

Mansfield District Council

Housing and Economic Land Availability Assessment (HELAA)

Final Methodology Report

August 2018

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Mansfield
District Council

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1 INTRODUCTION

1.1 Scope of the HELAA methodology report

- 1.1.1 This report sets out the Mansfield District Council's (MDC) methodology for undertaking 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 updates the methodology for assessing the housing and economic land following the consultation that took place during July 2016. A summary of the comments received and MDC response to the 2016 draft HELAA methodology is included as Appendix A to this report.
- 1.1.2 This HELAA report is based on a simplified methodology to the draft consulted in 2016. Numerous assessment criteria have now been excluded from the HELAA and some of these will instead be considered as part of the MDC Sustainability Appraisal of sites.

1.2 Purpose of a HELAA

- 1.2.1 The purpose of the HELAA is to ensure MDC has a robust understanding of the amount of land with potential for housing and economic development. The HELAA may result in more or less land than the amount that is required to meet the needs of the Plan.
- 1.2.2 The process of undertaking the HELAA assessment (which considers the availability, suitability and achievability of the land supply) will refine the baseline data, to arrive at a list of sites considered as 'reasonable alternatives' for development.
- 1.2.3 This report forms part of the evidence base to inform the Mansfield District Local Plan to 2033. A separate HELAA Findings Report 2017 has been prepared setting out the findings.
- 1.2.4 The HELAA methodology does not in itself determine whether a site should be allocated for development in the Local Plan. The HELAA identifies the 'reasonable alternative' sites to inform the Local Plan allocation. The Local Plan will determine which sites are selected for inclusion in the Plan after taking account of policy considerations. The HELAA will help MDC to take a holistic approach to assessing all land with development potential to identify those sites or broad locations that are most able to support the delivery of the Local Plan vision and objectives.
- 1.2.5 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.

2 NATIONAL PLANNING POLICY CONTEXT

2.1 Introduction

- 2.1.1 This section provides a brief outline of the national planning policy context in informing the approach to the HELAA.

2.2 Establishing realistic assumptions to inform the HELAA

- 2.2.1 The requirement to undertake the land availability assessment is set out in the National Planning Policy Framework (NPPF) 2012 at paragraphs 158, 159 and 161.
- 2.2.2 Paragraph 159 of the NPPF sets the requirement for Local Planning Authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA)¹, the purpose of which is to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.2.3 Paragraph 161 of the NPPF emphasizes that the review of economic land availability should be undertaken at the same time as, or combined with, SHLAAs.
- 2.2.4 Paragraph 158 of the NPPF states that full account of relevant market and economic signals should be taken into consideration when preparing the Local Plan. In terms of the economic dimension, the NPPF also states that in order to build a strong, responsive and competitive economy, it is important to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
- 2.2.5 Paragraph 50 of the NPPF is worth mentioning in relation to MDC, which has an ageing population and an economic aim to attract a younger skilled workforce to the area. The paragraph recommends that an adequate mix of housing supply should be included in terms of size, tenure, type and range.

2.3 Land supply to meet the assessed need for housing

- 2.3.1 Paragraph 47 of the NPPF advises that, in order to significantly boost the supply of housing, LPAs should ensure that their Local Plans meet the full, objectively assessed needs for market and affordable housing. The supply of sites should focus on sufficient deliverable sites to meet five years' worth of housing requirement, and should provide an additional buffer depending on past delivery.
- 2.3.2 The HELAA informs the land supply considerations of the Local Plan. The assessment of meeting the objectively assessed needs for housing and employment land requirements are undertaken in a number of other reports

¹ Now known as a Housing and Economic Land Availability Assessment (HELAA)

and the evidence is then brought together in a series of Housing and Employment Technical Papers.

2.4 Deliverable and developable considerations in the NPPF

- 2.4.1 Footnotes 11 and 12 to paragraph 47 of the NPPF distinguishes between **deliverability** (applied to residential sites which are expected to be delivered in the first five years of the plan) and **developability** (applied to residential sites which are expected to be delivered during year six and beyond) as set out below:
- Footnotes 11 of para 47 of the NPPF states *‘to be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*’
 - Footnotes 12 of para 47 of the NPPF states *‘To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.’*
- 2.4.2 In the case of MDC, sites with planning consent are treated as forming part of the five year supply, however, any significant sites with planning consents consistently not delivering will be reviewed and will not be ‘automatically’ included in the Local Plan until there is sufficient evidence from the site promoters to provide a convincing case to MDC that the site still has a realistic prospect of coming forward.
- 2.4.3 The HELAA includes sites that have planning consent as part of the development land supply. These sites have been assessed as part of the HELAA.

2.5 Windfall allowance to inform supply assessment

- 2.5.1 Paragraph 48 of the NPPF recognises the role of windfall allowances in meeting the five-year delivery target. As the assessment of windfall allowance does not deal directly with identifying specific sites or broad locations for development, the MDC HELAA methodology does not include windfall assessments in this HELAA report.
- 2.5.2 The approach to assessing the windfall assumptions and yield to inform the housing supply is set out in a separate Windfall Study and account of this is taken in the Site Selection Paper. For this reason it is not duplicated in this HELAA methodology report.

3 HELAA METHODOLOGY

3.1 Introduction

- 3.1.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched an online Planning Practice Guidance² (PPG) on Housing and Economic Land Availability Assessment (HELAA). The PPG states that an assessment of land availability identifies a future supply of land, which is suitable, available and achievable for housing, and economic development uses over the plan period.
- 3.1.2 The PPG states that an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 3.1.3 The PPG explains that the aim of a HELAA is to identify as many sites with housing potential as possible. As a minimum, the HELAA should aim to identify sufficient specific sites for at least the first 10 years of the a plan, from the date of its adoption, and ideally for longer than the whole plan period.
- 3.1.4 Where it is not possible to identify sufficient sites, the HELAA should provide the evidence base to support judgements around whether broad locations should be identified and / or whether there are genuine local circumstances that mean a windfall allowance maybe justified in the first 5 years of the plan.
- 3.1.5 The PPG includes guidance on the following:
- The geographical area to be covered
 - Working with others involved in the delivery of development
 - Size threshold and need for development land
 - Identifying sites / broad locations
 - Types of sites and sources of data
 - Call for sites
 - Site characteristics, assessment / survey inputs
 - Level of detail

² IE3-001-20140306 last updated 06 03 2014

3.1.6 The PPG methodology is reproduced in figure 3.1 overleaf. This includes the following stages:

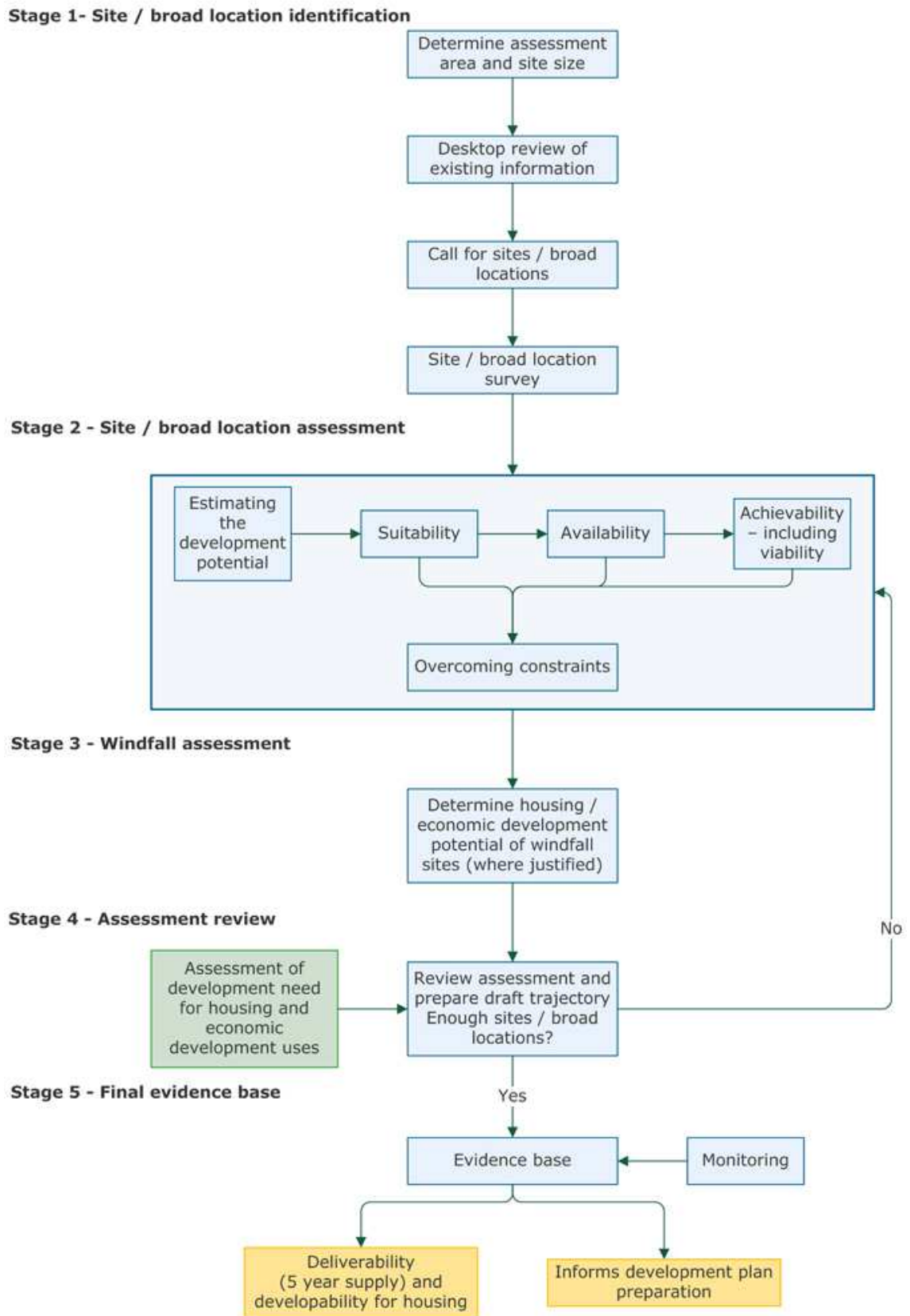
- Stage 1 includes site identification, desk review of existing information, site survey
- Stage 2 assessment includes yield, timeframes, suitability, availability, achievability, constraints
- Stage 3 windfall assessment (where justified)
- Stage 4 assessment review
- Stage 5 final evidence base outputs, deliverable and developable, five year housing supply

3.2 MDC HELAA methodology

3.2.1 Figure 3.2 which follows on from the PPG figure 3.1 translates the national guidance and summarises how this has informed the methodology adopted by MDC to inform the HELAA assessment.

