

- The HELAA reasonable alternatives supply pool is estimated to yield around 11,300 dwellings.
- Of these some 7,385 dwellings are from sites without planning permission and just under 4,000 dwellings are from sites with planning permission.
- Around 10,400 dwellings to the total HELAA reasonable alternative supply pool are in Mansfield, whilst 920 dwellings are in Warsop Parish.
- Some 6,150 dwellings are on strategic sites, whilst some 4,250 dwellings are on non-strategic sites.
- Of the strategic sites, 2,130 dwellings are on a consented sites, whilst just over 4,200 dwellings are on various unconsented strategic sites.
- There was not a need to review the HELAA assessment (to identify further sites) at Stage 2, as the quantum of reasonable alternative sites is greater than the quantum of need (see Housing Technical Paper).

Table 2.3 HELAA estimate housing supply and trajectory for plan and post plan period

Plan Period	Completions (2013/2016)			Deliverable - years 1-5 (2016/2021)					Developable - years 6-10 (2021/2026)					Developable - years 11+ (2026/2033)						Total (Plan Period)	Post Plan	Overall Total	
	Plan Period Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18				19
Monitoring Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33			
<b>District Totals</b>																							
HELAA Sites with Planning Permission	147	169	212	280	148	173	311	302	303	217	160	145	136	130	130	130	130	90	90	90	3493	425	3918
HELAA Sites without Planning Permission	0	0	0	0	6	39	90	110	402	606	676	706	716	790	699	606	442	366	335	279	6868	540	7408
<b>Total Dwelling Supply</b>	<b>147</b>	<b>169</b>	<b>212</b>	<b>280</b>	<b>154</b>	<b>212</b>	<b>401</b>	<b>412</b>	<b>705</b>	<b>823</b>	<b>836</b>	<b>851</b>	<b>852</b>	<b>920</b>	<b>829</b>	<b>736</b>	<b>572</b>	<b>456</b>	<b>425</b>	<b>369</b>	<b>10361</b>	<b>965</b>	<b>11326</b>
<b>HELAA Sites with Planning Permission</b>																							
<b>Warsop Parish</b>																							
Sites with permission	54	39	40	54	13	15	15	2	8	0	0	0	0	0	0	0	0	0	0	0	240	0	240
<b>Mansfield</b>																							
Strategic sites with permission	0	0	0	0	15	40	80	130	130	130	130	130	130	130	130	130	130	90	90	90	1705	425	2130
Non strategic sites with permission	93	130	172	226	120	118	216	170	165	87	30	15	6	0	0	0	0	0	0	0	1548	0	1548
<b>District Totals</b>	<b>147</b>	<b>169</b>	<b>212</b>	<b>280</b>	<b>148</b>	<b>173</b>	<b>311</b>	<b>302</b>	<b>303</b>	<b>217</b>	<b>160</b>	<b>145</b>	<b>136</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>3493</b>	<b>425</b>	<b>3918</b>
<b>HELAA Sites without Planning Permission</b>																							
<b>Warsop Parish</b>																							
Sites without permission	0	0	0	0	0	10	37	40	92	105	136	100	50	30	30	30	20	0	0	0	680	0	680
<b>Mansfield</b>																							
Strategic sites without permission	0	0	0	0	0	0	0	0	90	120	218	240	330	410	410	420	360	336	305	249	3488	540	4028
Non strategic sites without permission	0	0	0	0	6	29	53	70	220	381	322	366	336	350	259	156	62	30	30	30	2700	0	2700
<b>District Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>39</b>	<b>90</b>	<b>110</b>	<b>402</b>	<b>606</b>	<b>676</b>	<b>706</b>	<b>716</b>	<b>790</b>	<b>699</b>	<b>606</b>	<b>442</b>	<b>366</b>	<b>335</b>	<b>279</b>	<b>6868</b>	<b>540</b>	<b>7408</b>

Source: MDC 2017

### 3.5 Estimated HELAA employment supply

3.5.1 Table 2.4 sets out the summary findings from the HELAA assessment to inform the total potential economic land supply. This shows:

- The estimated industrial land supply is about 34 ha.
- Of this, almost 20 ha are on sites that have planning permission and just over 14 ha are without planning permission.
- There is no identified employment land supply in Warsop Parish.
- The estimated office space supply comprises over 87,000 sq.m. Of this almost 65,000 sq.m. of the office supply has planning permission and approximately 22,600 sq.m. office space is without planning permission.
- The HELAA process has identified about 31,000sqm of retail floorspace. almost 27,000sqm of this is on sites that have not been consented.

3.5.2 The HELAA economic sites assessment was reviewed at Stage 2 to identify further sites for industrial use. This quantum of reasonable alternative sites provides employment land for the first 10 years of the plan period. As part of this second review the following sites have been identified as having potential to contribute to the HELAA industrial supply, providing further work is undertaken to identify site ownership and ascertain 'availability':

Ref	Site Name	Address	Area (Ha)
27c	Land South of Sherwood Avenue		1.41
37	Land at Bellamy Road Industrial Estate	Anglia Way	1.87
41	Sherwood Oaks Business Park	Southwell Road West	2.67
121	Rippon Homes building	Leeming Lane South	0.66
133	Handley Arcade Car Park	Toothill Lane	0.11
141	Oakham Business Park (Site A)	Hamilton Way	0.17
142	Oakham Business Park (Site B)	Hamilton Way	0.22
143	Crown Farm Industrial Estate (Site A)	Crown Farm Way	2.77
145	Sherwood Business Park (Site A)	Southwell Road West	0.51
146	Sherwood Business Park (Site B)	Southwell Road West	0.27
148	Millenium Business Park (Site A)	Concorde Way	0.32



