



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

## **Findings Report**

**May 2025**

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# 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 (including for traveller sites<sup>1</sup>), employment, retail, and other land 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 Review 2023 to 2043.
- 1.1.2 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 Review after taking account of the vision, objectives and wider policy considerations. The HELAA informs the land supply, including sites with planning permission and those under construction, that makes up the reasonable alternative considerations for the Local Plan Review.
- 1.1.3 The process of undertaking the HELAA assessment<sup>2</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 Review.
- 1.1.4 The assessment of balancing the objectively assessed need for housing, employment land and gypsies and travellers and travelling showpeople (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 assessment of need.
- 1.1.5 The HELAA is prepared at an early stage in the Plan making process, and the level of assessment is proportionate to and compliant with national policy and planning guidance. The evidence used to inform the HELAA will be refined as sites progress through the planning system.
- 1.1.6 The methodology adopted to inform the HELAA is set out in a separate HELAA methodology report and is not repeated here, including the assumptions regarding density, net developable area and build out rates.

## 1.2 National policy context

- 1.2.1 The NPPF (para. 72) makes it clear that all local planning authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely viability. There is an expectation

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<sup>1</sup> As defined in Annex 1 of the Planning Policy for Traveller Sites (MHCLG, December 2024)

<sup>2</sup> Which considers the availability, suitability, achievability and deliverability of the land supply

that as part of assessing changes in demand for land, land availability assessments should be reviewed regularly.

- 1.2.2 Planning practice guidance (PPG) sets out detailed practical advice on undertaking a land availability assessment in its 'Housing and economic land availability assessment' section. Fundamentally, it sets out that an assessment should:

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

- 1.2.3 The guidance allows for the assessment of land availability for housing and economic development to be undertaken as part of the same exercise, allowing for sites to be identified for the most appropriate use(s). This is the approach that the Council has adopted.

### **1.3 Report structure**

- 1.3.1 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 and call for sites that took place to inform the HELAA and an overview of the development assumptions used.
- Chapter 3 sets out a summary of the assessment findings for sites proposed for housing and economic use, 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 2025 findings.
- Chapter 4 provides a summary of the assessment of sites for gypsy and traveller pitches and travelling showpeople plots.

## 2 Consultation and Call for Sites

### 2.1 Consultation on the HELAA Methodology and Call for Sites

- 2.1.1 The HELAA published in 2018 was the last to be completed by the Council which informed the preparation of the Local Plan 2013-2033. Since the adoption of the Local Plan in 2020, the Council has maintained a database of sites which have been submitted through the online submission form, or in response to the Regulation 18 Issues and Opportunities consultation (2023).
- 2.1.2 To inform the preparation of the new HELAA, a consultation was undertaken throughout November and December 2024 on the draft HELAA methodology and a call for sites to be submitted for assessment.

### 2.2 Methodology Review

- 2.2.1 A total of 13 responses were received to the draft HELAA methodology. Having considered the consultation responses and undertaking a review against the 2024 NPPF and updates to the PPG since the publication of the 2018 HELAA, a small number of changes have been made to the draft HELAA methodology, including:
- Assessment of the potential impact on the natural environment now within the stage 2 'suitability' assessment, (previously within the impacts and opportunities assessment) having regard to the guidance submitted by Natural England;
  - Clarification the HELAA considers strategic B8 uses, including strengthening the reference to the 2024 NPPF and PPG in relation to supporting economic growth and inward investment (specifically in relation to strategic distribution and logistics); and,
  - Specific criteria for assessing travellers sites which are to be assessed in the 2025 HELAA.

### 2.3 Call for Sites

- 2.3.1 The Council received 30 responses to the call for sites process, with 52 sites submitted for consideration in the HELAA. A small number of sites were resubmissions or extensions to existing HELAA sites.
- 2.3.2 The HELAA sites listed in Appendix A were identified from a number of sources as set out in Appendix B of the methodology, in accordance with the PPG. The list includes a majority of the sites considered in the 2018 HELAA that were not taken forward as Local Plan allocations.
- 2.3.3 The HELAA includes an assessment of sites for gypsy and traveller pitches and travelling showpeople plots. Sites to be assessed for these uses have predominantly been sourced from an initial Gypsy and Traveller and Travelling Showpeople Land Availability Assessment which was undertaken in 2018, discussed further in Chapter 4.