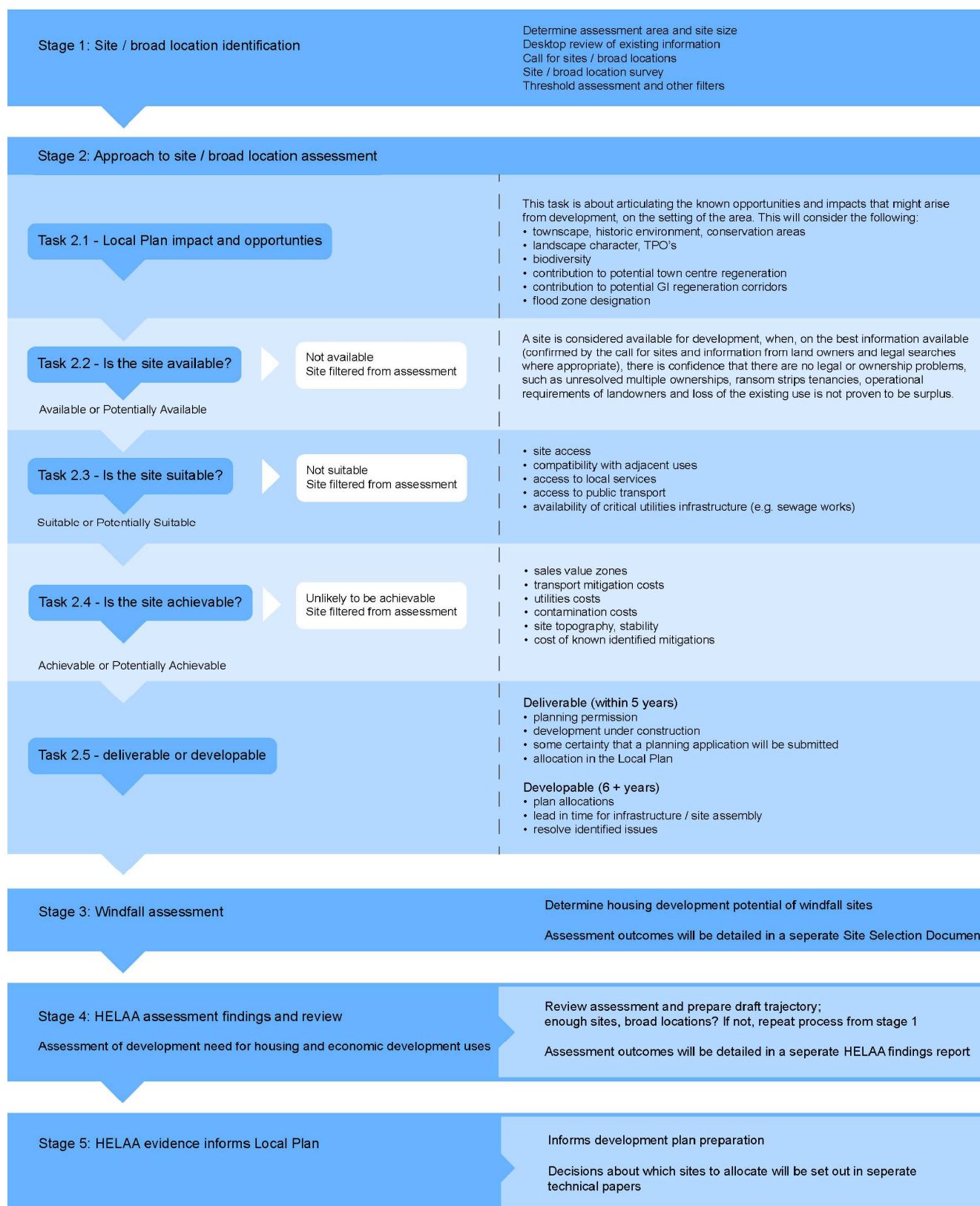
3.2.2 The focus of the HELAA methodology is on Stages 1 and 2 of the MDC methodology figure 3.2. The assessment and findings relating to Stages 3, 4, and 5 are documented in separate reports related to each stage.

Figure 3.1 HELAA methodology flow chart included in the PPG



Source: <http://planningguidance.communities.gov.uk/wp-content/uploads/2014/land-availability.jpg>

Figure 3.2 MDC HELAA Methodology 2017



Source: MDC 2017

4 STAGE 1 SITE IDENTIFICATION

4.1 Introduction

- 4.1.1 The focus of stage 1 is to set out the HELAA assessment area and to identify as many sites as possible to inform the overall HELAA land supply assessment. This also sets out a list of important criteria where sites falling entirely within these would be excluded at Stage 1.

4.2 Geographical area covered by the MDC HELAA

- 4.2.1 Stage 1 identifies that the area selected for the assessment should be the housing market area or the functional economic market area, this can be the local planning authority area, or a combination of two local authority areas or a LEP area. The area covered by the HELAA is based on the administrative boundary of Mansfield District Council instead of the wider Strategic Housing Market Area or the Functional Economic Market Area.
- 4.2.2 An economic relationship does exist with Ashfield District Council, and to a lesser extent with Newark and Sherwood, however, the local authorities are at a different stage in the Local Plan preparation, and so it has not been possible at this stage to produce a joint HELAA. As part of the duty to cooperate, the Outer Nottingham Area local authorities have been consulted on the revised HELAA 2017 methodology adopted by MDC and there is continuous dialogue and joint working with the neighbouring authorities to inform and shape the respective local plans and evidence base documents.

4.3 Uses included in the HELAA

- 4.3.1 The focus of this HELAA is on those housing and economic uses most likely to come forward in the Local Plan including housing and employment (industrial, office and warehousing), retail (convenience and comparison) and leisure development such as restaurants and hotels.
- 4.3.2 Other developments such as schools, doctor's surgeries, and community facilities are treated as infrastructure and are not included in the HELAA (apart from where an allowance has been made for land allocation to reflect the delivery of this type of infrastructure as part of the development).

4.4 Site identification

- 4.4.1 The sites identified in the HELAA have come from a number of sources. Appendix B lists the various sources, including the call for sites, which have informed the MDC HELAA site identification.

4.5 Call for sites

4.5.1 A call for sites took place between 20 July 2016 and 17 August 2016. The type of information sought in the call for sites questionnaire included the following:

- Site details, site ownership and any legal issues,
- Current and potential use, economic viability information,
- Timescales and estimate delivery,
- Site accessibility, environmental features and any known constraints.

4.5.2 The call for sites is an opportunity for landowners, site promoters and interested parties to submit land for consideration through the HELAA. Sites should be submitted to the Council using the call for sites submission form available on the Council's website. The call for sites will be kept 'open'. Any sites submitted after the commencement of the annual HELAA review will be assessed at the next review.

4.6 Site referencing and mapping

4.6.1 All sites identified for the HELAA were incorporated into the tailor made MDC HELAA database. All sites were linked to GIS mapping. Each site was given a unique site reference number to enable it to be easily identified in the HELAA Report and on the HELAA maps. Any relevant information included submitted in the HELAA forms was also captured on the HELAA database. The information collected included:

- Site location / name,
- Site size based on GIS mapping,
- Source reference, stage in planning process
- Land owner, promoter, agent contact details
- Proposed use (s)

4.7 Sites excluded at Stage 1 assessment

4.7.1 The PPG is clear that the HELAA should identify as many sites as possible and that sites should not be excluded from the assessment simply because of current policy designations. However, a few national and local designations and other locational factors have informed the Stage 1 assessment of 'absolute constraints', these include flood plain, SSSI and a minimum site threshold.

4.7.2 Table 4.1 sets out the criteria for excluding sites from the Stage 1 assessment.

Table 4.1 Site criteria used to inform exclusion from the HELAA Stage 1 assessment

| Stage 1 Criteria | Reason |
|------------------|--------|
|------------------|--------|

| | |
|---|--|
| Sites with capacity of less than five dwellings or under 0.25ha/500m2 of economic development floor space | Threshold is in accordance with the PPG. Sites of less than 5 dwellings may still come forward through the planning application process. Identified based on plot area and yield estimates. |
| Not within or adjoining a settlement, or connected via another HELAA site or planning consent, or a PDL site. | Only sites within or adjoining an existing settlement or connected by another HELAA site or PDL sites will be considered as part of the assessment. Identified based on GIS mapping data. |
| Sites within functional flood plains (Flood Zone 3A and 3B) will not be considered for housing or economic development purposes | Land that is in flood zone 3A and 3B proposed for residential and zone 3B for economic development will not be included in the HELAA. Any sites adjacent to flood zones will be carefully considered at Stage 2 Identified based on technical flood assessment evidence studies and EA flood mapping. |
| Nationally significant designated sites – Sites of Special Scientific Interest (SSSI) | Development within SSSI will be excluded from the HELAA. SSSI are protected by law to conserve their wildlife or geology. Any sites adjacent to SSSI will be carefully considered at Stage 2. Identified based on GIS mapping data. |
| Local Nature Reserves (LNR) | These carry a high level of protection and are designated by MDC under the National Parks and Access to Countryside Act 1949. Sites within proposed LNR will be excluded. Any sites adjacent to a proposed LNR will be carefully considered at Stage 2. Identified based on GIS mapping data. |
| European Designated Sites - Special Area of Conservation (SAC), Special Protection Area (SPA) | These are strictly protected sites designated under the EC Habitats Directive. Development within these sites will be excluded from the HELAA. Any sites adjacent to these European designations will be carefully considered at Stage 2. Identified based on GIS mapping data. |
| Scheduled Monuments and Ancient Woodlands | These are irreplaceable historical / ecological assets. Proposed sites for development will be excluded where they fall within ancient woodland. Any sites adjacent to Scheduled Monuments or Ancient Woodlands will be carefully considered at Stage 2. Identified based on GIS mapping data. |
| Designated Local Green Spaces (LGS) | LGS considered as locally important designations to be safeguarded and once adopted these LGS should have the same protection as Green Belt . Identified based on GIS mapping data. |
| Garden land | Any land identified as Garden Land will be excluded in line with para 53 of the NPPF. Identified based on GIS mapping data. |

Source: MDC 2017

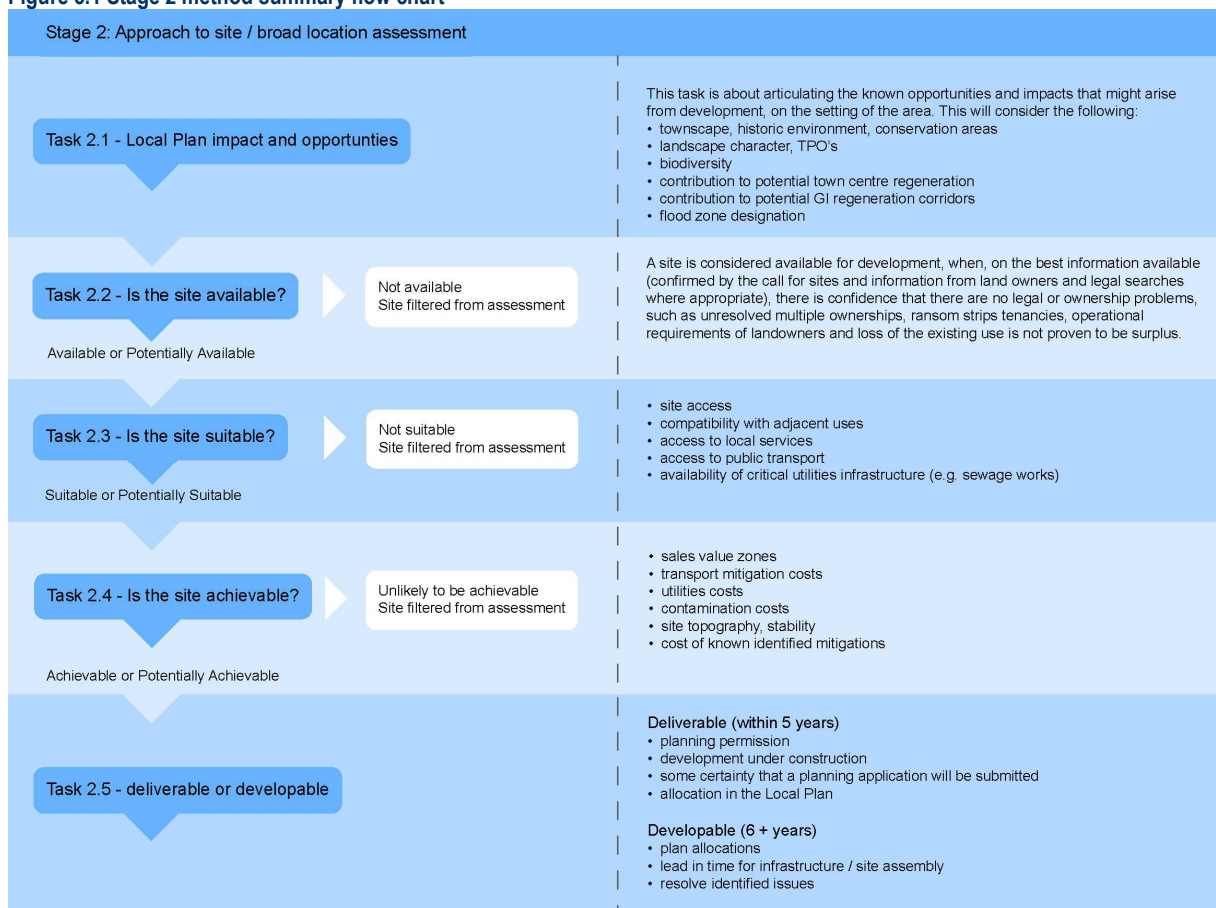
- 4.7.3 Any site that is wholly or mostly affected by any of the criteria will be excluded from the assessment. Where only part of the site falls within one or more of the designations, only that part of the site outside of the designation was considered for development in the HELAA. Where a site adjoins an environmental constraint, such sites will not necessarily be excluded from the assessment, but will be considered in more detail at the next stage of assessment.
- 4.7.4 Any sites that fall within the criteria set out in table 4.1 will be excluded from the HELAA assessment as part of the Stage 1 assessment. Appendix C lists the sites that were excluded as part of the Stage 1. Sites that are or include Garden Land will be excluded at this stage. If there are insufficient sites to meet the housing need identified for Mansfield District these sites will be included and assessed at Stage 2.