Table 2.4 HELAA estimate economic supply for plan period

Period			Total				
Type of Development			Convenience Retail (sqm)	Comparison Retail (sqm)	Leisure (sqm)	Offices (sqm)	Industrial (Ha)
<b>Warsop Parish HELAA supply</b>							
<b>HELAA Sites with Planning Permission</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
	None		0	0	0	0	0.00
<b>HELAA Sites without Planning Permission</b>			<b>800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
	132	Former Strand cinema	800	0	0	0	0.00
<b>Total Supply</b>			<b>800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>
<b>Mansfield HELAA supply</b>							
<b>HELAA Sites with Planning Permission*</b>			<b>3260</b>	<b>740</b>	<b>0</b>	<b>64947</b>	<b>19.80</b>
	120	Land at Old Peggs	1360	340	0	0	0.00
	123	Land Off Kestral Road	0	0	0	0	0.15
	135	190 Ladybrook Lane	400	0	0	0	0.00
	140	Hermitage Lane Industrial Estate (Site A)	0	0	0	0	0.40
	169	Land Adjacent Unit 3, Sherwood Oaks Close	0	0	0	627	0.00
Strategic Site	82	Penniment Farm (employment)	84	0	0	3300	9.00
Strategic Site	90	Lindhurst	600	400	0	60000	10.00
	137	Plot 17	0	0	0	0	0.25
	134	Land at Belvedere Street	816	0	0	1020	0.00
<b>HELAA Sites without Planning Permission</b>			<b>18450</b>	<b>7500</b>	<b>30435</b>	<b>22576</b>	<b>14.10</b>
	144	Land off Sherwood Street	0	0	0	0	0.23
	40	Land at Ratcher Hill Quarry (south west)	0	0	0	0	0.75
	71a	Site A, Long Stoop Way	0	0	0	4560	1.14
	71c	Site C, Long Stoop Way	0	0	0	1200	0.30
	127	Former bus station site	7500	7500	775	0	0.00
	139	Frontage to Ransom Wood Business Park	750	0	1000	0	0.00
	150	Ratcher Hill Quarry	0	0	18460	0	1.79
	151	Carpark opposite Birch House	0	0	0	880	0.00
Strategic Site	52	Pleasley Hill Farm	10200	0	10200	10200	2.55
Strategic Site	74b	Water Lane	0	0	0	3400	0.00
Strategic Site	74c	Water Lane	0	0	0	2336	0.58
Strategic Site	76	Jubilee Way North	0	0	0	0	6.76
<b>Total Supply</b>			<b>21710</b>	<b>8240</b>	<b>30435</b>	<b>87523</b>	<b>33.90</b>
<b>District totals HELAA supply</b>							
<b>HELAA Sites with Planning Permission**</b>			<b>3260</b>	<b>740</b>	<b>0</b>	<b>64947</b>	<b>19.80</b>
<b>HELAA Sites without Planning Permission</b>			<b>19250</b>	<b>7500</b>	<b>30435</b>	<b>22576</b>	<b>14.10</b>
<b>Total Supply</b>			<b>22510</b>	<b>8240</b>	<b>30435</b>	<b>87523</b>	<b>33.90</b>
*There is a difference between the HELAA sites with planning permission for industrial land which is identified above as 23.97Ha and the Employment Land Monitoring Report 2016 Table 6.1 which identifies 29.20Ha. This difference is accounted for by the following sites - Sherwood Oaks (which has not been included in the HELAA as it has not been identified as 'available' currently), Ransom Wood Business Park (planning consent lapsed), and a range of other sites below the HELAA threshold.							
Industrial includes use classes B1c/B2/B8 i.e. industrial and warehousing							
Industrial land based on gross developable area in hectares (this will then be converted to a net floor area (sqm) by applying a gross net ratio)							
Retail floorspace is based on the net sqm figure as opposed to the gross developable area (where specific floorspace figures have not been provided our approach is based on the gross developable area and applying a gross to net ratio).							
Leisure uses incorporate a mix of uses, including hotels, restaurants, café's and other leisure related activities. This has been based on a measure of net sqm, however we caution that this will vary considerably with each use e.g. hotels is more realistically measured in bed spaces.							



## 4 HELAA housing sites and emerging trajectory

### 4.1 Introduction

- 4.1.1 This chapter provides an overview of the reasonable alternative sites and emerging HELAA trajectory<sup>2</sup>. This is presented as strategic and non-strategic sites. The HELAA trajectory begins to inform the ‘deliverable and developable’ considerations based on all the reasonable alternative HELAA sites.
- 4.1.2 See Appendix B, which is a stand alone document accompanying the HELAA Findings Report for further details of the reasonable alternative sites discussed in this chapter.

### 4.2 Strategic site and non strategic housing sites

- 4.2.1 There is no established single definition of what constitutes a ‘strategic site’, and the threshold level for this can vary depending on local circumstances and planned growth. The concept of ‘strategic’ by its nature implies something that is important to the delivery of the Local Plan growth. This is because at this scale of growth, there will generally be an increasing requirement for both on and off site infrastructure and the likelihood of impacting on the wider infrastructure (e.g. highway network, flood and drainage, utilities and environmental impacts) are likely to be greater (as opposed to the dispersal effect of a group of smaller sites).
- 4.2.2 In the case of Mansfield District, after taking account of the planned growth and the range of sites coming forward, a threshold of about 500 dwellings was introduced. Thus any single site or collection of adjoining sites yielding approximately 500 or more dwellings was classed as a strategic site.
- 4.2.3 The owners and promoters of all<sup>3</sup> the site(s) which fell within the definition of a strategic site were invited to a structured developer workshop as a means of gaining further understanding of the legal options, ownership considerations, access and modelling work being undertaken to inform this, the planned growth and phasing strategy, known constraints and mitigations, infrastructure requirements, viability and deliverability considerations.
- 4.2.4 For the HELAA assessment, all sites and groups of sites where the scale of growth fell below 500 dwellings were classed as ‘non strategic’.

### 4.3 HELAA reasonable alternative strategic sites with planning permission

- 4.3.1 Table 3.1 summarises the reasonable alternative HELAA strategic sites (with and without planning permission). The delivery estimates have been profiled

---

<sup>2</sup> Note, this indicative HELAA trajectory provides a starting point to inform the Local Plan and is not the final Local Plan trajectory or site allocations. That will be determined through the various Technical Papers and Local Plan.

<sup>3</sup> Apart from the promoters of the Lindhurst scheme as this consented and progressing to delivery on site.

based on a professional judgement<sup>4</sup> of when these sites are anticipated to come forward.