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

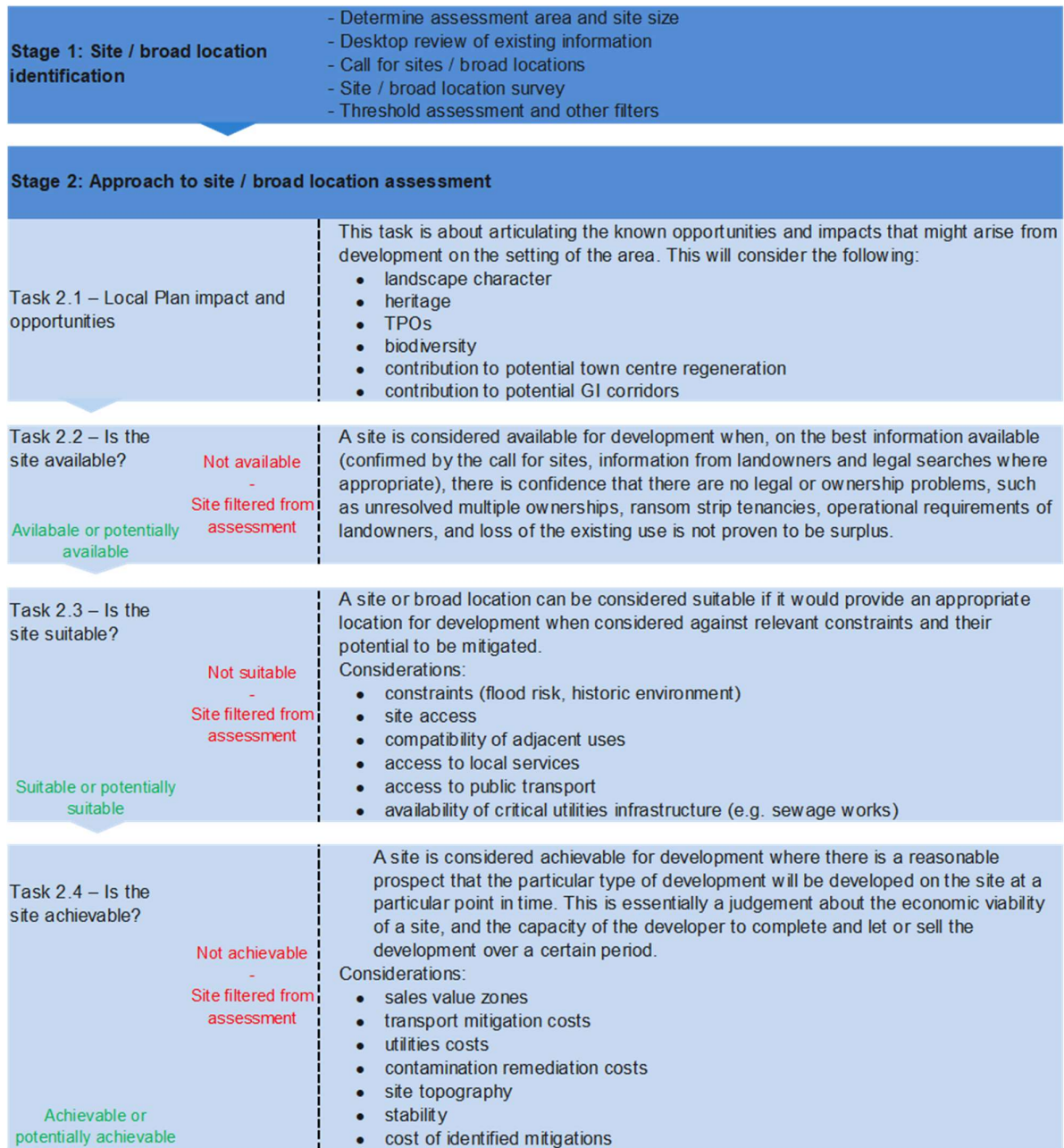
### **3.1 Introduction**

- 3.1.1 This chapter sets out a summary of the assessment process and 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 2025 findings which includes a HELAA information sheet for each site that was assessed, a location plan and a summary of the availability, suitability, achievability and deliverability assessment.

### **3.2 HELAA methodology**

- 3.2.1 A separate document, the HELAA Methodology (2025), sets out the approach adopted for the HELAA. The flow chart in Figure 1 below summarises the HELAA method adopted by Mansfield District Council. The majority of the HELAA assessment takes place at stage 2. 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' (or potentially so). Various filters are applied so that the sites included in the list of HELAA reasonable alternatives are those considered to be (potentially) available, suitable and achievable and will be assessed through the further site assessment process to determine the site allocations in the Local Plan Review.

**Figure 1: MDC HELAA Methodology Summary (continued on next page)**



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

### 3.3 HELAA sites summary

- 3.3.1 Appendix A provides the breakdown of the HELAA result for each of the sites. Tables A1-A2 show the name and HELAA reference of all the sites with and without planning permission and those under construction, and whether they were discounted at stage 1, stage 2 or are concluded to be a reasonable alternative for further consideration in the Local Plan Review process.
- 3.3.2 Appendix B, which is a stand alone document accompanying this report, includes a summary of the assessment for each HELAA site and outlines the reasons for being discounted or considered as a reasonable alternative.
- 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. A small number of consented sites were discounted from the HELAA supply assessment as they were either below the site threshold for assessment, or 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 Authority Monitoring Reports.

3.3.4 The information presented in Appendix A is grouped by those sites discounted at either stage 1 or stage 2 and sites that form part of the HELAA reasonable alternative supply pool. In summary:

- A total of 214 sites were assessed within the HELAA 2025.
- 155 sites were identified as forming part of the reasonable alternative pool of sites emerging from the HELAA assessment. Of these, 104 do not have planning permission. 48 Sites have planning permission (outline or detailed), 25 of which are under construction and three G&T/TSP sites are already in use.
- 34 sites were discounted at the Stage 1 assessment, primarily as the sites were below the HELAA threshold, a significant proportion of a site is within flood zone 3 or is a designated Local Green Space.
- 25 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 as they were no longer considered as 'available', or the sites were not considered as suitable due to issues regarding the site access, or would not form a logical extension to a settlement boundary.

3.3.5 Table 1 below shows a summary of whether sites proposed for housing and economic uses (see Chapter 4 for a summary of the gypsy and traveller and travelling showpeople sites) identified as 'reasonable alternatives' are considered to be deliverable (within the first 5 years of the plan period), or developable (within years 6-10 or 11+). Understanding whether a site is deliverable or developable informs the future site selection process and Local Plan Review trajectory.