5 STAGE 2 APPROACH TO SITE ASSESSMENT

5.1 Introduction

- 5.1.1 The bulk of the assessment takes place during stage 2. The focus of the assessment is on determining whether the HELAA sites are considered as 'available, suitable and achievable'. The Stage 2 assessment also takes account of the findings stemming from the desk review of possible impacts and opportunities that might arise from the development.
- 5.1.2 The other main element of the Stage 2 assessment is concerned with estimating the number of homes or amount of economic floorspace, the timing of when this might come forward, and how any identified constraints might be overcome.
- 5.1.3 Figure 5.1 below summaries the key components of the MDC Stage 2 methodology.

Figure 5.1 Stage 2 method summary flow chart



5.2 Strategic site developer surgeries and consultations

- 5.2.1 As part of the HELAA, site specific developer surgeries were hosted with the promoters of the various strategic sites in order to gain a better understanding of the concept plans, assessment informing the 'availability, suitability and achievability' considerations and the assumptions on the scale of development

and the likely phasing. Wider issues and opportunities were also explored at these surgeries.

- 5.2.2 A wide range of consultations also took place involving stakeholders from various organisations. These are set out in the HELAA findings report.

5.3 General caveats relating to the Stage 2 HELAA assessment

- 5.3.1 The assessments informing the HELAA are based on known information at this point in time. The site specific information relating to each site will be refined as more information becomes available. This in turn will refine the delivery, yield and trajectory findings stemming from the HELAA.
- 5.3.2 As part of the on-going detailed assessment, constraints may be identified that could impact on availability, suitability or achievability but this does not necessarily rule a site out completely. Instead of eliminating sites based on high-level information known at this stage, the general approach adopted for the HELAA has been to progress sites forward as part of the stage 2 assessment but to identify these as 'potential' sites.
- 5.3.3 However before these 'potential' sites are progressed as possible Local Plan allocations, they will require further investigation and input from the site promoters to demonstrate how the identified issues can be resolved. This will inform the overall risk assessment of the housing trajectory as to whether sites will come forward as anticipated.

5.4 Availability assessment

- 5.4.1 The starting point for the HELAA Stage 2 assessment is to determine if the site is available and likely to come forward for development and if there are any known legal or ownership issues which may stop or delay the site coming forward. Table C1 in Appendix C sets out the type of questions that were considered.
- 5.4.2 The majority of the HELAA sites are likely to be identified through the call for sites, by either a landowner or developer (with an option agreement). Information has been sought on any legal, lease, and multiple land ownerships, operational requirements as part of the call for sites form.
- 5.4.3 Where sites have been identified through other routes, and the land ownership details are not currently known, then for the time being these sites have been treated as 'not available'. It is likely that these sites could move to 'available' once a landowner has been identified and confirmation sought to promote the site through the HELAA. This is particularly an issue in the case of potential employment 'in-fill' sites, as owners may not be aware of the HELAA process, and as most of these sites are within designated employment areas, they are likely to be considered by the site owners as 'designated' for employment.
- 5.4.4 Where a site has had a previous use, such as a school, playing field, recreation grounds or statutory allotments, then additional evidence will be required to confirm availability and release of existing use.

RAG assessment of availability

- 5.4.5 The findings from the availability assessment will be categorised as set out in the Red Amber Green (RAG) table 5.1.
- 5.4.6 A site is classified as red where there is no intention expressed from the landowner to develop and the site will be eliminated as part of the Stage 2 assessment. Some sites are identified as clearly available based on information submitted and so score green. Some sites may not be straight forward, and so are considered as potentially available. However there may be an impact on phasing, complexity or further information may need to be sought if the site is selected as part of the Local Plan allocation.
- 5.4.7 In some instances the availability may not be assessed, as the site is either not suitable or achievable. Sites with extant planning permission have been presumed to be available.

Table 5.1 Availability RAG assessment categories

| Availability RAG assessment | |
|-----------------------------|---|
| Available | Confirmation of availability has been received from the landowner and there are no known legal issues or ownership problems. |
| Potentially available | <ul style="list-style-type: none">• A third party with an interest has promoted the site but confirmation has not been received from the landowner that the land will be available.• The land is in multiple ownerships and may have site assembly issues.• The land accommodates an existing use that would require relocation but arrangements are not in place or known.• The land is subject to legal issues that could prevent the site from being available in the short-term. |
| Not available | Land owner(s) has expressed no intention to develop. |
| Not Assessed | Availability has not been assessed. |

Source: MDC HELAA Methodology 2017

5.5 Suitability assessment

- 5.5.1 The main criteria informing the suitability assessment included a high level assessment of highway accessibility; compatibility with the surrounding uses, proximity of existing services (such as schools, shops), and to access public transport and to have reasonable prospects of being able to connect to existing utilities infrastructure networks (gas, water, electricity and telecommunications / broadband). Table C2 in Appendix C sets out the type of questions that were considered.

A Transport Panel advised on the suitability assessment

- 5.5.2 As part of the suitability assessment, a Transport Panel consisting of specialists from the Nottinghamshire County Council highways and public transport team, and the consultant team from AECOM (currently working on

the MDC transport assessment), met in November 2016 to advise on the suitability of the various HELAA sites from a transport perspective.

- 5.5.3 The Transport Panel provided an overview of Mansfield District area in terms of identifying areas where there are strategic 'congestion pinch points' and 'highway network capacity'. The Transport Panel also provided their initial professional opinion on the suitability of the HELAA sites from a highway access, public transport, cycling, pedestrian access and potential cumulative impact on the highway network and complexity of transport infrastructure works / mitigations that might be required from some of the larger HELAA sites. This later input informed the assessment about the scale of the complexity, possible implications on the phasing and trajectory and cost considerations.
- 5.5.4 A number of Stage 2 HELAA sites have been submitted to NCC Highways Team to seek their views on site access, including their initial high level views on visibility, highway carriage width, junction spacing, safety and scale of impacts. Sites were initially assessed by officers at MDC using the guidance in the 6Cs Highway Design Guide. A copy of the assessment methodology is provided at Appendix D of this report. At the time of preparing the HELAA assessment no response had been received from NCC.

RAG assessment of suitability

- 5.5.5 The findings from the suitability assessment will be categorised as set out in table 5.2. Where a site is assessed as suitable it will be categorised as a green traffic light and considered as suitable at this stage in the development process. Sites with extant planning permission or where planning permission is recently lapsed, have been presumed as suitable and classified as green.
- 5.5.6 Where there is a strong indication that there is clearly no likelihood of providing a suitable access to the site or the proposed use is clearly not compatible with the location, or is not considered as accessible to services and public transport then the site is categorised as a red traffic light and will be eliminated as part of the Stage 2 assessment.
- 5.5.7 In some instances, there could be scope to provide a suitable access or mitigations to make the site suitable, and in these instances the site has been classified as amber. Further assessment is likely to be required if the site is selected as part of the Local Plan allocation.
- 5.5.8 In some instances the suitability may not be assessed, as the site is either not available or achievable.

Table 5.2 Suitability RAG Assessment categories

| Suitability RAG assessment | |
|-----------------------------------|--|
| Suitable | The site offers a suitable location for development and there are no known constraints for the proposed use. |

| | |
|----------------------|--|
| Potentially suitable | The site offers a potentially suitable location for development however further investigation is required. |
| Not suitable | The site does not offer a suitable location for the proposed development. |
| Not Assessed | Suitability has not been assessed. |

5.6 Achievability assessment

- 5.6.1 Achievability considerations seek to assess whether there is a reasonable prospect that the particular development will be built on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell or rent the development at a suitable profit, but at the same time meet the landowner expectations and policy / infrastructure requirements. Table C3 in Appendix C sets out the type of questions that were considered.
- 5.6.2 The achievability considerations will be affected by the balance between the value and cost considerations, including:
- **Value consideration** – attractiveness of location, anticipated sales values, rentals, level of market demand, existing uses, adjacent uses, potential alternative uses, density, developable area, dwelling mix and rate of sales, etc.
 - **Cost considerations** – site preparation costs, implications of any physical constraints, abnormal works necessary to clear the site, scale of site opening infrastructure, strategic infrastructure requirements, site mitigation costs, relevant planning obligations, land costs, developers profit expectations, finance costs, national housing standard requirements etc.
- 5.6.3 The achievability assessment was informed by a review of the type of development taking place in Mansfield District, density, infrastructure requirements, the location where development is taking place, sales value heat mapping of current sales values, a discussion with individual developers, property agents (residential and commercial sector), consultation with MDC's in-house Property Team, Architects Team, Development Management Team, Housing Delivery Team, and local authority Members (via a viability workshop) to understand the value and cost influences specific to delivery in Mansfield District.
- 5.6.4 The same availability and suitability criteria were applied for employment uses. For the achievability assessment, instead of considering the residential sales values, a view was taken on the whether the location was considered to be in attractive location for employment, the primary factor informing this was highway accessibility (particularly the MARR), proximity to established employment areas and commercial agent feedback of the preferred locations for employment within the District.

A Property Panel advised on the achievability assessment

- 5.6.5 In addition to the various stakeholder consultations outlined above, two separate meetings with property experts including property agents (housing), developer and land owner took place December 2016 as part of a combined 'Property Panel' to inform the HELAA achievability assessment. This panel together with the individual consultations confirmed the findings of the desk based review of general sales value ranges in the District. This also provided insight into the broad land value expectations, density assumptions, delivery rates, the various types of developers operating in the District, and the different property markets.