---

<sup>4</sup> Please see Appendix B for further information on each site and the need for further information on each site.

Table 3.1 Strategic sites included as HELAA reasonable alternatives for Mansfield - housing

Mansfield Strategic Sites																									
<b>Strategic sites with permission</b>		<b>Sub total</b>	0	0	0	0	15	40	80	130	130	130	130	130	130	130	130	130	130	90	90	90	1705	425	2130
<b>Penniment Farm</b>	81	Penniment Farm (Housing)						10	20	40	40	40	40	40	40	40	40	40	40				430		430
<b>Lindhurst</b>	90	Lindhurst					15	30	60	90	90	90	90	90	90	90	90	90	90	90	90	1275	425	1700	
<b>Strategic sites without permission</b>		<b>Sub total</b>	0	0	0	0	0	0	0	0	90	120	218	240	330	410	410	420	360	336	305	249	3488	540	4028
<b>Warren Farm</b>	56	Warren Farm, Land North of New Mill Road											30	30	30	60	60	90	90	90	90	90	660	340	1000
<b>Land off Old Mill Lane</b>	30	Land at Old Mill Lane / Stinting Lane														20	20	20	20	6			86		86
	31	Land at New Mill Lane											10	30	30	30							100		100
	53	Land between Old Mill Lane & New Mill Lane													30	30	30	30	30	30	30	20	230		230
	55	Tall Trees mobile homes Old Mill Lane													30	30	30	10					100		100
<b>Peafield Lane</b>	48	Small holding off Peafield Lane									15	30	13										58		58
	50	Land off Peafield Lane.									15	30	45	60	60	60	60	60	10				400		400
	67	Land at Peafield Lane									30	30	30	30	30	30	30	30	30	30	30		330		330
<b>Pleasley Hill Farm</b>	52	Pleasley Hill Farm									30	30	60	60	60	60	60	60	60	60	60	60	660		660
	74c	Water Lane																30	30	30	30	19	139		139
	170	Land off Wharmby Avenue															30	30	30	30	5		125		125
<b>Jubilee Way North</b>	76	Land off Jubilee Way North											30	30	60	90	90	60	60	60	60	600	200	800	
<b>Mansfield Strategic sites total dwelling supply</b>			0	0	0	0	15	40	80	130	220	250	348	370	460	540	540	550	490	426	395	339	5193	965	6158

4.3.2 The main findings relating to the strategic sites site are set out below:

- **Lindhurst** The consented sites include the Lindhurst scheme for a total of 1,700 dwellings. This site is located to the south of the Mansfield along the Mansfield Ashfield Regeneration Route (MARR). This site also incorporates 1,000 sq.m retail floorspace, and up to 100,000 sq.m employment development, of which 60% will fall within use class B1, 30% B2 and 10% B8, to create a mixed-use strategic site. Work on the delivery of the strategic infrastructure has commenced and this is being supported by an upfront infrastructure loan from the Homes and Communities Agency. The first Reserved Matters application has been submitted from the first developer. Discussions are also progressing with two other developers and it is anticipated that this site could accommodate up to three developers on site by about 2020. If delivery progresses at the rate anticipated, then this site could deliver up to 1,275 dwellings within the Local Plan period and the balance has been presented in the trajectory as part of the 'post plan' growth. The employment delivery is expected to be during the mid delivery point.
- **Penniment Farm** This site is located along the MARR to the west of the District and has outline consent for for 430 dwellings and 10 ha of employment land (B1, B2 and B8). The current mixed-use outline consent is due to expire in December 2017. A developer workshop was hosted with the site promoters to inform the HELAA assessment. It was confirmed that reserved matter applications for the first phase of development are to be submitted in Summer 2017 with up to two developers expected on site. The promoters are considering whether to seek an increase in the number of homes on site to enhance the viability of the scheme; due to uncertainty over this increase no assumptions have been built in to the HELAA which reflects the consented scheme only.

#### 4.4 HELAA reasonable alternative non consented strategic sites

- 4.4.1 **Warren Farm** This is a HELAA submission on land to the east of Mansfield situated to the north of New Mill Road. The scheme is for a residential scheme of 1000 dwellings. Based on the yield and build out assumptions, this site could be expected to deliver 660 dwellings during the plan period and some 340 dwellings during the post plan period. . Access to the site is proposed off New Mill Lane . The site is considered to attract medium to strong values for residential properties, and has been classed as potentially deliverable subject to further assessment on deliverability and viability of the site.
- 4.4.2 **Land off Old Mill Lane** This is a collection of four HELAA submissions sites situated adjacent to each other to the east of Mansfield. They have collectively been grouped to create a strategic site. Individually the site yields range from 86 to 230 dwelling, but collectively there is the potential to create over 500 dwellings at this location. Access is off Old Mill Lane and New Mill Lane The site is considered to attract medium to strong values for residential properties, and has been classed as 'potentially deliverable subject to further assessment on deliverability and viability of the site.

- 4.4.3 **Peafield Lane** This is a collection of three HELAA submissions sites situated adjacent to each other to the north- east of Mansfield. They have collectively been grouped to create a strategic site. Individually the site yields range from 58 to 400 dwelling, but collectively there is the potential to create over 750 dwellings at this location. Access is off Peafield Lane The site is considered to attract medium to strong values for residential properties, and has been classed as ‘potentially deliverable subject to further assessment on deliverability and viability of the site.
- 4.4.4 **Pleasley Hill Farm** The promoter and land owner of the two adjoining HELAA sites known as Pleasley Hill Farm have agreed to create a single submission for a mixed use strategic site with a total yield of approximately 800 dwellings, including retirement housing and a mix of office, retail, leisure uses and approximately 12.5ha industrial land. This site is located to the west of the Mansfield along the Mansfield Ashfield Regeneration Route (MARR). The development would extend the Pleasley regeneration gateway. The site is considered to attract medium values for residential properties, and has been classed as ‘potentially deliverable subject to further assessment on deliverability and viability of the site.
- 4.4.5 **Jubilee Way North** This is a single joint HELAA submission from the three parties with interests in the land (the landowner, Golf Club and Rugby Club). The site is situated to the south east of Mansfield and is based on bringing together under-utilised land and other recreational uses (golf club, rugby club) to create a mixed use scheme comprising around 800 dwellings, some 7 ha of employment land, enhanced recreational and sports facilities for the golf and rugby clubs and wide areas of landscaping and protection to support mitigation and enhancement of the surrounding forestry site and adjoining SSSIs. Access to the site would be off Jubilee Way North. The site will entail considerable land re-modelling, and this is reflected in the lead in time incorporated into the HELAA trajectory, thus showing the delivery of 600 dwellings during the plan period and 200 dwellings in the post plan period. The site is considered to attract medium to high values for residential properties, and has been classed as ‘potentially deliverable subject to further assessment on deliverability and viability of the site.