**Table 1: Reasonable Alternative housing and economic sites by result category**

Sites Delivery Timeframe	Number of Sites Assessed	No of dwellings	% of dwellings	Economic Floorspace (sqm)	Percentage of sites assessed
Deliverable (within 5 years)	48	3,232	20	4,467	1
Developable (years 6-10)	54	5,370	33	324,876	64
Developable (years 11+)	50	7797	47	176,492	35
<b>Total</b>	<b>152</b>	<b>16,399</b>	<b>100</b>	<b>505,835</b>	<b>100</b>

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

3.4.1 Table 2 provides an overview of the findings from the HELAA to inform the total potential housing land supply. This shows:

- The HELAA reasonable alternatives supply pool is estimated to yield circa 16,400 dwellings.
- Of these, some 10,670 dwellings are from sites without planning permission and just under 5,730 dwellings are from sites with planning permission.
- Around 14,150 dwellings of the total HELAA reasonable alternative supply pool are in Mansfield (86%), whilst 2,247 dwellings are in Warsop Parish (14%).
- Some 6,000 dwellings are on strategic sites and circa 10,330 dwellings are on non-strategic sites.
- Of the strategic sites, 2,550 dwellings are on consented sites, whilst just over 3,513 dwellings are on various unconsented strategic sites.
- The new Local Plan Review housing need, as at March 2025, is 10,395 dwellings (including a 5% buffer). The residual requirement for the Local Plan, when taking into account completions and commitments (since 1 April 2023), is circa 4,500 dwellings. 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.

**Table 2: Estimated number of dwellings from strategic and non-strategic sites**

Total estimated reasonable alternatives supply pool (no. of dwellings)	Total estimated yield from sites without planning permission	Total yield from sites with planning permission (full, outline and under construction)	No of strategic sites (500 dwellings or more)	Estimated yield from strategic Sites	Estimate yield from non-strategic sites	Yield from strategic sites with planning permission	Yield from non-strategic sites with planning permission
16399	10668	5731	6	6063	10336	2550	3209

Mansfield	Strategic Sites (estimate no. of dwellings)	Non-strategic sites (estimated no. of dwellings)
14152	6063	8089
<b>Warsop Parish</b>		
2247	0	2247

### **3.5 HELAA reasonable alternatives**

- 3.5.1 Table 2 sets out the estimated housing yield from the reasonable alternative HELAA strategic and non-strategic sites (with and without planning permission) and the breakdown of those within Mansfield and Warsop Parish.

### **3.6 Strategic housing sites**

- 3.6.1 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).
- 3.6.2 In the case of Mansfield district, after taking account of the planned growth, sites within the adopted Local Plan and the range of sites coming forward, a threshold of 500 dwellings and above is used. Any single site or collection of adjoining sites yielding approximately 500 or more dwellings was classed as a strategic site.
- 3.6.3 For the HELAA assessment, all sites and groups of sites where the scale of growth fell below 500 dwellings were classed as 'non-strategic'.
- 3.6.4 As identified in Table 2, there are six sites within the HELAA classed as strategic. Three of the sites, Pleasley Hill Farm, Land off Jubilee Way and Berry Hill are sustainable urban extensions allocated in the adopted Local Plan. Pleasley Hill Farm has been granted outline planning permission and construction is ongoing at Berry Hill.
- 3.6.5 Three other strategic sites without planning permission have been assessed in the HELAA, located in Mansfield namely, Warren Farm Land north of New Mill Lane (ref: 56 - circa 1,300 dwellings), Land forming part of Peafield Farm (ref: 187 - 750 dwellings), and Land off Peafield Lane (ref: 325 - 630 dwellings).
- 3.6.6 In addition to the 6 strategic sites, a cluster of three sites adjacent to each other is identified at land between Old Mill Lane and New Mill Lane. A single site (ref: 335) comprises two smaller sites also considered as a single submission, and sites 31 and 55. Collectively the sites could deliver circa 510 dwellings. Access to and delivery of site 55 would only be possible through development of site 335.
- 3.6.7 There are no strategic sites within Warsop Parish.

### **3.7 Non-strategic housing sites**

- 3.7.1 Table 2 includes the estimated the non-strategic housing supply, which has been considered as forming part of the HELAA reasonable alternative supply pool for Mansfield and shows:
- The non-strategic sites supply is just over 10,330 dwellings.
  - Mansfield – non-strategic supply is circa 8,100 dwellings.
  - Warsop parish – non-strategic supply, which makes up all of the supply for Warsop parish, is an estimated 2,247 dwellings.
  - Of the total supply from non-strategic sites, some 3,200 dwellings have been granted planning permission.

### **3.8 Brownfield and greenfield Housing sites**

- 3.8.1 For the purpose of the HELAA assessment the following definitions have been used:
- Brownfield – (previously developed land) 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.
- 3.8.2 Table 3 provides a breakdown of the potential supply of the reasonable alternatives from brownfield, greenfield and mixed sites. This shows:
- An estimated 873 dwellings of the total housing reasonable alternative housing supply are on brownfield sites - 5% of the total identified supply.
  - Circa 14,900 dwellings of the total housing reasonable alternative housing supply are on greenfield sites - 91% of the total identified supply.
  - Just over 610 dwellings (4%) of the total housing reasonable alternative supply are on mixed sites.