RAG assessment of achievability

- 5.6.6 The findings from the achievability assessment will be categorised as set out in table 5.3 overleaf. Where a site is assessed as having a good to moderate prospect of being achievable it will be categorised as a green traffic light and considered as achievable at this stage in the development process. As achievability is highly dependent on the expectations of the developer, land owner and local authority (acting on behalf of the wider community), it is likely that providing there are no major abnormal site costs, then based on reasonable expectations on profit, land value and policy requirements then most sites are considered as having some prospect of achievability and classed as amber.
- 5.6.7 Those sites with considerable known abnormal site costs or very low anticipated values have been classified as red to suggest there is no realistic prospect of achievability (without some form of regeneration interventions).
- 5.6.8 Consented but unimplemented apartment schemes have generally been classified as no longer viable in Mansfield District at present and have generally been classified as red. Consented schemes where there has been no evidence of recent completions or construction activity have also been assumed as no longer being realistically achievable or deliverable and have been classified as red. This ensures a cautious approach to estimating the overall supply, though is not to say that these sites may not come forward.
- 5.6.9 In some instances the achievability may not be assessed, as the site is either not available or suitable.

Table 5.3 Achievability RAG Assessment categories

| Achievability RAG assessment | |
|------------------------------|---|
| Achievable | The site appears to have a realistic prospect of achievability. |
| Potentially achievable | The site appears to be marginally achievable. |
| Unlikely to be achievable | The site appears not to have a realistic prospect of achievability. |
| Not Assessed | Achievability has not been assessed. |

Source: MDC HELAA 2017

5.7 Impacts and opportunities assessment

- 5.7.1 Whilst the revised HELAA methodology has sought to keep the availability, suitability and achievability assessments fairly focused, the methodology has also captured a wide range of 'Impacts and Opportunities' based on desk review evidence that might affect any potential development on the HELAA site. This is intended to inform the HELAA assessment and also contribute to the on-going development considerations presented by the HELAA site.
- 5.7.2 The type of information captured under impacts and opportunities relates to the potential contribution the site can make to enhancing strategic green infrastructure routes, contribution to wider regeneration plans for an area, potential scope to improving the quality or identified deficiencies of open space, play or allotment provision, contribution to improving the biodiversity, or sensitive natural areas in the vicinity or surface flood water flooding issues the area. If a site falls within or close to a Conservation Area, Historic Environment or Townscape area has been noted as this will inform future design and setting of the development as well as informing the potential attractiveness of an area.
- 5.7.3 The following have also been captured under the impacts and opportunities section:
- Potential mineral safe guarded areas,
 - Potential Coal Authority identified high risk development areas,
 - Areas that maybe be at risk of land contamination,
 - Agricultural grade 2 land
- 5.7.4 These designations have been identified, not so much as to prevent development, but to inform areas where further investigations and consultations with the lead stakeholders and site promoters maybe required. Initial consultations have been initiated with the Coal Board authority, Nottinghamshire County Council as the Minerals authority, the Environmental

Health team at MDC and Natural England to further understand the designations and their impacts and these will be progressed where relevant at Local Plan site selection stage.

5.8 Housing and employment yield of the reasonable alternatives

- 5.8.1 All sites that do not include a red classification from the Stage 2 available, suitable or achievable form part of the pool of 'reasonable alternative' sites. These sites are considered as clearly or potentially appropriate to take forward to the inform the Local Plan allocation. The next stage is to estimate the housing and employment yield stemming from the reasonable alternative sites.
- 5.8.2 The assumptions informing the yield assessment have been guided by a review of past delivery, consultation with developers and other technical assessments to inform the employment and housing land studies for MDC. The approach adopted in informing the yield assumptions are set out below.

Plotted site area

- 5.8.3 The starting point in arriving at the yield assessment is to identify the overall site 'plot area' in gross hectares; this is identified on a map for each HELAA site.

Gross developable area

- 5.8.4 Consideration is given to any permanent features or national designations (e.g. SSSI, electricity transmission lines) that might reduce the plotted site gross developable area. Where appropriate an estimated percentage of the site area has been deducted from the plotted area for such features. At this stage, this is based on a high level estimate and will be refined if the site progress to the Local Plan allocation stage. Where no such features are identified, the gross developable area and the plotted site area will be the same.

Gross to net developable area for residential use

- 5.8.5 A gross to net development ratio was applied to the gross developable area to arrive at an estimate of the net developable area for residential development. The percentages applied to arrive at the net area are set out in table 5.5 overleaf, these are based on a review of past delivery of planning applications in MDC over the last five years and developer consultations.
- 5.8.6 The net reductions allow for a general allowance for on-site infrastructure such as Sustainable Urban drainage (SUDs), roads, schools, open spaces, green infrastructure etc. A review of past applications indicates that the gross to net allowances in many area is less than the percentages assumed, however, to reflect the possible need for future on site requirements for SUDs and green infrastructure, the HELAA has adopted a cautious approach to reflect the fact that in the future infrastructure requirements, and land allowances maybe required on site for SUDs and green infrastructure which developers may not have been used to providing in the past.

Table 5.5 Residential developable area assumptions

| Site area | Gross to net ratio |
|---------------------|---------------------------|
| < 0.5 ha | 100% |
| 0.5 ha – 5.00 ha | 85% |
| 5.00 ha – 10.00 ha | 75% |
| 10.00 ha – 25.00 ha | 65% |
| 25.0 – 35.0 ha | 60% |
| 35.00 ha > | 55% |

Source: MDC HELAA 2017

Density assumptions for residential use

- 5.8.7 After reviewing the range of past consented sites and type of unconsented development sites coming forward, a simplified District wide average rate of 35 dph (based on the net developable ha) has been adopted for this HELAA. It is accepted that there will be site specific variations, but at a plan level, it is considered that the 35 dph (net) provides a realistic assumption to inform the overall yield assessment without adding additional layers of complexity.
- 5.8.8 Where the site promoters have provided an estimate of the potential yield, this has been 'sense tested' and if considered appropriate, the MDC HELAA model includes a feature to over ride the generic yield assumption with the detailed yield rate provided by the promoter / planning application. However, where a site promoter has indicated a much higher yield rate than the yield that would result from the MDC generic assumptions, then a cautious approach has been adopted to inform the HELAA yield rates, by adopting the MDC rate. This avoids the risk of over estimating the potential housing supply. Where a site has an extant planning permission the figure that has been approved has been used.
- 5.8.9 Appendix E sets out the findings of a review of densities based on planning applications submitted in the District over the past five years. This shows that densities vary considerably throughout the District. At a site specific level a number of factors will determine the density of the scheme including the market demand, sales values, plot constraints, net developable areas, type of property being built and land value.
- 5.8.10 Appendix E shows that the overall estimated net density is approximately 37 dph for greenfield and brownfield sites. The averages for brownfields sites are generally higher at around 41 dph (net), and greenfield sites are around 33 dph for Mansfield (and considerably lower at 26 dph in Market Warsop). The assumed figure of 35 dph (net) is slightly lower than the District average of 37 dph.

- 5.8.11 The option of adopting a greenfield and brownfield density variation and Mansfield and Market Warsop variation was considered. However, after taking account of the sites coming forward, and developer consultations it was decided to adopt a single net density assumption. In the case of Market Warsop the majority of the HELAA sites are already within the planning pipeline and so the yield assumptions for these will be informed by planning applications.
- 5.8.12 Developers have stated that in lower market value areas, they would seek to increase density to enable their schemes to move to a more viable position (of around 35 dph to 40 dph), whilst in higher values areas, densities are generally reduced to create slightly larger more expensive house types (of around 30 to 35 dph). As values vary considerably within the District, it is likely that densities will vary too; based on this it is considered that the 35 dph provides a robust figure for the type of schemes coming forward. This does not however state that all schemes at a site specific level will be consented at this level, as account for layout, design, access to green infrastructure and open space will be taken account of.
- 5.8.13 It should be noted that the density and developable area assumptions informing this HELAA should not be assumed as policy or translated to site specific schemes. The density and design of schemes at a site specific level will need to take account of the site constraints, mitigations, opportunities, layout, accessibility to green infrastructure and open space as well as viability.

Employment gross to net development assumptions

- 5.8.14 Table 5.4 above also sets out the development assumptions adopted for the various employment uses.
- 5.8.15 Two floorspace assumptions are used to inform the HELAA assessment – the gross developable area and the net site floorspace. The HELAA assessment captures the findings in sq.m. The technical papers assessing requirements for industrial and warehousing adopt ‘hectares’ as the unit of measure, whilst the retail and office use requirements are based on ‘sq.m’. The final output tables for the HELAA convert the sq.m information and present the industrial and warehousing floorspace as the gross developable area in hectares.
- 5.8.16 The floorspace for retail, office and leisure uses is based on a net sq.m. For the generic HELAA sites this is based on applying a 40% gross to net ratio assumption to the gross developable area. This assumes that 40% of the site area will be allocated for the building, whilst the rest of the site will be used for car parking, landscaping and the like. Note at a site specific level this ratio will vary and will reflect the needs of the employment end user, proximity to source of employees and accessibility, and type of vehicles and plant needed to service the site.
- 5.8.17 The ratio is more relevant to out of town centre locations than to town centre, but as the bulk of the HELAA sites coming forward for these non-residential uses are in out of town locations this approach is considered robust. There is

scope to override this for areas where there is clear evidence that the gross to net may be much higher.

- 5.8.18 Where a promoter has provided a site area estimate or there is a planning application with floor space details then this has been used. In the case of leisure uses, the same assumptions have been applied as employment space and the result has been captured as net developable ha. However in reality, leisure uses and floor space can vary considerably and should be treated with care, as each use will be assessed differently.

Deliverability, developability and housing trajectory

- 5.8.19 Each site that passes the stage 2 assessment of availability, suitability and achievability is then categorised as being either 'deliverable or developable' and this in turn informs the housing trajectory. The definition of deliverable or developable is set out as footnote 11 of the NPPF.
- 5.8.20 Sites that are considered to be 'deliverable' are expected to come forward in the first five years of the plan. For the purpose of the MDC HELAA assessment, a housing site is described as being 'deliverable' if it has either outline or full planning permission. If there is clear evidence that a consented scheme is unlikely to be implemented within the next five years then it has not been included in the 'deliverable' element of the housing trajectory.
- 5.8.21 'Developable' sites are those sites likely to come forward during years 6³ and beyond. For the MDC HELAA assessment, where the site promoters provided no indication of timeframes, a judgement was taken on which timeframe a site might be expected to come forward in the plan period. This judgement was informed by the scale and complexity of the scheme. For instance, if it was a 'clean, oven ready' site with limited infrastructure requirements, but without planning consent then it was assumed to fall within the 6 – 10 year trajectory.
- 5.8.22 The approach to deliverability and developability takes into account any site-specific considerations, and any legal or physical constraints identified from the Stage 2 assessment. If there multiple land ownerships without a legal agreement in place or complicated infrastructure requirements, then the scheme has been presumed to come forward later in the plan period. This is not to say that sites might not come forward sooner, however, based on the information currently available a cautious approach is justified for the HELAA trajectory and can be refined later.
- 5.8.23 The assessment of deliverability and developability has considered what action would be needed to overcome the identified constraints. Where there are uncertainties these have been acknowledged and if the site progresses to the Local Plan allocation then further work may be required with the site promoters to better understand any issues or challenges.

Build rate assumptions

³ Year 6 in the HELAA trajectory equates to the year 2021/22.