#### **4.5 HELAA reasonable alternative non strategic sites for Mansfield**

- 4.5.1 Tables 3.2 and table 3.3 shows the non-strategic housing supply, which has been considered as forming part of the HELAA reasonable alternative supply pool for Mansfield. Table 3.2 relates to those sites with planning permission and table 3.3 shows the sites without planning consent.
- 4.5.2 The tables show the following:
- The non-strategic sites make up just under 4,000 dwellings of the identified HELAA housing pool.
  - Of these some 1,550 have planning permission, and 3380 do not have planning permission.

- These sites are dispersed through out Mansfield on both greenfield and brownfield sites.
- The size range of the sites varies considerably, with seven consented schemes of less than 10 dwellings, some 45 schemes in the 10 – 100 dwellings range, eleven schemes of 101 – 250 dwellings and one scheme of just over 300 dwellings.



Table 3.2 Non strategic sites with planning permission included as HELAA reasonable alternatives for Mansfield

Plan Period		Completions (2013/2016)			Deliverable - years 1-5 (2016/2021)					Developable - years 6-10 (2021/2026)					Developable - years 11+ (2026/2033)					Total (Plan Period)	Post Plan	Overall Total																					
Plan Period Year	Monitoring Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20																						
		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																						
<b>Mansfield Non Strategic Sites</b>																																											
<b>Non strategic sites with permission</b>		<b>Sub total</b>																				93	130	172	226	120	118	216	170	165	87	30	15	6	0	0	0	0	0	0	1548	0	1548
2	Former Mansfield General Hospital				9	36	9																		54		54																
13	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)							60	60	60	10														190		190																
27b	Land off Sherwood Oaks Close										10	15	15	6											46		46																
80	Land North of Skegby Lane						15	30	30	30	30	15													150		150																
85	Land off Quarry Lane				5	5	7																		17		17																
86	Land at the corner of Quarry Lane, Mansfield.					10	11																		21		21																
92	Pleasley Hill Regeneration Area			6	36	36	36	37																	151		151																
95	Vauxhall Garage							11	15	15															41		41																
96	Land at Hermitage Lane					10	15																		25		25																
97	Land to the rear of 183 Clipstone Road West				6	6																			12		12																
103	Park Hall Farm						10	30	30	30	30														130		130																
106	Former Mansfield Sand Co						10	30	30	30	7														107		107																
107	20 Abbott Road							8																	8		8																
109	Land off Sutton Road						5	5																	10		10																
110	Land to the rear of 5 Welbeck Road							5	5																10		10																
111	22 St John Street				4	4																			8		8																
113	284 Berry Hill Lane					5																			5		5																
155	Berry Hill Hall				38																				38		38																
156	Former Miners Offices			4	14																				18		18																
157	The Ridge			26	17																				43		43																
158	Land off Sandlands Way	77	84	69	21																				251		251																
159	Birchlands/Old Mill Lane			1	6	2																			9		9																
160	32 Warsop Road				3	2																			5		5																
163	Development off Debdale Lane	1	35	41	13																				90		90																
164	Former garage site Alexandra Avenue				5																				5		5																
166	Land off Portland Street (West)	15	11	0	6																				32		32																
167	Poppy Fields			24	40																				64		64																
168	10A Montague Street			1	3	4																			8		8																

Table 3.3 Non strategic sites without planning permission included as HELAA reasonable alternatives for Mansfield

Plan Period		Completions (2013/2016)			Deliverable - years 1-5 (2016/2021)					Developable - years 6-10 (2021/2026)					Developable - years 11+ (2026/2033)					Total (Plan Period)	Post Plan	Overall Total																						
Plan Period Year	Monitoring Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18				19	20																				
		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																							
<b>Mansfield Non Strategic Sites</b>																																												
<b>Non strategic sites with permission</b>		<b>Sub total</b>	93	130	172	226	120	118	216	170	165	87	30	15	6	0	0	0	0	0	0	1548	0	1548																				
2	Former Mansfield General Hospital				9	36	9															54		54																				
13	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)							60	60	60	10											190		190																				
27b	Land off Sherwood Oaks Close										10	15	15	6								46		46																				
80	Land North of Skegby Lane						15	30	30	30	30	15										150		150																				
85	Land off Quarry Lane				5	5	7															17		17																				
86	Land at the corner of Quarry Lane, Mansfield.						10	11														21		21																				
92	Pleasley Hill Regeneration Area			6	36	36	36	37														151		151																				
95	Vauxhall Garage							11	15	15												41		41																				
96	Land at Hermitage Lane						10	15														25		25																				
97	Land to the rear of 183 Clipstone Road West				6	6																12		12																				
103	Park Hall Farm						10	30	30	30	30											130		130																				
106	Former Mansfield Sand Co						10	30	30	30	7											107		107																				
107	20 Abbott Road							8														8		8																				
109	Land off Sutton Road						5	5														10		10																				
110	Land to the rear of 5 Welbeck Road							5	5													10		10																				
111	22 St John Street				4	4																8		8																				
113	284 Berry Hill Lane						5															5		5																				
155	Berry Hill Hall				38																	38		38																				
156	Former Miners Offices			4	14																	18		18																				
157	The Ridge			26	17																	43		43																				
158	Land off Sandlands Way	77	84	69	21																	251		251																				
159	Birchlands/Old Mill Lane			1	6	2																9		9																				
160	32 Warsop Road				3	2																5		5																				
163	Development off Debdale Lane	1	35	41	13																	90		90																				
164	Former garage site Alexandra Avenue				5																	5		5																				
166	Land off Portland Street (West)	15	11	0	6																	32		32																				
167	Poppy Fields			24	40																	64		64																				
168	10A Montague Street			1	3	4																8		8																				