**Table 3: Reasonable Alternative housing sites by land category  
(continued on pages 13 and 14**

	Land Type	HELAA Ref	Site Name	Location	Site Yield (No. of dwellings)
Brownfield Reasonable Alternatives without planning permission	Brownfield	44	Land off Baums Lane	Mansfield	8
	Brownfield	75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club	Mansfield	29
	Brownfield	83	Grove Street Car Park	Mansfield	10
	Brownfield	94	Bath Mill	Mansfield	18
	Brownfield	118	Land and buildings off Debdale Lane	Mansfield Woodhouse	17
	Brownfield	165	Ashmead Chambers	Mansfield	8
	Brownfield	184	Land & Buildings at White Hart	Mansfield	12
	Brownfield	204	Elkesley House	Meden Vale	10
	Brownfield	218	Land off Forest Road	Mansfield	35
	Brownfield	287	Melville Court	Meden Vale	13
	Brownfield	291	Shirland Drive Boiler House	Mansfield	7
	Brownfield	300	Petrol Filling Station Clipstone Road West	Forest Town	14
	Brownfield	341	Bridleways Guest House & Holiday Homes	Forest Town	5
	Brownfield	351	Bromley Croft, Unit 1 Oxclose Lane	Mansfield Woodhouse	9
	Brownfield	352	Corner House, Union Street	Mansfield	14
	Brownfield	354	18-20 Church Street, Mansfield	Mansfield	8
	Brownfield	377	74-76 High Street	Mansfield Woodhouse	6
	Brownfield	378	Land at 669 Chesterfield Road North	Pleasley	7
	Brownfield	379	The Local Inn, Armstrong Road	Mansfield	5
	Brownfield	389	The Three Lions & adj 15 Netherfield Lane, Meden Vale	Meden Vale	30
	Brownfield	393	Garage/Filling Station, Church Street, Warsop	Market Warsop	4
	Brownfield	394	Land off Vale Road	Mansfield Woodhouse	35
	Brownfield	395	Toothill Lane Car Park (south)	Mansfield	11
			<b>Sub total</b>		<b>315</b>
Brownfield Sites - Reasonable Alternatives with planning permission	Brownfield	3	Land at Spencer Street	Mansfield	9
	Brownfield	4	Land astride Victoria Street	Mansfield	41
	Brownfield	68	Kirkland Avenue Industrial Park	Mansfield	21
	Brownfield	95	Vauxhall Garage	Mansfield	41
	Brownfield	108	Marshalls	Mansfield Woodhouse	150
	Brownfield	132	Former Strand cinema	Market Warsop	19
	Brownfield	177	Hermitage Mill	Mansfield	32
	Brownfield	180	Land adj 27, Redgate Street	Mansfield	7
	Brownfield	210	Former Meden Vale Village Hall	Meden Vale	5
	Brownfield	275	Old Metal Box Site	Mansfield	74
	Brownfield	346	37 Stockwell Gate	Mansfield	9
	Brownfield	347	2 West Hill Drive	Mansfield	6
	Brownfield	355	Former Portland Mill Site	Mansfield	73
	Brownfield	356	Egmanton Road	Mansfield	22
	Brownfield	357	53 Cromwell Street	Mansfield	7
	Brownfield	358	Clerkson House, Clerkson Street	Mansfield	20
	Brownfield	359	North Nottinghamshire Business Centre	Mansfield	10
	Brownfield	360	19-21 Market Place	Mansfield	12
			<b>Sub total</b>		<b>558</b>
			<b>Total</b>		<b>873</b>
			<b>Brownfield sites - % of supply</b>		<b>5</b>