5.8.24 The stakeholder consultations, including developers and land owners and a review of past delivery have informed the build rate assumptions for the HELAA housing trajectory. There was general agreement that developers are building at a rate of 2 – 2.5 dwellings per month, however there were some differentials between the site of size. The following general delivery rates have been assumed:

- Approximately 10 dpa for sites of < 15 dwellings
- Between 20 - 30 dpa for sites of > 15 dwellings
- On larger strategic sites it would be reasonable to expect two to three developers at any one point in time, each building approximately 30 dwellings, normally with gradual build up, aligned with infrastructure delivery. For the HELAA trajectory we have generally assumed a maximum of 60 dwellings per annum. In some instances a delivery of 90 dwellings per annum has been assumed.

5.8.25 The total annual delivery on any one site will depend on the availability of other similar schemes and the ability of the market demand in Mansfield District at any point in time. This will need to be monitored as part of the Annual Monitoring Report and where relevant the trajectory will be adjusted.

5.9 Older person housing

5.9.1 The MDC HELAA model has been set up to capture data for older person and assisted living housing, and where this information has been provided this has been captured. However, at this stage in the process, very few HELAA submissions define the type of housing development proposed, they simply state 'housing'. Going forward, this work will be refined and aligned with the Annual Monitoring Report to provide a more focused approach to capturing the information relating to the different types of housing provided to meet the needs of the District's ageing population.

5.10 Monitoring and update

5.10.1 The assumptions informing the HELAA yield assessments and build out rates will be kept under review through the information that is captured for in the MDC Annual Monitoring Reports (AMR). These AMR will record the following type of information:

- Progress with the delivery of development on allocated and sites with planning permission.
- Capture data on sites that have since been submitted to the HELAA or granted planning permission .
- Progress made in removing any constraints identified by the HELAA that impacts on the delivery of development, and review of site classification between deliverable or developable.

- Identify any changes which may affect the outcome of the HELAA assessment. A review of the windfall allowance to ensure it is meeting the assessed target.

5.10.2 These will be reviewed to ensure the HELAA assumptions remain representative. The HELAA database will be aligned to the AMR for housing, employment and retail, and so should be updated annually to keep track of how the trajectory is being met and to make for any adjustments in forecast delivery.

Appendix A Summary of draft methodology 2016

A.1.1 Table A1 sets out the comments received to the Draft HELAA methodology public consultation held during July to Sept 2016

Table A1 Summary of draft HELAA consultation comments

| Name | Organisation | Document ref | Summary of Comments | MDC Response |
|------------------|---|----------------|---|--|
| Mr. Andrew Pitts | Planning Specialist Environment Agency - Lower Trent Area | Paragraph 4.37 | Supports inclusion of infrastructure, flood risk and contamination as part of stage 2 assessments of brownfield sites in and around the Mansfield Urban Area. | Noted – no further action required. |
| Mr. Andrew Pitts | Planning Specialist Environment Agency - Lower Trent Area | Table 4.6 | <p>Welcomes inclusion of land contamination consideration and provides link to detailed information regarding contamination.</p> <p>Suggests inclusion of water quality as part of process. Identifies that SUDs are expected to be included in all sites and this requires land take and affect the design and layout of sites; assumptions about SUDs should be taken into account.</p> | <p>Noted</p> <p>Impact on water quality will be considered as part of Sustainability Appraisal. An allowance for SUDs and other infrastructure has been included as part of calculating the net developable area.</p> |
| | Hallam Land Management Ltd | Table 4.3 | <p>The most up to date mapping should be used to determine whether a site is within or adjacent to a settlement.</p> <p>The Local Green Space designation should not be interpreted to extend to sites designated under Policy NE5(A) or Policy M12(A) of the Adopted Mansfield Local Plan 1998 relating to the River Maun Valley.</p> | <p>Up to date mapping and local knowledge will be used to determine whether a site is within or adjoins a settlement. The criteria will be amended to assess sites that adjoin the settlement through an adjacent HELAA site (with or without planning permission).</p> <p>Only sites specifically designated as such will be protected as Local Green Spaces.</p> |
| Mr. Andrew Pitts | Planning Specialist Environment Agency - Lower Trent Area | Table 4.5 | Unclear how surface water flooding will be taken into account. Notts CC should be involved as Lead Local Flood Authority. | The infrastructure delivery plan will assess the impact of surface water flooding issues and infrastructure requirements. |
| Ms Karen Hardy | Committee Member Let Warsop Speak | Paragraph 1.4 | <p>Concerns that sites are not assessed in terms of their impact on local infrastructure.</p> <p>Priority should be given to brownfield sites and protect high grade agricultural land.</p> | <p>The impact on infrastructure will be considered through the Infrastructure Delivery Plan.</p> <p>The Local Plan will set priority in terms of development, this is not the role of the HELAA.</p> |

| Name | Organisation | Document ref | Summary of Comments | MDC Response |
|-------------------|--------------------------------------|---------------|--|---|
| | | | <p>A full onsite assessment of impact on SSSI is required.</p> <p>Objects to two sites in Warsop (Stonebridge Lane).</p> | <p>Where relevant, appropriate assessments will be sought as part of any detailed planning application.</p> <p>There will be opportunities through the Local Plan and planning application process to support or object to specific sites.</p> |
| Ms Karen Hardy | Committee Member Let Warsop Speak | Paragraph 1.6 | Planning applications may be determined before comments are considered. | When planning applications are submitted MDC are required to determine them within established times scales and are unable to delay determination in order to consider comments on the HELAA methodology. |
| Mr Anthony Salata | Jorden Salata | Paragraph 4.7 | The full range of employment uses (including A1-5, C1, D1-2) should be considered on a consistent basis for both supply and demand. | The HELAA call for sites was for all employment uses.. |
| Mr Anthony Salata | Jorden Salata | Table 4.3 | The East Midlands Northern Sub Region Employment Land Review (2008) is out of date; an update is required. | An up to date Employment Land Study is being prepared to inform the preparation of the Local Plan. |
| Mr Anthony Salata | Jorden Salata | Table 4.4 | <p>The following should be included as part of the HELAA assessment:</p> <ul style="list-style-type: none"> • Market and industry requirements in that functional economic market area; • Appropriateness and likely market attractiveness for the type of development proposed; and • Contribution to regeneration priority areas. | <p>The role of the HELAA is to identify land supply and the assessment process will include consideration of likely market attractiveness and contribution to regeneration.</p> <p>Market and industry requirements for employment land are considered in the Employment Technical Paper 2017</p> |
| Mr Anthony Salata | Jorden Salata | Table 4.9 | <p>Market demand within different locations should be used to inform the achievability of sites.</p> <p>Sites where planning permission has not previously been sought should be assessed as amber rather than red.</p> | <p>Information on likely sales values, stakeholder consultations and professional judgements have informed market attractiveness. .</p> <p>The planning history of the site is no longer used as part of the assessment but helps provide background information.</p> |
| Miss | Historic Environment | The HELAA | Sets out a step by step guide for selecting sites in | Proximity to heritage assets will be recorded |

| Name | Organisation | Document ref | Summary of Comments | MDC Response |
|-----------------------|--|----------------|--|---|
| Rosamund Worrall | Planning Adviser Historic England | Methodology 4 | relation to impact on heritage assets. Development criteria for sites should include reference to the historic environment. The site allocation process should consider opportunities to better reveal or enhance heritage assets. | as part of identifying 'Impacts and Opportunities' for consideration as part of a development proposal, where every opportunity will be taken to incorporate the heritage assets as part of the layout. The HELAA methodology no longer includes the proximity to heritage assets as part of the suitability assessment criteria. |
| Miss Rosamund Worrall | Historic Environment Planning Adviser Historic England | Paragraph 4.36 | In fourth bullet reference to 'Scheduled Ancient Monuments' should be amended to read 'Scheduled Monument'. Include reference to heritage assets in fifth bullet. | Proximity to heritage assets will be recorded as part of identifying 'Impacts and Opportunities' for consideration as part of a development proposal, where every opportunity will be taken to incorporate the heritage assets as part of the layout. The HELAA methodology no longer includes the proximity to heritage assets as part of the suitability assessment criteria. References will be amended to Scheduled Monuments |
| Ms Scarlett Griffiths | Highways England | Preamble 1 | Welcomes inclusion of Accessibility and Transport as assessment criteria. Highways England principle interest is safeguarding operation of the M1. | Noted |
| Mr David Pick | Nottinghamshire County Council | Table 4.5 | The distance to public transport should be set at 400m not 600m as proposed in Table 4.5. A criterion regarding the likely wider traffic and transport impacts and ability to mitigate should be included. | All buffers and reference to a specific distance for access to services has been removed. Inclusion in HELAA does not negate the need for detailed assessments and mitigations as the sites move closer to development stage. |
| Mr Ian Halfpenny | | Table 4.3 | Query regarding whether all designated but unused employment sites would be considered for re-designation as housing and whether consultee would be able to suggest a site through the HELAA process. | To ensure that sites are considered in the HELAA it is best to complete and submit a submission form. |
| Miss Rosamund | Historic Environment Planning Adviser | Paragraph 4.24 | Recommended that site visits include the recording of heritage assets and their settings in order to | Proximity to heritage assets will be recorded as part of identifying Impacts and |

| Name | Organisation | Document ref | Summary of Comments | MDC Response |
|-----------------------|---|--------------|--|---|
| Worrall | Historic England | | assist with the assessment of sites in relation to the historic environment. Significance can be harmed or lost through development within a heritage asset's setting; any harm or loss to significance requires clear and convincing justification. | Opportunities as part of the HELAA. Consultee comments will be considered as part of determining a planning application. |
| Miss Rosamund Worrall | Historic Environment Planning Adviser Historic England | Table 4.3 | References to 'Scheduled Ancient Monuments' should be amended to 'Scheduled Monuments'. Consideration should be given to how to address archaeological interest that are demonstrably of equivalent significance to scheduled monuments (NPPF Para.139) should be assessed in relation to HELAA Stage 1 exclusion sites. | References will be amended as requested. Consideration will be given, where possible identifying sites likely to be affected by archaeological interest if it is possible to readily secure compatible mapping to align with the HELAA mapping. This could then be included in the Impacts and Opportunities section. |
| Miss Rosamund Worrall | Historic Environment Planning Adviser Historic England | Table 4.4 | Unclear why conservation areas have separate criteria to heritage assets. Issue of setting should also be addressed. | Heritage assets are now covered as part of identifying Impacts and Opportunities for consideration when considering the detail of the proposal; this covers all types of heritage assets including conservation areas. |
| Miss Rosamund Worrall | Historic Environment Planning Adviser Historic England | Glossary 5 | A definition of 'heritage assets' should be included in the glossary. | It is not proposed to include a glossary. |

Appendix B Sources informing HELAA sites

B.1.1 Table B1 summaries the main sources of identifying potential HELAA sites.