#### **4.6 HELAA reasonable alternative sites for Warsop Parish**

- 4.6.1 Table 3.4 shows the housing supply identified for Warsop Parish. This shows a total of 920 dwellings of which 240 have planning permission and 680 do not have planning permission. Planning applications for HELAA site references 35 and 36 were recently refused. Note there are no strategic sites in Warsop Parish.
- 4.6.2 The majority of the sites making up the consented supply are for less than 30 dwellings, with two sites of approximately 100 dwellings and two at 200 dwellings each. The majority of these are anticipated to come forward during years 8 to 17 of the plan period.

Table 3.4 Warsop Parish non-strategic sites with and without planning permission included as HELAA reasonable alternatives

Plan Period		Completions (2013/2016)			Deliverable - years 1-5 (2016/2021)					Developable - years 6-10 (2021/2026)					Developable - years 11+ (2026/2033)						Total (Plan Period)	Post Plan	Overall Total			
Plan Period Year	Monitoring Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19				20		
		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					
<b>Warsop Parish</b>																										
<b>Sites with permission</b>		<b>Sub total</b>	54	39	40	54	13	15	15	2	8	0	0	0	0	0	0	0	0	0	0	0	0	240	0	240
	87	Welbeck Farm						15	15	2														32		32
	112	Land at Moorfield Farm									8													8		8
	152	Land off Birch Street			10	20																		30		30
	153	The Royal Estate	23	19	28	20	13																	103		103
	154	Land at West St and King St	31	20	2	14																		67		67
<b>Sites without permission</b>		<b>Sub total</b>	0	0	0	0	0	10	37	40	92	105	136	100	50	30	30	30	20	0	0	0	680	0	680	
	33	Wood Lane (Miners Welfare)										15	16											31		31
	35	Stonebridge Lane / Sookholme Lane						30	30	30	30	30	30	20										200		200
	36	Sookholme Lane / Sookholme Drive										30	30	30	30	30	30	20						200		200
	45	Land at Spion Kop (Adj 49 Mansfield Road)									15	30	30	10										85		85
	51	Land off Netherfield Lane									30	30	30	30										120		120
	57	Land off Mansfield Road, Spion Kop (adj The Gables)									8													8		8
	100	Land at the rear of Cherry Paddocks							10	9														19		19
	122	Moorfield Farm					10	7																17		17
<b>Warsop Parish total dwelling supply</b>			54	39	40	54	13	25	52	42	100	105	136	100	50	30	30	30	20	0	0	0	920	0	920	

Source: MDC 2017

## **4.7 Brownfield and greenfield HELAA**

4.7.1 For the purpose of the HELAA assessment the following definitions, based on those in the NPPF, have been used:

- Brownfield – land which is or was occupied by a permanent structure and associated fixed surface infrastructure
- Greenfield – land which has not been previously developed although it may have been used for a variety of purposes. This includes land used for open spaces even where buildings have been built on site .
- Mixed – land which includes elements of both brownfield and greenfield

4.7.2 Table 3.5 show's the brownfield and greenfield breakdown of the reasonable alternative sites. This shows:

- Approximately 1000 dwellings of the approximately 11,300 HELAA reasonable alternative dwellings supply are classified as brownfield, and comprise approximately 10% of the total identified supply.
- Just under 10,000 dwellings of the approximately 11,300 HELAA reasonable alternative dwellings supply are classified as greenfield, and comprise approximately 85% of the total identified supply.
- Some 450 dwellings of the approximately 11,300 HELAA reasonable alternative dwellings supply are classified as mixed sites, and comprise approximately 5% of the total identified supply.

### **Regeneration sites**

4.7.3 A few sites were excluded from the HELAA stage 2 assessments as the complications with their delivery due to various abnormal costs and / or low value generations rendered them as 'unachievable' in terms of the HELAA assessment. However due to other wider considerations such as environmental or social implications of the current use of the site, there is an effort to consider how these sites might be developed.

4.7.4 This includes sites such as Gregory's Quarry and the Mansfield Brewery (part A) site. Such sites have not been included in the HELAA supply assessment, in order to avoid the inclusion of sites that are challenging / not considered to be either suitable or achievable. However, it is possible that such sites may come forward with wider regeneration interventions.



Table 3.5 HELAA reasonable alternative sites as a percentage of brownfield and greenfield location