Land Type	HELAA Ref	Site Name	Location	Site Yield (No. of dwellings)
Greenfield	11	Bellamy Road	Mansfield	40
Greenfield	15	Abbott Road	Mansfield	102
Greenfield	20	Land at Rosebrook Primary School	Mansfield	134
Greenfield	22	Playing Field, Sandy Lane	Mansfield	77
Greenfield	25	Ladybrook Lane / Tuckers Lane	Mansfield	33
Greenfield	28	South of Debdale Lane	Mansfield	32
Greenfield	29	Sherwood Rise (adjacent Queen Elizabeth Academy)	Mansfield Woodhouse	87
Greenfield	30	Land at Old Mill Lane / Stinting Lane	Mansfield	87
Greenfield	31	Land at New Mill Lane	Mansfield	140
Greenfield	45	Land at Spion Kop	Spion Kop	74
Greenfield	46	Land at Debdale Lane / Burlington Drive	Mansfield	157
Greenfield	48	Small holding off Peafield Lane	Mansfield Woodhouse	58
Greenfield	49	Land off Mansfield Road (A60)	Market Warsop	267
Greenfield	50	Land off Peafield Lane.	Mansfield Woodhouse	304
Greenfield	51	Land off Netherfield Lane	Meden Vale	147
Greenfield	53	Land between Old Mill Lane & New Mill Lane	Forest Town	172
Greenfield	55	Tall Trees mobile homes Old Mill Lane	Mansfield	113
Greenfield	56	Warren Farm, Land North of New Mill Lane	Forest Town	1333
Greenfield	64	Pheasant Hill and Highfield Close	Mansfield	98
Greenfield	65	Former Blake Crescent Allotments	Mansfield	15
Greenfield	66	Harrop White Road Allotments	Mansfield	10
Greenfield	67	Land at Peafield Lane	Mansfield Woodhouse	254
Greenfield	72	Land at Clipstone Road West	Forest Town	37
Greenfield	76	Land off Jubilee Way	Mansfield	800
Greenfield	78	Land off Bosworth Street	Mansfield	12
Greenfield	88	Land off Chesterfield Road	Pleasley	256
Greenfield	89	Land off Skegby Lane	Mansfield	218
Greenfield	91	Strip of land off Cauldwell Road (opposite the College)	Mansfield	39
Greenfield	100	Land at the rear of Cherry Paddocks	Market Warsop	20
Greenfield	117	Ravensdale Allotment site	Mansfield	14
Greenfield	186	Kirkland Avenue Allotments	Mansfield	42
Greenfield	187	Land forming part of Peafield Farm	Mansfield Woodhouse	750
Greenfield	188	Land forming part of Warren Farm	Forest Town	220
Greenfield	189	Land off Holly Road	Forest Town	16
Greenfield	190	The Birches	Mansfield Woodhouse	66
Greenfield	191	Land rear of Helmsley Road	Rainworth	145
Greenfield	192	Land at Ashland Farm	Mansfield	161
Greenfield	207	Land North of Lime Crescent/Birch Street	Church Warsop	480
Greenfield	219	Clipstone Football Ground	Mansfield	60
Greenfield	266	Land off Bernard Road	Mansfield	17
Greenfield	268	Land at Church Street / Little Lane	Pleasley	10
Greenfield	270	High Oakham Farm (east)	Mansfield	40
Greenfield	290	Sandy Lane MDC Housing Development Scheme	Mansfield	28
Greenfield	323	Land off Helmsley Road	Rainworth	168
Greenfield	324	Land off Ridgeway Lane	Market Warsop	300
Greenfield	325	Land off Peafield Lane	Mansfield Woodhouse	630
Greenfield	331	Land south of Clipstone road east - East of Crown Farm Way	Mansfield	315
Greenfield	334	Land north of Jenford Street	Mansfield	89
Greenfield	335	Land north of Old Mill Lane	Mansfield	221
Greenfield	338	Land south east of Mansfield Road	Market Warsop	295
Greenfield	376	Land East of Park Hall Road/North of The Fairways	Mansfield Woodhouse	446
Greenfield	382	Land at Hereford Avenue	Mansfield Woodhouse	16
Greenfield	385	East of Beck Lane and North of Skegby Lane, land surrounding Ashland Farm	Mansfield	210
Greenfield	386	Land at Woburn Lane, Pleasley	Pleasley	44
Greenfield	387	Land North of Vale Road, former Community Centre	Mansfield Woodhouse	37
Greenfield	390	Land off Woodlands Way, Spion Kop	Spion Kop	11
			<b>Sub total</b>	<b>9947</b>

Greenfield Sites - Reasonable Alternatives with planning permission

Greenfield	13	Clipstone Road East (Clipstone Road East / Crown Farm Way (Next to Newlands roundabout))	Forest Town	197
Greenfield	34	Land at Sherwood Street / Oakfield Lane	Market Warsop	36
Greenfield	35	Stonebridge Lane / Sookholme Lane	Market Warsop	237
Greenfield	36	Sookholme Lane / Sookholme Drive	Market Warsop	191
Greenfield	58	Fields Farm, Abbott Road	Mansfield	183
Greenfield	73	Three Thorn Hollow Farm	Rainworth	190
Greenfield	80	Land North of Skegby Lane	Mansfield	150
Greenfield	81	Penniment Farm	Mansfield	400
Greenfield	87	Welbeck Farm	Meden Vale	18
Greenfield	90	Land at Berry Hill (Lindhurst)	Mansfield	1700
Greenfield	101	Clipstone Road East (Land south of Clipstone Road East (Land next to the pub))	Mansfield	313
Greenfield	106	Former Mansfield Sand Co	Mansfield	73
Greenfield	157	The Ridge	Mansfield	43
Greenfield	267	Land off Balmoral Drive	Mansfield	35
Greenfield	298	Football Ground Church Warsop Miners Phase 2	Church Warsop	43
Greenfield	322	Land north of Broomhill Lane	Mansfield	84
Greenfield	27a	Land at Redruth Drive	Mansfield	169
Greenfield	27b	Land off Sherwood Oaks Close	Mansfield	44
Greenfield	342	Land adjacent Ravensdale Hotel	Mansfield	7
Greenfield	348	Land North of Church Hill Avenue	Mansfield Woodhouse	12
Greenfield	391	Land at the corner of Newgate Lane and Gladstone Street	Mansfield	13
Greenfield	396	Pleasley Hill Farm	Pleasley	850
Greenfield	397	Land to the north east of Woodview Gardens	Forest Town	6
<b>Sub total</b>				<b>4994</b>
<b>Total</b>				<b>14941</b>
<b>Greenfield sites - % of supply</b>				<b>91</b>

Mixed sites - Reasonable Alternatives without planning permission

Land Type	HELAA Ref	Site Name	Location	Site Yield (Housing No. of dwellings)
Mixed	8	Former Sherwood Hall School	Mansfield	94
Mixed	9	Land to the East of Helmsley Road	Rainworth	84
Mixed	10	Former Victoria Court Flats	Mansfield	62
Mixed	269	Land to the North of 100 Wood Lane	Church Warsop	50
Mixed	384	Civic Centre	Mansfield	116
<b>Sub total</b>				<b>406</b>
Mixed	6	Centenary Road	Mansfield	77
Mixed	59	Land to the rear of 28 High Oakham Hill	Mansfield	58
Mixed	70	Land at High Oakham House	Mansfield	28
Mixed	176	Moorfield Farm	Church Warsop	25
Mixed	345	Forest Edge, 19 Oak Tree Lane	Mansfield	19
<b>Sub total</b>				<b>207</b>
<b>Total</b>				<b>613</b>
<b>Mixed sites - % of supply</b>				<b>4</b>

Mixed sites - Reasonable Alternatives with planning permission

### **3.9 Estimated HELAA employment supply**

3.9.1 Table 4 provides an overview of the total potential economic land supply. This shows:

- The estimated industrial land supply of reasonable alternatives is just over 50 hectares (505,000 sqm).
- Of the total, just over 20 ha (200,000 sqm) is on sites that have planning permission and just over 30 ha (300,000 sqm) are without planning permission.
- Just under 480,000 sqm of the total supply of economic floorspace is within Mansfield and just under 26,000 sqm is within Market Warsop. There is no identified supply within the settlements of Meden Vale, Church Warsop and Spion Kop.