Table B1 Sources informing the HELAA sites

| Sources informing HELAA sites identification | |
|--|--|
| 1 | Pre-application inquiries |
| 2 | Undetermined planning applications, including those subject to S106 |
| 3 | Planning application refusals or withdrawn |
| 4 | Unimplemented / outstanding planning permissions for housing and employment buildings |
| 5 | Expired planning permissions |
| 6 | Housing and Economic Development sites under construction |
| 7 | Prior Approval Certificate including Office to Residential, Retail to Residential and any other updates to permitted development rights |
| 8 | Existing or emerging Local Plans/Development Plan Documents or Neighbourhood Plan allocations that have not received planning permission |
| 9 | Housing and economic development sites put forward during a "Call for Sites" consultation and throughout the Local Plan production |
| 10 | Vacant and derelict land/buildings |
| 11 | Land owned by the various Councils (MDC and NCC) |
| 12 | Surplus and likely to become surplus public sector land |
| 13 | Sites already within the SHLAA (HELAA) process and those identified in the call for sites |
| 14 | Sites identified in a recent Employment Land Review 2017 |
| 15 | Internal site suggestions from Planning Officers and other Officers e.g. Housing Officers, Asset, Leisure Officers etc. |
| 16 | Sites put forward by Registered Social Landlords |
| 17 | Additional opportunities for established uses (e.g. making productive use of under utilised facilities such as garage blocks) |
| 18 | Business requirements and aspirations |
| 19 | Sites in rural locations |
| 20 | Large scale redevelopment and redesign of existing residential or economic areas |
| 21 | Sites in and adjoining villages or rural settlements and rural exception sites |
| 22 | Potential urban extensions and new free standing settlements |

Source: MDC HELAA 2017

Appendix C Stage 2 assessment criteria

C.1.1 Tables C1, C2 and C3 set out the Stage 2 HELAA assessment criteria

Table C1 Availability assessment

| Stage 2 Availability assessment | | |
|---|---|---|
| Criteria | Assessment | Questions |
| 1. Current Use | <ul style="list-style-type: none"> Is the site derelict or undeveloped The site is underutilised The site is in active use / occupied | <ul style="list-style-type: none"> Is the site currently in use (excluding agriculture)? Is the whole of the site in use? Would any existing users / tenants need to be relocated? Occupied sites may affect the likelihood or the timescales of development particularly in the short-term. |
| 2. Intention / Ownership | <ul style="list-style-type: none"> Landowner willing to sell and / or Developer in place Site promoted / landowner known but not engaged No intention to develop / landowner unknown | Is there an intention by the landowner to sell/develop and is there a developer in place to bring the site forward for development? |
| 3. Loss of an existing use not proven to be surplus | <ul style="list-style-type: none"> Development of the site would not result in the loss of an existing use, or the current use is surplus to requirements Development of the site would result in the loss of an existing use but can be replaced locally Development of the site would result in the loss of an existing use which is not surplus to requirements | Loss of existing uses such as open space, employment, retail, or other uses will be considered against existing evidence to support their release. |
| 4. Availability Conclusion | Available | Confirmation of availability has been received from the landowner and there are no known legal issues or ownership problems. |
| | Potentially available | A third party with an interest has promoted the site but confirmation has not been received from the landowner that the land will be available. The land is in multiple ownerships and may have site assembly issues. The land accommodates an existing use which would require relocation but arrangements are not in place or known. The land is subject to legal issues which could prevent the site from being available in the short-term. |
| | Not available | Land owner(s) has expressed no intention to develop. |
| | Not Assessed | Availability hasn't been assessed. |

Table C2 Suitability criteria

| Stage 2 – Suitability assessment | | |
|---|---|--|
| Criteria | Assessment | Notes |
| 1. Access to Site | <ul style="list-style-type: none"> Access is possible There are potential access constraints to the site, but these could be overcome No possibility of creating access to the site | A site with no access or without the potential to provide an access cannot be considered suitable for development. |
| 2. Compatible with adjoining uses | <ul style="list-style-type: none"> Development would be compatible with existing and/or adjoining uses Development of the site could have issues of compatibility with adjoining uses; however, these could be mitigated Neighbouring/adjoining uses to the proposed site would be incompatible with the proposed development type with no scope for mitigation | New development should be compatible with its surrounding uses e.g. in terms of noise, air quality, odour, light affecting amenities. |
| 3. Accessibility to local services and public transport | <ul style="list-style-type: none"> Development is located within a 10 minute walk to local services and / or within 400m of a bus stop There is scope for the development to provide local services and / or a bus stop within 400m Development is located further than a 10 minute walk to local services and or/ 400m of a bus stop | Accessibility of a site to local services and facilities by means other than the car and the extent to which development might provide new services or enhance sustainable accessibility to existing ones are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a site to local schools. |
| 4. Critical Utilities Infrastructure | <ul style="list-style-type: none"> Existing utilities in close proximity Utilities likely to require further connectivity No existing utilities in close proximity | The accessibility of utilities, particularly, wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted as part of this assessment to understand deliverability of utilities infrastructure to service the site. |
| 5. Loss of an existing use not proven to be surplus | <ul style="list-style-type: none"> Development of the site would not result in the loss of an existing use, or the current use is surplus to requirements Development of the site would result in the loss of an existing use but can be replaced locally Development of the site would result in the loss of an existing use which is not surplus to requirements | Loss of existing uses such as open space, employment, retail, or other uses will be considered against existing evidence to support their release. |
| Suitability Conclusion | Suitable | The site offers a suitable location for development and there are no known constraints for the proposed use. |
| | Potentially suitable | The site offers a potentially suitable location for development however further investigation is required. |
| | Unsuitable | The site does not offer a suitable location for the proposed development. |
| | Not Assessed | Suitability hasn't been assessed. |

Table C3 Achievability criteria

| Stage 2 Achievability assessment | | |
|---|---|--|
| Criteria | Assessment | Notes |
| 1. Sales Values / Market demand | <p>Sales values are likely to be high</p> <p>Sales values are likely to be medium</p> <p>Sales values are likely to be low</p> | <p>Overall sales values impact on the viability of development and overall deliverability (the aim where possible is to increase development value).</p> <p>For employment uses, instead of considering the residential sales values, a view was taken on the whether the location was considered to be in a strong, reasonable or weak market demand based on proximity to the MARR and the M1.</p> |
| 2. The potential cost of access to the site | <p>Likely to require low transport mitigations / costs</p> <p>Likely to require a medium level of transport mitigations / costs</p> <p>Likely to require a high degree of transport mitigations / costs</p> | Potential mitigations and costs will affect the overall development viability (the aim where possible is to minimise development costs). |
| 3. Contamination , land stability and topography costs | <p>Likely to require low level mitigation / costs</p> <p>Likely to require medium level mitigation / costs</p> <p>Likely to require a high degree of mitigation / costs</p> | Existing information relating to contamination and ground stability will be used to identify sites that are potentially, or known contaminated or affected by ground stability. The Councils Environmental Protection team will be consulted to inform this assessment. |
| 4. Cost of known identified mitigations / education infrastructure requirements | <p>Likely to requires low mitigation / costs</p> <p>Likely to require medium level mitigation / costs</p> <p>Likely to require a high degree of mitigation / costs</p> | Known issues around infrastructure costs e.g. utilities, education and other identified mitigations inform the scale of likely costs affecting the site. |
| Achievability Conclusion | Achievable | The site appears to be viable. |
| | Potentially achievable | The site appears to be marginally viable. |
| | Unlikely to be achievable | The site appears not to be viable. |
| | Not Assessed | Achievability hasn't been assessed. |

Appendix D Highway access methodology

D.1.1 The criteria set out in tables D1 and D2 have informed the highway accessibility assessment for the housing sites considered through the HELAA process. The criteria is taken from the [6Cs design guide](#).

D.1.2 These are assumptions and judgements for plan making only; detailed proposals submitted as part of future planning applications may show that in some circumstances alternative access arrangements are suitable and/or necessary. Applications will be determined against the standards in place at that time and subject to detailed transport assessments.

Table D1 Road width and access point criteria

| Number of Homes | Width of highway (carriageway and footway) | Points of Access | Supporting Information |
|---|--|------------------|---|
| Under 50 | 8.8m | 1 | None required |
| 50-149 | 9.5m | 1 | Up to 80 – Transport Statement 80-149 – Transport Assessment and Travel Plan |
| 150-399 | 9.5m | 2 | Transport Assessment and Travel Plan |
| 400 – 1000 | 10.75m | 2 | Transport Assessment and Travel Plan |
| If to be used by a bus – minimum of 10m (subject to tracking assessment) If serving a school – minimum of 10.75m | | | |

Source: Adapted from Table DG1 and Table PDP1 of 6 Cs design guide

Table D2 speed and visibility criteria

| Speed Limit of Road | Visibility Required (HGVs and Buses) |
|---------------------|--------------------------------------|
| 20mph | 27m |
| 30mph | 47m |
| 40mph | 73m |
| 50mph | 160m |
| 60mph | 215m |
| 70mph | 295m |

Source: Adapted from Table DG4⁴

Approach used for the HELAA assessment

D.1.3 For each site the following should be identified:

- a. Likely points of access to the public highway

⁴ In some cases the speed of the road figure has been rounded down. In these cases, the higher visibility splay standard has been used.

- b. Speed limit of the access road
- c. Number of homes to be served (including new and existing homes)

D.1.4 Criteria set out in tables D1 and D2 above are used to identify the following:

- d. Width of access required;
- e. Number of access points required;
- f. Visibility splays required at access points;
- g. Supporting information.

D.1.5 This information can then be used to establish whether access can be achieved. Judgements should be based on a desktop assessment using Google Streetview and GIS mapping. A site visit may also be carried out to confirm the desktop assessment.

D.1.6 The highway engineers will use this approach to assess the whether a signalised junction or roundabout may be required based on the speed and level of the traffic at the point of access.

Appendix E Review of past density

Table E1 Sets out the findings of a review of density of planning applications received in past five years in MDC. The findings are distinguished by brownfield and greenfield sites and for Mansfield Urban Area and Warsop Parish.

Table E1 Review of density of based on planning applications submitted in last five years to MDC