	Land type	HELAA Ref	Site name	Overall Total	Post Plan	Total Plan Period HELAA Supply	Total Plan Period HELAA Supply (%)
<b>Brownfield Sites</b>							
HELAA Reasonable Alternatives without Planning Permission	Brownfield	1	Former Mansfield Brewery (part B)	23	0	23	0.22
	Brownfield	4	Land astride Victoria Street	63	0	63	0.61
	Brownfield	33	Wood Lane (Miners Welfare)	31	0	31	0.30
	Brownfield	54	Former Evans Halshaw site	66	0	66	0.64
	Brownfield	68	Kirkland Avenue Industrial Park	20	0	20	0.19
	Brownfield	75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club	29	0	29	0.28
	Brownfield	99	18 Burns Street	12	0	12	0.12
	Brownfield	105	Land at 7 Oxclose Lane	17	0	17	0.16
	Brownfield	122	Moorfield Farm	17	0	17	0.16
				<b>Sub total</b>	<b>278</b>	<b>0</b>	<b>278</b>
HELAA Reasonable Alternatives with Planning Permission	Brownfield	2	Former Mansfield General Hospital	54	0	54	0.52
	Brownfield	86	Land at the corner of Quarry Lane, Mansfield.	21	0	21	0.20
	Brownfield	92	Pleasley Hill Regeneration Area	151	0	151	1.46
	Brownfield	95	Vauxhall Garage	41	0	41	0.40
	Brownfield	96	Land at Hermitage Lane	25	0	25	0.24
	Brownfield	106	Former Mansfield Sand Co	107	0	107	1.03
	Brownfield	109	Land off Sutton Road	10	0	10	0.10
	Brownfield	111	22 St John Street	8	0	8	0.08
	Brownfield	153	The Royal Estate	103	0	103	0.99
	Brownfield	154	Land at West St and King St	67	0	67	0.65
	Brownfield	155	Berry Hill Hall	38	0	38	0.37
	Brownfield	156	Former Miners Offices	18	0	18	0.17
	Brownfield	164	Former garage site Alexandra Avenue	5	0	5	0.05
	Brownfield	166	Land off Portland Street (West)	32	0	32	0.31
	Brownfield	168	10A Montague Street	8	0	8	0.08
				<b>Sub total</b>	<b>688</b>	<b>0</b>	<b>688</b>
<b>Greenfield Sites</b>							
HELAA Reasonable Alternatives without Planning Permission	Greenfield	11	Bellamy Road Recreation Ground	64	0	64	0.62
	Greenfield	12	Broomhill Lane Allotments (part)	35	0	35	0.34
	Greenfield	14	Land at Cox's Lane	20	0	20	0.19
	Greenfield	19	Allotment site at Pump Hollow Road	64	0	64	0.62
	Greenfield	20	Land at Rosebrook Primary School	134	0	134	1.29
	Greenfield	23	Sandy Lane	63	0	63	0.61
	Greenfield	24	Sherwood Close	32	0	32	0.31
	Greenfield	25	Ladybrook Lane / Tuckers Lane	33	0	33	0.32
	Greenfield	26	Land at Windmill Lane (former nursery)	37	0	37	0.36
	Greenfield	27a	Land at Redruth Drive	99	0	99	0.96
	Greenfield	28	Debdale Lane / Emerald Close	32	0	32	0.31
	Greenfield	29	Sherwood Rise (adjacent Queen Elizabeth Academy)	87	0	87	0.84
	Greenfield	30	Land at Old Mill Lane / Stinting Lane	86	0	86	0.83
	Greenfield	31	Land at New Mill Lane	100	0	100	0.97
	Greenfield	35	Stonebridge Lane / Sookholme Lane	200	0	200	1.93
	Greenfield	36	Sookholme Lane / Sookholme Drive	200	0	200	1.93
	Greenfield	45	Land at Spion Kop (Adj 49 Mansfield Road)	85	0	85	0.82
	Greenfield	48	Small holding off Peafield Lane	58	0	58	0.56
	Greenfield	50	Land off Peafield Lane.	400	0	400	3.86
	Greenfield	51	Land off Netherfield Lane	120	0	120	1.16
	Greenfield	52	Pleasley Hill Farm	660	0	660	6.37
	Greenfield	53	Land between Old Mill Lane & New Mill Lane	230	0	230	2.22
	Greenfield	55	Tall Trees mobile homes Old Mill Lane	100	0	100	0.97
	Greenfield	56	Warren Farm, Land North of New Mill Road	1000	340	660	6.37
	Greenfield	57	Land off Mansfield Road, Spion Kop (adj the Colliery)	8	0	8	0.08
	Greenfield	58	Fields Farm, Abbott Road	200	0	200	1.93
	Greenfield	60	Land of Ley Lane	15	0	15	0.14
	Greenfield	64	Pheasant Hill and Highfield Close	98	0	98	0.95
	Greenfield	66	Harrop White Road Allotments	10	0	10	0.10
	Greenfield	67	Land at Peafield Lane	330	0	330	3.19
	Greenfield	73	Three Thorn Hollow Farm	188	0	188	1.81
	Greenfield	74c	Water Lane	139	0	139	1.34
	Greenfield	76	Land off Jubilee Way	800	200	600	5.79
	Greenfield	79	Land of Rosemary Street	10	0	10	0.10
	Greenfield	89	Land off Skegby Lane	215	0	215	2.08
	Greenfield	91	Land off Sandlands Way (opposite the Colliery)	42	0	42	0.41
	Greenfield	98	Land to the rear of 66-70 Clipstone Road West	14	0	14	0.14
	Greenfield	100	Land at the rear of Cherry Paddocks	19	0	19	0.18
	Greenfield	101	Land south of Clipstone Road East	313	0	313	3.02
	Greenfield	104	Park Hall Farm (Site B)	10	0	10	0.10
	Greenfield	170	Land off Wharmby Avenue	125	0	125	1.21
	Greenfield	171	High Oakham Farm	275	0	275	2.65
				<b>Sub total</b>	<b>6750</b>	<b>540</b>	<b>6210</b>
HELAA Reasonable Alternatives with Planning Permission	Greenfield	13	to Newlands roundabout)	190	0	190	1.83
	Greenfield	27b	Land off Sherwood Oaks Close	46	0	46	0.44
	Greenfield	80	Land North of Skegby Lane	150	0	150	1.45
	Greenfield	81	Penniment Farm (Housing)	430	0	430	4.15
	Greenfield	85	Land off Quarry Lane	17	0	17	0.16
	Greenfield	87	Welbeck Farm	32	0	32	0.31
	Greenfield	90	Lindhurst	1700	425	1275	12.31
	Greenfield	97	Land to the rear of 183 Clipstone Road West	12	0	12	0.12
	Greenfield	103	Park Hall Farm (Site A)	130	0	130	1.25
	Greenfield	107	20 Abbott Road	8	0	8	0.08
	Greenfield	110	Land to the rear of 5 Welbeck Road	10	0	10	0.10
	Greenfield	112	Land at Moorfield Farm	8	0	8	0.08
	Greenfield	113	284 Berry Hill Lane	5	0	5	0.05
	Greenfield	152	Land off Birch Street	30	0	30	0.29
	Greenfield	157	The Ridge	43	0	43	0.42
	Greenfield	158	Land off Sandlands Way	251	0	251	2.42
Greenfield	160	32 Warsop Road	5	0	5	0.05	
Greenfield	163	Development off Debdale Lane	90	0	90	0.87	
			<b>Sub total</b>	<b>3157</b>	<b>425</b>	<b>2732</b>	<b>26.37</b>
<b>Mixed Sites (Greenfield/Brownfield)</b>							
HELAA Reasonable Alternatives without Planning Permission	Mixed	5	Abbey Primary School	54	0	54	0.52
	Mixed	6	Centenary Lane (phase 3)	93	0	93	0.90
	Mixed	7	Former Ravensdale Middle School	100	0	100	0.97
	Mixed	8	Former Sherwood Hall School	94	0	94	0.91
	Mixed	59	Land to the rear of High Oakham Hill	39	0	39	0.38
			<b>Sub total</b>	<b>380</b>	<b>0</b>	<b>380</b>	<b>3.67</b>
HELAA Reasonable Alternatives with Planning Permission	Mixed	159	Birchlands/Old Mill Lane	9	0	9	0.09
	Mixed	167	Poppy Fields	64	0	64	0.62
			<b>Sub total</b>	<b>73</b>	<b>0</b>	<b>73</b>	<b>0.70</b>
<b>Overall Total</b>				<b>11326</b>	<b>965</b>	<b>10361</b>	<b>100.00</b>