3.9.2 Table 4 also provides the sub totals of estimated supply by various economic use class. It should be noted however breakdown provided is indicative based on the best available information provided by the land promoter. Depending on the Local Plan Review need for various economic uses, the location and surrounding land uses, sites may be proposed for different economic uses to what is currently proposed on each site. This will be a matter to be explored further as the Local Plan Review and site selection process progress.

3.9.3 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. The need for employment land will be kept under review as the new employment land needs assessment is published.

**Table 4: Estimated economic supply of reasonable alternative sites**

	<b>Total Reasonable Alternatives Economic Floorspace (sqm)</b>	<b>Floorspace without planning permission</b>	<b>Floorspace with planning permission</b>			
	505,835	303,368	202,467			
	<b>Sub-total</b>	<b>Economic - industrial</b>	<b>Economic - retail</b>	<b>Economic - mixed use</b>	<b>Economic - office / industrial</b>	<b>Economic - strategic B8</b>
<b>Reasonable alternatives economic floorspace - Mansfield (sqm)</b>	479,875	72,444	6,374	282,457	14,600	104,000
<b>Reasonable alternatives economic floorspace - Warsop parish (sqm)</b>	25,960	9,160	0	16,800	0	0
<b>Total</b>	<b>505,835</b>	<b>81,604</b>	<b>6,374</b>	<b>299,257</b>	<b>14,600</b>	<b>104,000</b>

## **4 Gypsy and Traveller and Travelling Showpeople Assessment**

### **4.1 Gypsy and Traveller and Travelling Showpeople Sites**

- 4.1.1 The Local Plan Review will seek to make provision for gypsy and traveller pitches and plots for travelling showpeople where it is evident there is a need in the district.
- 4.1.2 The approach and assumptions to assess sites for travellers is set out in the HELAA Methodology 2025.
- 4.1.3 The Council undertook an initial Gypsy and Traveller Land Availability Assessment of potentially suitable sites in 2018. 63 sites were assessed, however no developable sites were identified.
- 4.1.4 The initial 2018 assessment indicated that of the 63 sites assessed, 34 were assessed as being suitable, or potentially suitable. The council then wrote to all 34 landowners or their agents. As a result of the letter, there were no responses received confirming any available sites for travellers.
- 4.1.5 In order to identify further potential sites, the council considered allocation as part of the Pleasley Hill Farm and Land off Jubilee Way SUEs. Both site promoters advised that owing to severe viability issues, no land could be made available. Further detailed analysis of all council owned sites was undertaken. Some 37 potential sites were identified, none of which however were found to be suitable.
- 4.1.6 The Council reviewed the sites from the 2018 draft assessment to identify a list of sites considered to be acceptable for inclusion in the 2025 HELAA. Table 5 provides an overview of the sites assessed and HELAA result. 15 sites were assessed. Only three are considered to be reasonable alternatives, Land off Ley Lane (ref: 60), Land off Longster Lane (ref: 286) and Land opposite 47 Bainbridge Road, Warsop. The former two sites are already in use as travelling showpeople sites and the latter site has a single gypsy and traveller pitch. The three sites have been included in the HELAA to potentially explore the reconfiguration/intensification and/or expansion of the sites, if there is an identified need for additional capacity.
- 4.1.7 Of the remaining 12 sites, three were discounted at stage 1, two of which are designated Local Green Space, and the third site is dense woodland with TPO status. Nine sites were discounted at stage 2, six are not available and three are not considered suitable.

Table 5: Summary of HELAA Sites for Gypsy and Traveller and Travelling Showpeople

<b>Sites discounted at Stage 1</b>	HELAA Ref	Site Name
	221	Land off Windmill Lane
	250	Car Park Barringer Road
	193	Land off Clipstone Drive
<b>Sites discounted at stage 2</b>	HELAA Ref	Site Name
	220	Chesterfield Road North Allotments
	230	Land Adj Common Lane
	231	Land Adj Common Lane 2
	232	Land Adj Common Lane 3
	235	Pleasley Vale Nursey
	245	Old Sports Ground Warsop Vale
	249	Rushpool Open Space
	263	Amenity space, Land at Jubilee Way South
	264	Millennium Green Amenity Space
<b>Reasonable Alternative Sites</b>	HELAA Ref	Site Name
	286	Land off Longster Lane
	60	Land off Ley Lane
	398	Land Opposite, 47 Bainbridge Road, Warsop

- 4.1.8 To determine the need for gypsy and traveller and travelling showpeople, a new Gypsy and Traveller Accommodation Needs Assessment (GTANA) will be prepared to inform the Local Plan Review. The GTANA prepared in 2017 identified an overall shortfall in the district to 2037 of 3 residential pitches, no plots for travelling showpeople, and 1 transit pitch/emergency stopping place. Using the 2017 as an indicator of need, there remains a deficit of two pitches and one transit pitch and a current surplus of travelling showpeople plots.
- 4.1.9 The HELAA has not undertaken a review of sites proposed for housing and economic uses to understand their potential availability / suitability. The Council will wait until the new GTANA has been published to determine the updated need for pitches and plots. If there remains a need, the Council will undertake a further site assessment process, including an assessment of sites within the HELAA proposed for housing and economic uses, once the preferred site allocations for these uses have been identified.