Mansfield Urban Area

| | Land Type | Housing Reference | Development Name | Site Status | Date Site Completed | Site Area Gross Ha | No. of Dwellings | Density per gross ha (gross 1/1) | Area Range | Gross to Net Ratio | Net developable area assumed | Assumed net developable area (after 10% discount) | Estimated yield based on 35 dph (net) | Difference between (gross) yield and assumed yield at 35 dph (net) | Devised bottom constraint yield and estimated yield | Net dph |
|--|--------------------------------|--|---------------------|-------------------------|----------------------------|----------------------|------------------|----------------------------------|------------------------------------|--------------------|------------------------------|---|---------------------------------------|--|---|---------|
| Brownfield | H-Yh002 | Land off King Street | Mansfield Woodhouse | Completed | 17/09/2012 | 0.11 | 5 | 47 | < 0.5ha | 100% | 0.11 | 0.00 | 4 | 1 | Consented more than estimated implying density higher than 35 dph | 47 |
| | H-Wh003 | Former garage site Alexandra Avenue, | Mansfield. | Live | | 0.19 | 5 | 26 | < 0.5ha | 100% | 0.19 | 0.00 | 7 | -2 | Consented less than estimated implying density lower than 35 dph | 26 |
| | H-NI007 | 74, Clipstone Drive, Forest Town. (Former community centre) | | Live | | 0.18 | 5 | 28 | < 0.5ha | 100% | 0.18 | 0.00 | 6 | -1 | Consented less than estimated implying density lower than 35 dph | 28 |
| | H-NI017 | Land to the north east of Woodview Gardens off Clipstone Drive | Forest Town | Pending Signing of S106 | | 0.30 | 6 | 20 | < 0.5ha | 100% | 0.30 | 0.00 | 10 | -4 | Consented less than estimated implying density lower than 35 dph | 20 |
| | H-Sa001 | New Ram Inn Littleworth | | Completed | 16/09/2015 | 0.14 | 6 | 43 | < 0.5ha | 100% | 0.14 | 0.00 | 5 | 1 | Consented more than estimated implying density higher than 35 dph | 43 |
| | H-WI021 | 22, St John Street, Mansfield. | | Live | | 0.11 | 8 | 73 | < 0.5ha | 100% | 0.11 | 0.00 | 4 | 4 | Consented more than estimated implying density higher than 35 dph | 73 |
| | H-Ng006 | 10A, Montague Street, Mansfield (Off Newgate Lane / Skerry Hill) | | Live | | 0.11 | 8 | 73 | < 0.5ha | 100% | 0.11 | 0.00 | 4 | 4 | Consented more than estimated implying density higher than 35 dph | 73 |
| | H-Mv006 | Birchlands/Old Mill Lane, Forest Town | | Live | | 0.23 | 9 | 39 | < 0.5ha | 100% | 0.23 | 0.00 | 8 | 1 | Consented more than estimated implying density higher than 35 dph | 39 |
| | H-Rw008 | Land to the rear of 82-110 Southwell Road East | | Live | | 0.80 | 9 | 11 | 0.5 - 2ha | 90% | 0.72 | 0.08 | 25 | -16 | Consented less than estimated implying density lower than 35 dph | 13 |
| | H-GI007 | Land off Sutton Road, Mansfield. | | Live | | 0.21 | 10 | 48 | < 0.5ha | 100% | 0.21 | 0.00 | 7 | 3 | Consented more than estimated implying density higher than 35 dph | 48 |
| | H-WI012 | Ma Hubbards, Birding Street/Orchard Street, Mansfield | | Completed | 17/02/2014 | 0.19 | 10 | 53 | < 0.5ha | 100% | 0.19 | 0.00 | 7 | 3 | Consented more than estimated implying density higher than 35 dph | 53 |
| | H-Ph016 | Park Hall Farm, Park Hall Road, Mansfield Woodhouse. (This is the farm). | | Pending Signing of S106 | | 1.07 | 10 | 9 | 0.5 - 2ha | 90% | 0.96 | 0.11 | 34 | -24 | Consented less than estimated implying density lower than 35 dph | 10 |
| | H-BH006 | Former Peter Donnelly Site Black Scotch Lane (Now Black Scotch Close). | | Completed | 01/03/2013 | 0.84 | 11 | 13 | 0.5 - 2ha | 90% | 0.76 | 0.08 | 26 | -15 | Consented less than estimated implying density lower than 35 dph | 15 |
| | H-La009 | 18 Burns Street Mansfield | | Pending Signing of S106 | | 0.17 | 12 | 71 | < 0.5ha | 100% | 0.17 | 0.00 | 6 | 6 | Consented more than estimated implying density higher than 35 dph | 71 |
| | H-Pe005 | Garage Site behind 4 & 26, Pye Avenue, Mansfield | | Live | | 0.34 | 12 | 35 | < 0.5ha | 100% | 0.34 | 0.00 | 12 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Sa009 | Land adjacent to 37, Fisher Lane, Mansfield. (37a) | | Completed | 01/04/2015 | 0.21 | 12 | 56 | < 0.5ha | 100% | 0.21 | 0.00 | 7 | 5 | Consented more than estimated implying density higher than 35 dph | 56 |
| | H-AB001 | Site of Former Green Dragon Public House Land at the corner of Marlborough Road and Broomhill Lane. | | Completed | 01/04/2015 | 0.26 | 12 | 47 | < 0.5ha | 100% | 0.26 | 0.00 | 9 | 3 | Consented more than estimated implying density higher than 35 dph | 47 |
| | H-Kw006 | Kings Walk/ off Sapphire Street, Mansfield.NG18 4XG | | Completed | 25/04/2013 | 0.40 | 14 | 35 | < 0.5ha | 100% | 0.40 | 0.00 | 14 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Sa003 | Baums Lane/Forest Road | | Completed | 27/11/2013 | 0.30 | 14 | 47 | < 0.5ha | 100% | 0.30 | 0.00 | 10 | 4 | Consented more than estimated implying density higher than 35 dph | 47 |
| | H-BI002 | Land at Booth Crescent/Peel Crescent | | Live | | 0.21 | 14 | 68 | < 0.5ha | 100% | 0.21 | 0.00 | 7 | 7 | Consented more than estimated implying density higher than 35 dph | 68 |
| | H-Po039 | Land at Recreation Street, old Metal Box site, car park. | | Live | | 0.31 | 14 | 45 | < 0.5ha | 100% | 0.31 | 0.00 | 11 | 3 | Consented more than estimated implying density higher than 35 dph | 45 |
| | H-WI025 | Corner House, Union Street, Mansfield. | | Pending Signing of S106 | | 0.17 | 14 | 82 | < 0.5ha | 100% | 0.17 | 0.00 | 6 | 8 | Consented more than estimated implying density higher than 35 dph | 82 |
| | H-Wh008 | Land at 7, Oxclose Lane, Mansfield Woodhouse. | | Pending Signing of S106 | | 0.45 | 17 | 38 | < 0.5ha | 100% | 0.45 | 0.00 | 16 | 1 | Consented more than estimated implying density higher than 35 dph | 38 |
| | H-Bh010 | Former Miners Offices Berry Hill Lane Mansfield | | Live | | 0.93 | 18 | 19 | 0.5 - 2ha | 90% | 0.84 | 0.09 | 29 | -11 | Consented less than estimated implying density lower than 35 dph | 22 |
| | H-Bh003 | 76, Berry Hill Lane, Mansfield. Now known as Royal View, Berry Hill Lane. | | Completed | 12/03/2015 | 1.18 | 18 | 15 | 0.5 - 2ha | 90% | 1.06 | 0.12 | 37 | -19 | Consented less than estimated implying density lower than 35 dph | 17 |
| | H-NI006 | Land off Clipstone Road West, behind Langwell Drive, Forest Town. | | Completed | 07/02/2014 | 0.55 | 18 | 33 | 0.5 - 2ha | 90% | 0.49 | 0.05 | 17 | 1 | Consented more than estimated implying density higher than 35 dph | 36 |
| | H-KI001 | Former Daleside Care Home, Stuart Avenue | | Completed | 20/06/2012 | 0.63 | 22 | 35 | 0.5 - 2ha | 90% | 0.57 | 0.06 | 20 | 2 | Consented more than estimated implying density higher than 35 dph | 39 |
| | H-Kw005 | Berry Hill Quarry (Area J) | | Completed | 28/08/2012 | 1.00 | 22 | 22 | 0.5 - 2ha | 90% | 0.90 | 0.10 | 31 | -9 | Consented less than estimated implying density lower than 35 dph | 25 |
| | H-NI008 | Land at 110-114 Clipstone Road West | | Completed | 24/05/2011 | 0.63 | 23 | 37 | 0.5 - 2ha | 90% | 0.57 | 0.06 | 20 | 3 | Consented more than estimated implying density higher than 35 dph | 41 |
| | H-Yh003 | Land to rear of York St / Blake St | | Live | | 0.90 | 24 | 27 | 0.5 - 2ha | 90% | 0.81 | 0.09 | 28 | -4 | Consented less than estimated implying density lower than 35 dph | 30 |
| | H-GI005 | Land at Hermitage Lane Mansfield | | Live | | 0.90 | 25 | 28 | 0.5 - 2ha | 90% | 0.81 | 0.09 | 28 | -3 | Consented less than estimated implying density lower than 35 dph | 31 |
| | H-Sh002 | Land off Little Debdale Lane, Hollyhock Drive. | | Completed | 20/11/2013 | 0.89 | 29 | 33 | 0.5 - 2ha | 90% | 0.80 | 0.09 | 28 | 1 | Consented more than estimated implying density higher than 35 dph | 36 |
| | H-LI002 | Land to rear of Bannatynes Hotel & Health Club off Briar Lane, Mansfield. | | Live | | 1.03 | 30 | 29 | 0.5 - 2ha | 90% | 0.93 | 0.10 | 32 | -2 | Consented less than estimated implying density lower than 35 dph | 32 |
| | H-Ph009 | Land off Portland Street (West), Mansfield. | | Live | | 0.83 | 32 | 39 | 0.5 - 2ha | 90% | 0.75 | 0.08 | 26 | 6 | Consented more than estimated implying density higher than 35 dph | 43 |
| | H-GI002 | 167, Sutton Road, Mansfield. (Vauxhall Garage) | | Pending Signing of S106 | | 0.87 | 41 | 47 | 0.5 - 2ha | 90% | 0.78 | 0.09 | 27 | 14 | Consented more than estimated implying density higher than 35 dph | 53 |
| | H-Rw006 | Bellamy Road Estate | | Completed | 27/10/2011 | 1.38 | 43 | 31 | 0.5 - 2ha | 90% | 1.24 | 0.14 | 43 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Po002 | Moor Lane, Mansfield. (Now called Claymoor Close) | | Completed | 22/10/2013 | 1.51 | 49 | 32 | 0.5 - 2ha | 90% | 1.36 | 0.15 | 48 | 1 | Consented more than estimated implying density higher than 35 dph | 46 |
| | H-Kw001 | Land off Kings Walk (Phase 2&3) Berry Hill Quarry | | Completed | 22/03/2012 | 2.49 | 97 | 39 | 2 - 10ha | 80% | 1.99 | 0.50 | 70 | 27 | Consented more than estimated implying density higher than 35 dph | 49 |
| | H-Wh001 | Land at Thoresby Avenue / Lawrence Avenue, Mansfield Woodhouse. | | Completed | 22/11/2011 | 2.64 | 101 | 38 | 2 - 10ha | 80% | 2.11 | 0.53 | 74 | 27 | Consented more than estimated implying density higher than 35 dph | 48 |
| | H-Sa005 | Former Mansfield Sand Co Sandhurst Avenue | | Live | | 3.35 | 107 | 32 | 2 - 10ha | 80% | 2.68 | 0.67 | 94 | 13 | Consented more than estimated implying density higher than 35 dph | 40 |
| Brownfield - Average Density = | | | | | Brownfield gross | | | 39 | Brownfield net dph | | | | | | | 41 |
| Greenfield | H-Cb001 | Sherwood Garden Centre, 7-9, Sherwood Hall Rd, Mansfield. | | Completed | 16/12/2013 | 0.25 | 5 | 20 | < 0.5ha | 100% | 0.25 | 0.00 | 9 | -4 | Consented less than estimated implying density lower than 35 dph | 20 |
| | H-LI008 | 284, Berry Hill Lane, Mansfield. | | Live | | 0.30 | 5 | 17 | < 0.5ha | 100% | 0.30 | 0.00 | 11 | -6 | Consented less than estimated implying density lower than 35 dph | 17 |
| | H-P003 | 32, Warsop Road, Mansfield Woodhouse. | | Live | | 0.07 | 5 | 68 | < 0.5ha | 100% | 0.07 | 0.00 | 3 | 2 | Consented more than estimated implying density higher than 35 dph | 68 |
| | H-HI003 | Land rear of 167-171 Clipstone Road West | | Completed | 40892 | 0.23 | 8 | 35 | < 0.5ha | 100% | 0.23 | 0.00 | 8 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-AB003 | 20, Abbott Road, Mansfield. | | Live | | 0.19 | 10 | 54 | < 0.5ha | 100% | 0.19 | 0.00 | 6 | 4 | Consented more than estimated implying density higher than 35 dph | 54 |
| | H-Ph007 | Land to the rear of 5, Welbeck Road, Mansfield Woodhouse. | | Live | | 0.42 | 11 | 26 | < 0.5ha | 100% | 0.42 | 0.00 | 15 | -4 | Consented less than estimated implying density lower than 35 dph | 26 |
| | H-KI002 | Land to the rear of 66-70, Clipstone Road West, Forest Town. | | Pending Signing of S106 | | 0.58 | 12 | 21 | 0.5 - 2ha | 90% | 0.52 | 0.06 | 18 | -6 | Consented less than estimated implying density lower than 35 dph | 23 |
| | H-HI004 | Land to the rear of 183, Clipstone Road West, Forest Town. | | Live | | 0.54 | 17 | 31 | 0.5 - 2ha | 90% | 0.49 | 0.05 | 17 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Oa006 | Quarry Lane | | Live | | 1.39 | 17 | 12 | 0.5 - 2ha | 90% | 1.25 | 0.14 | 44 | -27 | Consented less than estimated implying density lower than 35 dph | 14 |
| | H-Mv008 | Land at Flint Avenue, Forest Town, Mansfield. | | Live | | 0.57 | 18 | 32 | 0.5 - 2ha | 90% | 0.51 | 0.06 | 18 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Sh014 | Balmoral Drive, Mansfield. | | Pending Signing of S106 | | 0.85 | 35 | 41 | 0.5 - 2ha | 90% | 0.77 | 0.09 | 27 | 8 | Consented more than estimated implying density higher than 35 dph | 46 |
| | H-Sh012 | Development off Debdale Lane, know as Sherwood Rise, Mansfield Woodhouse. | | Live | | 2.53 | 90 | 36 | 2 - 10ha | 80% | 2.02 | 0.51 | 71 | 19 | Consented more than estimated implying density higher than 35 dph | 44 |
| | H-BK006 | Skegby Lane | | Live | | 7.55 | 120 | 16 | 2 - 10ha | 80% | 6.04 | 1.51 | 211 | -91 | Consented less than estimated implying density lower than 35 dph | 20 |
| | H-Ph015 | Park Hall Farm, Park Hall Road, Mansfield Woodhouse. (This isnt the farm but the larger site around it). | | Live | | 5.20 | 130 | 25 | 2 - 10ha | 80% | 4.16 | 1.04 | 146 | -16 | Consented less than estimated implying density lower than 35 dph | 31 |
| | H-NI011 | Land South of Clipstone Road East. Plot near Newlands roundabout. | | Pending Signing of S106 | | 8.02 | 190 | 24 | 2 - 10ha | 80% | 6.42 | 1.60 | 225 | -35 | Consented less than estimated implying density lower than 35 dph | 30 |
| | H-NI005 | Land South of Clipstone Road East. Plot next to the Pub. | | Pending Signing of S106 | | 10.56 | 313 | 30 | 10 - 25ha | 75% | 7.92 | 2.64 | 277 | 36 | Consented more than estimated implying density higher than 35 dph | 40 |
| | H-Pa006 | Land at Peniment Farm, Abbott Road, Mansfield. | | Live | | 21.47 | 430 | 20 | 10 - 25ha | 75% | 16.10 | 5.37 | 564 | -134 | Consented less than estimated implying density lower than 35 dph | 27 |
| | H-BH008 | Lindhurst. Land adjacent the MARR between Nottingham Road and Southwell Road West | | Live | | 83.39 | 1700 | 20 | > 35ha | 55% | 45.86 | 37.52 | 1605 | 95 | Consented more than estimated implying density higher than 35 dph | 37 |
| | Greenfield - Average Density = | | | | | Greenfield gross dph | | | 29 | Greenfield net dph | | | | | | |
| Mansfield Urban Area - Average Density = | | | | | All gross dwellings per ha | | | 35 | Estimated all net dwellings per ha | | | | | | | 38 |
| Warsop Parish | | | | | | | | | | | | | | | | |
| Brownfield | H-Me003 | Robin Hood Avenue, Warsop. | | Live | | 0.13 | 6 | 46 | < 0.5ha | 100% | 0.13 | 0.00 | 5 | 1 | Consented more than estimated implying density higher than 35 dph | 46 |
| | H-Wc004 | Land at West St and King St Warsop Vale inc. Greenshank Road. | | Live | | 5.45 | 156 | 29 | 2 - 10ha | 80% | 4.36 | 1.09 | 153 | 3 | Consented more than estimated implying density higher than 35 dph | 36 |
| Brownfield - Average Density = | | | | | | | | 38 | | | | | | | | 41 |
| Greenfield | H-Wc008 | Land at Moorfield Farm, Bishops Walk, Church Warsop. | | Live | | 0.69 | 8 | 12 | 0.5 - 2ha | 90% | 0.62 | 0.07 | 22 | -14 | Consented less than estimated implying density lower than 35 dph | 13 |
| | H-Wc009 | Goose Farm, Wood Street, Warsop. | | Live | | 0.69 | 13 | 19 | 0.5 - 2ha | 90% | 0.62 | 0.07 | 22 | -9 | Consented less than estimated implying density lower than 35 dph | 21 |
| | H-Me005 | Land at the rear of Cherry Paddocks | | Pending Signing of S106 | | 0.70 | 19 | 27 | 0.5 - 2ha | 90% | 0.63 | 0.07 | 22 | -3 | Consented less than estimated implying density lower than 35 dph | 30 |
| | H-Wc012 | Land off Birch Street, Church Warsop. | | Live | | 1.41 | 30 | 21 | 0.5 - 2ha | 90% | 1.27 | 0.14 | 44 | -14 | Consented less than estimated implying density lower than 35 dph | 24 |
| | H-Mw004 | Sports Ground, Sherwood Street, Warsop. NG20 0JX | | Completed | 06/09/2013 | 1.35 | 47 | 35 | 0.5 - 2ha | 90% | 1.22 | 0.14 | 43 | 4 | Consented more than estimated implying density higher than 35 dph | 39 |
| | H-Mw007 | Mansfield Road, Woodlands Way, Spion Kop. Site of former Wood Brothers Timber Yard. | | Live | | 2.51 | 58 | 23 | 2 - 10ha | 80% | 2.01 | 0.50 | 70 | -12 | Consented less than estimated implying density lower than 35 dph | 29 |
| Greenfield - Average Density = | | | | | | | | 23 | | | | | | | | 26 |
| Warsop Parish - Average Density = | | | | | | | | 27 | Estimated net dwellings per ha | | | | | | | 30 |
| District | | | | | | | | | | | | | | | | |
| Gross dwellings per ha | | | | | 34 | | | Estimated net dwellings per ha | | | | | | | 37 | |