## 5 Conclusions and next steps

### 5.1 HELAA conclusions

- 5.1.1 A total of 176 sites were assessed as part of the HELAA 2017. Of these 109 sites went through to be considered as reasonable alternatives to inform the HELAA supply pool for housing and economic uses. Appendix B, which is a stand alone document accompanying this report, includes maps and summaries for all the HELAA sites and outlines the reasons for exclusion or inclusion at each stage of the HELAA process.
- 5.1.2 The HELAA reasonable alternatives supply pool is estimated to yield just over 11,300 dwellings - 4000 dwellings are with planning consent. Some 6,150 dwellings of the reasonable alternative HELAA supply pool are on five strategic sites, whilst some 4,250 dwellings are on non-strategic sites. Approximately 10% of the HELAA reasonable alternative dwellings supply are classified as brownfield.
- 5.1.3 The HELAA reasonable alternatives supply pool is estimated to yield 34 ha of industrial land, of this some 20 ha are on sites that have planning permission and just over 14 ha are without planning permission. The HELAA process has not identified any comparison retail floor space. Approximately 31,000 sq.m. of convenience floor space has been identified. The estimated office space supply comprises just over 87,000 sq.m.

### 5.2 HELAA next steps

- 5.2.1 The HELAA is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development – that will be for the Local Plan to determine.
- 5.2.2 The next step will be to determine which of the residential sites should be included in the Local Plan, and then to continue to work with the promoters of those sites to fully consider the deliverability and viability of those sites.
- 5.2.3 Work should continue to create a ‘buffer’ for the employment supply by identifying the site owners of those sites identified in this report as potential employment sites that are not currently being promoted through the HELAA.
- 5.2.4 This report outlines the feedback received from a range of experts in the housing and economic property markets, infrastructure and environmental specialists. This provides valuable insights into the type of developers, economic and housing market intelligence relevant to the District, infrastructure capacity and constraints and opportunities for enhancement. The points set out below are worthy of particular note in informing the next steps.

#### **Residential land allocation considerations:**

- There are three different types of developers operating in Mansfield – local, regional / national and MDC - each of these has a different land requirement and generally serves distinct market sectors. Therefore having a range of urban and fringe locations of varying site sizes will be important in meeting the housing land requirements of those developers who undertake development in District.
- Developers know and understand the topography challenges presented by developing on many of the sites in the District, and are not concerned by this providing they can acquire the land at a reasonable price. A variety of house types are also being developed including bungalows, starter homes and larger family homes, thus serving a wide range of market demand in the area.
- Density is an important consideration for developers in the District, particularly where values are low, and developer's look to increase the overall scheme values by increasing densities. This is particularly the case to the west of the District. Higher densities should however, be accompanied with strong green infrastructure and strategic open spaces so that residents have access to quality leisure and recreational facilities.
- The Mansfield Ashfield Regeneration Route (MARR) currently has capacity to accommodate new growth (as development has not taken place along this route as originally planned).
- The strategic highway corridor of the A60 running north from Market Warsop to Mansfield town centre is considered to be at capacity or very congested and has limited scope for enhancements.
- Most strategic developments offer the opportunity to enhance and create linkages to the strategic green infrastructure, which is important for the health of the Districts residents and biodiversity. Some offer greater opportunities by virtue of their location and proximity.

#### **Employment land allocation considerations:**

- The main established employment areas at Oakham, Crown Farm and Millennium are all former mining sites, with regeneration interventions in the form of Enterprise Zones to establish them. All three are considered to be of good quality, providing modern units (no more than 20 years old) and most are full. Good industrial sites in the Mansfield District rent out very quickly, due to a lack of supply of modern industrial units.
- Due to distances between the M1/ A1 and Nottingham, the employment land requirement for Mansfield District supports a largely indigenous market (and some demand from the Ashfield / north of Nottingham market). Large warehouse type developments are more likely to be attracted to parts of Ashfield, Bolsover and Newark & Sherwood, as it is closer to the motorway than to Mansfield.



- The very large industrial site allocations like Summit Park (in Ashfield District) or the Penniment Farm consent have struggled to deliver. These schemes are dependent on securing a large anchor tenant for a non speculative design and build scheme, and there are is not much demand for these.
- Ideal industrial site locations are in the south and southwestern part of Mansfield to access the market on the north side of Nottingham and the advantage created by the MARR road infrastructure. Generally sites throughout Mansfield are considered to be attractive for employment development to provide a choice of locations. However, town center locations are not considered to be attractive for industry due to traffic congestion.
- Employment Land availability for the right type of site is very limited in the District at present. The market is generally looking for smaller sites (2,000 – 10,000 sq.ft.). Most landowners do not build employment sites until they secure a design and build letting.
- Ideally should look to secure employment development along side new residential development. Do not wait for employment to be built after the residential development, as ordinary speculative market for industrial development is not very viable, (as build costs are often higher than rental returns), hence there is a risk as to whether the employment land allocated on mixed use sites will actually be delivered.