## 5 Conclusions and next steps

### 5.1 HELAA conclusions

- 5.1.1 A total of 214 sites were assessed as part of the 2025 HELAA. Of these 155 sites went through to be considered as reasonable alternatives to inform the HELAA supply pool for housing and economic uses and travellers. 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 under 16,400 dwellings – approximately 5,730 dwellings are with planning consent. Some 6,000 dwellings of the reasonable alternative HELAA supply pool are on six strategic sites, whilst some 10,330 dwellings are on non-strategic sites.
- 5.1.3 Approximately 5% of the HELAA reasonable alternative dwellings supply are classified as brownfield, 91% on greenfield and 4% on mixed sites.
- 5.1.4 The HELAA reasonable alternatives supply pool is estimated to yield 50 ha of land for economic uses, of this some 30 ha are on sites that have planning permission and just over 20 ha are without planning permission. The breakdown of the total estimated supply from the reasonable alternatives:
  - Industrial – 82,704 sqm
  - Retail – 8,374 sqm
  - Mixed use – 299,257 sqm
  - Office and industrial – 11,500 sqm
  - Strategic B8 – 104,000 sqm
- 5.1.5 Fifteen sites were assessed for travellers sites. Three sites were identified as being developable – two of which are existing sites for travelling showpeople and one in existing use for a single pitch but remain included within the list of reasonable alternatives to explore potential reconfiguration, intensification or expansion if there is a need for additional plots/pitches in the Local Plan Review.

### 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 Review to determine.
- 5.2.2 Following consultation on the Regulation 18 draft Local Plan Review in May 2025, a further update to the HELAA will be published, capturing additional sites that may be submitted for consideration, updated information on new

sites and the latest commitments data. Further evidence will be completed to understanding the housing and economic needs of the district and for gypsy and travellers and travelling showpeople. The Council will review the estimated supply from the reasonable alternative sites against these needs to determine whether sites that were discounted at stages 2 or 1 of the assessment process need to be considered further.

- 5.2.3 Once the HELAA has been updated, the Council will progress with a further detailed site selection process from the list of HELAA reasonable alternative sites. The Council will continue to work with the landowners / promoters of those sites to fully consider the deliverability and viability of the preferred Local Plan Review site allocations.

## Appendix A HELAA Site Results

Table A1.1: All non-consented HELAA sites discounted at Stage 1

HELAA Reference	Site Name
69	Gregory Quarry
107	20 Abbott Road
128	Clumber Street Car Park
129	Land adjacent Crates and Grapes PH
130	Church Street car park
133	Handley Arcade Car Park
136	Nottingham Road Retail Park
141	Oakham Business Park (Site A)
142	Oakham Business Park (Site B)
149	Land off Grove Way
151	Carpark opposite Birch House
172	Land Adjacent The Stables
173	Land adjacent Amethyst Gardens
174	Mansfield Manor Hotel
208	Land off Netherfield Lane
209	Land adjacent to Church Lane
271	Commercial Gate (site A)
272	Commercial Gate (Site B)
273	Commercial Gate (Site D)
276	Vape HQ, Woodhouse Road
278	116-120 Chesterfield Road North
363	Town Mill, Bridge Street
366	Clumber House
368	23-27 Leeming St
369	1 Market Place
370	15 Market Place
380	Land at Colwick Close
392	Land adjacent 4 Glannis Square, Church Warsop

Table A1.2: All non-consented HELAA sites discounted at Stage 2

HELAA Reference	Site Name
5	Abbey Primary School
32	Radmanthwaite Road / Oxclose Lane
42	Land at former railway station.
62	Land at Southwell Road East
116	Garden Land
126	William IV Public House
131	Toothill Lane Car Park
171	High Oakham Farm (west)

205	Land off Cuckney Hill
206	Land North of Laurel Avenue
74d	Water Lane
327	Land north and east of Crimea Farm, off Peafield Lane
328	Land south-east of Southgate Road

Table A1.3: All non-consented Reasonable Alternatives

HELAA Reference	Site Name
8	Former Sherwood Hall School
9	Land to the East of Helmsley Road
10	Former Victoria Court Flats
11	Bellamy Road
15	Abbott Road
20	Land at Rosebrook Primary School
22	Playing Field, Sandy Lane
25	Ladybrook Lane / Tuckers Lane
28	South of Debdale Lane
29	Sherwood Rise (adjacent Queen Elizabeth Academy)
30	Land at Old Mill Lane / Stinting Lane
31	Land at New Mill Lane
38	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)
40	Land at Ratcher Hill Quarry (south west)
43	Oakfield Lane (land adjacent recycling depot)
44	Land off Baums Lane
45	Land at Spion Kop
46	Land at Debdale Lane / Burlington Drive
48	Small holding off Peafield Lane
49	Land off Mansfield Road (A60)
50	Land off Peafield Lane.
51	Land off Netherfield Lane
53	Land between Old Mill Lane & New Mill Lane
55	Tall Trees mobile homes Old Mill Lane
56	Warren Farm, Land North of New Mill Lane
63	Land at Oakfield Lane
64	Pheasant Hill and Highfield Close
65	Former Blake Crescent Allotments
66	Harrop White Road Allotments
67	Land at Peafield Lane
72	Land at Clipstone Road West
75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club
76	Land off Jubilee Way

78	Land off Bosworth Street
82	Penniment Farm (employment)
83	Grove Street Car Park
88	Land off Chesterfield Road
89	Land off Skegby Lane
91	Strip of land off Cauldwell Road (opposite the College)
100	Land at the rear of Cherry Paddocks
117	Ravensdale Allotment site
118	Land and buildings off Debdale Lane
134	Land at Belvedere Street
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)
165	Ashmead Chambers
184	Land & Buildings at White Hart
186	Kirkland Avenue Allotments
187	Land forming part of Peafield Farm
188	Land forming part of Warren Farm
189	Land off Holly Road
190	The Birches
191	Land rear of Helmsley Road
192	Land at Ashland Farm
204	Elkesley House
207	Land North of Lime Crescent/Birch Street
218	Land off Forest Road
219	Clipstone Football Ground
266	Land off Bernard Road
268	Land at Church Street / Little Lane
269	Land to the North of 100 Wood Lane
270	High Oakham Farm (east)
287	Melville Court
290	Sandy Lane MDC Housing Development Scheme
291	Shirland Drive Boiler House
300	Petrol Filling Station Clipstone Road West
39A	Ransom Wood Business Park (Site A)
39B	Ransom Wood Business Park (Site B)
71a	Site A, Long Stoop Way
71c	Site C, Long Stoop Way
323	Land off Helmsley Road
324	Land off Ridgeway Lane
325	Land off Peafield Lane
326	Land to the north of the A617 (Sherwood Way South) / south of Bleak Hills Lane
330	Land off Blidworth Lane
331	Land south of Clipstone road east - East of Crown Farm Way
334	Land north of Jenford Street
335	Land north of Old Mill Lane

338	Land south east of Mansfield Road
340	Land south of A617 and West of Blidworth lane
341	Bridleways Guest House & Holiday Homes
351	Bromley Croft, Unit 1 Oxclose Lane
352	Corner House, Union Street
354	18-20 Church Street, Mansfield
365	Former Wilko Site
372	Former Beales, Stockwell Gate
374	32-36 West Gate (former BHS)
376	Land East of Park Hall Road/North of The Fairways
377	74-76 High Street
378	Land at 669 Chesterfield Road North
379	The Local Inn, Armstrong Road
382	Land at Hereford Avenue
384	Civic Centre
385	East of Beck Lane and North of Skegby Lane, land surrounding Ashland Farm
386	Land at Woburn Lane, Pleasley
387	Land North of Vale Road, former Community Centre
389	The Three Lions & adj 15 Netherfield Lane, Meden Vale
390	Land off Woodlands Way, Spion Kop
393	Garage/Filling Station, Church Street, Warsop
394	Land off Vale Road
395	Toothill Lane Car Park (south)

Table A2.1: All consented HELAA sites discounted at Stage 1

HELAA Reference	Site Name
160	32 Warsop Road
169	Land Adjacent Unit 3, Sherwood Oaks Close
183	Adj 188, Southwell Road East.
214	Church of St Augustine
297	Land at Sharratt Court
342	Land adjacent Ravensdale Hotel

Table A2.2: All consented HELAA sites discounted at Stage 2

HELAA Reference	Site Name
7	Former Ravensdale Middle School
185	52 Ratcliffe Gate

Table A2.3: All consented Reasonable Alternatives

HELAA Reference	Site Name
3	Land at Spencer Street
4	Land astride Victoria Street
6	Centenary Road
13	Clipstone Road East (Clipstone Road East / Crown Farm Way (Next to Newlands roundabout))
34	Land at Sherwood Street / Oakfield Lane
35	Stonebridge Lane / Sookholme Lane
36	Sookholme Lane / Sookholme Drive
58	Fields Farm, Abbott Road
59	Land to the rear of 28 High Oakham Hill
68	Kirkland Avenue Industrial Park
70	Land at High Oakham House
73	Three Thorn Hollow Farm
80	Land North of Skegby Lane
81	Penniment Farm
87	Welbeck Farm
90	Land at Berry Hill (Lindhurst)
94	Bath Mill
95	Vauxhall Garage
101	Clipstone Road East (Land south of Clipstone Road East (Land next to the pub))
106	Former Mansfield Sand Co
108	Marshalls
124	Land off Pelham Street
127	Former bus station site
132	Former Strand cinema
157	The Ridge
176	Moorfield Farm
177	Hermitage Mill
180	Land adj 27, Redgate Street
210	Former Meden Vale Village Hall
267	Land off Balmoral Drive
275	Old Metal Box Site
298	Football Ground Church Warsop Miners Phase 2
322	Land north of Broomhill Lane
27a	Land at Redruth Drive
27b	Land off Sherwood Oaks Close
343	Former Dance Studio, Clerkson Street
344	Land adjacent 125 Princes Street
345	Forest Edge, 19 Oak Tree Lane
346	36 Stockwell Gate
347	2 West Hill Drive
348	Land North of Church Hill Avenue
349	Rosemary Centre, Union Street
353	Land between Longden Terrace and Pavillion Close
355	Former Portland Mill Site

356	Egmanton Road
357	53 Cromwell Street
358	Clerkson House, Clerkson Street
359	North Nottinghamshire Business Centre
360	19-21 Market Place
361	1 St Peters Court, Station Street
362	35 Wood Street
391	Land at the corner of Newgate Lane and Gladstone Street
396	Pleasley Hill Farm

## **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:

- map of all sites assessed
- All the individual sites proforma's