## Appendix A Stakeholder consultees

A.1.1 We are grateful to the officers, and individual represented by the following stakeholder organizations who have helped to inform the HELAA assessment:

Theme	Organization
Transport panel	Nottinghamshire County Council (highways and public transport) AECOM
Education meeting	Nottinghamshire County Council (education service and property)
Property Panel	Dukeries homes Bairstowe Eves Estate Agents Countryside MDC – Property and Regeneration
Developers, architect and housing renewal	Avant Homes, Hymas Homes, MDC (architects, housing renewal, property, and development management)
Development agents	Innes England – industrial, retail and leisure
Employment / Business Park operators	Ransom Woods, Crown Estates
Wildlife, ecology, biodiversity, GI, Agriculture	Nottinghamshire Wildlife Trust, Natural England
Coal Mining and Minerals	Coal Authority, NCC Minerals Team
Potential contamination areas	MDC Environmental Health



## Appendix B Summary of all HELAA sites

This is a stand alone appendix and sets out the findings of each site assessed as part of the HELAA assessment in terms of its suitability, availability and achievability and deliverability and cross references the site to a context map and HELAA site map.

This stand-alone appendix B includes the following – (where possible use maps already prepared):

- map of all sites assessed
- map of RA's.
- All the individual sites proforma's
- Appendix C A list of sites that may be affected by a possible designations, which will need to be considered further if the site is taken forward at Local Plan allocation stage.
- A list and map of employment sites that need ownership / availability confirming before including in HELAA pool of sites.

## Appendix C Site Designations

Ref	Site Name	Coal High Risk Area	Mineral Safeguarded Area	Grade 2 Agricultural Land
3	Land at Spencer Street		✓	
4	Land astride Victoria Street		✓	
5	Abbey Primary School	✓		
6	Centenary Lane (phase 3)		✓	
9	Land to the East of Helmsley Road	✓		
10	Former Victoria Court Flats		✓	
14	Land at Cox's Lane		✓	✓
15	Abbott Road		✓	
16	Kirkland Avenue Allotment		✓	
20	Land at Rosebrook Primary School		✓	
22	Playing Field, Sandy Lane		✓	
28	Debdale Lane / Emerald Close		✓	✓
29	Sherwood Rise (adjacent Queen Elizabeth Academy)		✓	
32	Radmanthwaite Road / Oxclose Lane		✓	✓
35	Stonebridge Lane / Sookholme Lane		✓	✓
36	Sookholme Lane / Sookholme Drive		✓	✓
40	Land at Ratcher Hill Quarry (south west)	✓		
42	Land at former railway station.			✓
43	Oakfield Lane (land adjacent recycling depot)			✓
45	Land at Spion Kop (Adj 49 Mansfield Road)		✓	✓
46	Land at Debdale Lane, site to the rear of houses on Burlington Drive.		✓	✓
47	Land off Northfield Lane		✓	✓
49	Land off Mansfield Road (A60)		✓	✓
50	Land off Peafield Lane.	✓		
52	Pleasley Hill Farm		✓	✓
54	Former Evans Halshaw site	✓		
56	Warren Farm, Land North of New Mill Road	✓		
57	Land off Mansfield Road, Spion Kop (adj The Gables)			✓
60	Land off Ley Lane		✓	
64	Pheasant Hill and Highfield Close		✓	
66	Harrop White Road Allotments		✓	
69	Gregory Quarry	✓	✓	
70	Land at High Oakham House	✓		
71c	Site C, Long Stoop Way	✓		
74a	Water Lane		✓	✓
74b	Water Lane		✓	✓
74c	Water Lane		✓	✓
74d	Water Lane		✓	✓

Ref	Site Name	Coal High Risk Area	Mineral Safeguarded Area	Grade 2 Agricultural Land
76	Land off Jubilee Way	✓		
81	Penniment Farm (Housing)	✓	✓	✓
82	Penniment Farm (employment)		✓	✓
83	Grove Street Car Park		✓	
84	Land at Sheepbridge Lane/ Gibbon Road		✓	
85	Land off Quarry Lane		✓	
86	Land at the corner of Quarry Lane, Mansfield.		✓	
88	Land off Chesterfield Road	✓	✓	✓
92	Pleasley Hill Regeneration Area		✓	
95	Vauxhall Garage		✓	
96	Land at Hermitage Lane		✓	
102	Old Metal Box Site		✓	
103	Park Hall Farm (Site A)		✓	✓
104	Park Hall Farm (Site B)		✓	✓
105	Land at 7 Oxclose Lane		✓	
107	20 Abbott Road		✓	
108	Marshalls		✓	✓
109	Land off Sutton Road		✓	
110	Land to the rear of 5 Welbeck Road		✓	
111	22 St John Street		✓	
114	Dallas Street		✓	
116	Garden Land	✓		
118	Land and buildings off Debdale Lane		✓	
119	Land off Bath Lane		✓	
126	William IV Public House		✓	
127	Former bus station site		✓	
131	Toothill Lane Car Park		✓	
133	Handley Arcade Car Park		✓	
134	Land at Belvedere Street		✓	
135	190 Ladybrook Lane		✓	
136	Nottingham Road Retail Park		✓	
137	Plot 17	✓		
140	Hermitage Lane Industrial Estate (Site A)		✓	
143	Crown Farm Industrial Estate (Site A)	✓		
144	Land off Sherwood Street		✓	
148	Millenium Business Park (Site A)		✓	✓
149	Land off Grove Way		✓	
150	Ratcher Hill Quarry	✓		
154	Land at West St and King St		✓	
157	The Ridge		✓	
162	Sherwood Rise (Former Sherwood Colliery)	✓	✓	
163	Development off Debdale Lane		✓	

Ref	Site Name	Coal High Risk Area	Mineral Safeguarded Area	Grade 2 Agricultural Land
164	Former garage site Alexandra Avenue		✓	
166	Land off Portland Street (West)		✓	
167	Poppy Fields		✓	
170	Land off Wharmby Avenue			✓
171	High Oakham Farm	✓		