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Appendix D Highway access methodology

Appendix E Review of past density

1 INTRODUCTION

1.1 Scope of the HELAA methodology report

- 1.1.1 This report sets out the Mansfield District Council's (MDC) methodology for undertaking 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).
- 1.1.2 This HELAA report updates the methodology issued in April 2017. It reflects the experience of using the HELAA over the last year.

1.2 Purpose of a HELAA

- 1.2.1 The purpose of the HELAA is to ensure MDC has a robust understanding of the amount of land with potential for housing and economic development. The HELAA may result in more or less land than the amount that is required to meet the needs of the Plan.
- 1.2.2 The process of undertaking the HELAA assessment, which considers the availability, suitability and achievability of the land supply, will refine the baseline data, to arrive at a list of sites considered as 'reasonable alternatives' for development.
- 1.2.3 This report forms part of the evidence base to inform the Mansfield District Local Plan to 2033. A separate report presents the findings of the HELAA.
- 1.2.4 The HELAA does not in itself determine whether a site should be allocated for development in the Local Plan. The HELAA identifies the 'reasonable alternative' sites to inform the Local Plan allocation. The Local Plan will determine which sites are selected for inclusion in the Plan after taking account of policy considerations. The HELAA will help MDC to take a holistic approach to assessing all land with development potential to identify those sites or broad locations that are most able to support the delivery of the Local Plan vision and objectives.
- 1.2.5 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.

2 NATIONAL PLANNING POLICY CONTEXT

2.1 Introduction

- 2.1.1 This section provides a brief outline of the national planning policy context in informing the approach to the HELAA.

2.2 Establishing realistic assumptions to inform the HELAA

- 2.2.1 The requirement to undertake the land availability assessment is set out in the National Planning Policy Framework (NPPF) 2012 at paragraphs 158, 159 and 161.
- 2.2.2 Paragraph 159 of the NPPF sets the requirement for Local Planning Authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA)¹, the purpose of which is to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.2.3 Paragraph 161 of the NPPF emphasizes that the review of economic land availability should be undertaken at the same time as, or combined with, SHLAAs.
- 2.2.4 Paragraph 158 of the NPPF states that full account of relevant market and economic signals should be taken into consideration when preparing the Local Plan. In terms of the economic dimension, the NPPF also states that in order to build a strong, responsive and competitive economy, it is important to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
- 2.2.5 Paragraph 50 of the NPPF is worth mentioning in relation to MDC, which has an ageing population and an economic aim to attract a younger skilled workforce to the area. The paragraph recommends that an adequate mix of housing supply should be included in terms of size, tenure, type and range.

2.3 Land supply to meet the assessed need for housing

- 2.3.1 Paragraph 47 of the NPPF advises that, in order to significantly boost the supply of housing, LPAs should ensure that their Local Plans meet the full, objectively assessed needs for market and affordable housing. The supply of sites should focus on sufficient deliverable sites to meet five years' worth of housing requirement, and should provide an additional buffer depending on past delivery.
- 2.3.2 The HELAA informs the land supply considerations of the Local Plan. The assessment of meeting the objectively assessed needs for housing and employment land requirements are undertaken in a number of other reports

¹ Now known as a Housing and Economic Land Availability Assessment (HELAA)

and the evidence is then brought together in a series of Housing and Employment Technical Papers.

2.4 Deliverable and developable considerations in the NPPF

- 2.4.1 Footnotes 11 and 12 to paragraph 47 of the NPPF distinguishes between **deliverability** (applied to residential sites which are expected to be delivered in the first five years of the plan) and **developability** (applied to residential sites which are expected to be delivered during year six and beyond) as set out below:
- Footnotes 11 of para 47 of the NPPF states *‘to be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.’*
 - Footnotes 12 of para 47 of the NPPF states *‘To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.’*
- 2.4.2 In the case of MDC, sites with planning consent are generally treated as forming part of the five year supply. However, sites with planning consents will be reviewed to establish if there is sufficient evidence from the site promoters to provide a convincing case to MDC that the site still has a realistic prospect of coming forward.
- 2.4.3 The HELAA includes sites that have planning consent as part of the development land supply. These sites have been assessed as part of the HELAA.

2.5 Windfall allowance to inform supply assessment

- 2.5.1 Paragraph 48 of the NPPF recognises the role of windfall allowances in meeting the five-year delivery target. As the assessment of windfall allowance does not deal directly with identifying specific sites or broad locations for development, the MDC HELAA methodology does not include windfall assessments in this HELAA report.
- 2.5.2 The approach to assessing the windfall assumptions and yield to inform the housing supply is set out in a separate Windfall Study and account of this is taken in the Site Selection Paper. For this reason it is not duplicated in this HELAA methodology report.

3 HELAA METHODOLOGY

3.1 Introduction

- 3.1.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched an online Planning Practice Guidance² (PPG) on Housing and Economic Land Availability Assessment (HELAA). The PPG states that an assessment of land availability identifies a future supply of land, which is suitable, available and achievable for housing, and economic development uses over the plan period.
- 3.1.2 The PPG states that an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 3.1.3 The PPG explains that the aim of a HELAA is to identify as many sites with housing potential as possible. As a minimum, the HELAA should aim to identify sufficient specific sites for at least the first 10 years of the a plan, from the date of its adoption, and ideally for longer than the whole plan period.
- 3.1.4 Where it is not possible to identify sufficient sites, the HELAA should provide the evidence base to support judgements around whether broad locations should be identified and / or whether there are genuine local circumstances that mean a windfall allowance maybe justified in the first 5 years of the plan.
- 3.1.5 The PPG includes guidance on the following:
- The geographical area to be covered
 - Working with others involved in the delivery of development
 - Size threshold and need for development land
 - Identifying sites / broad locations
 - Types of sites and sources of data
 - Call for sites
 - Site characteristics, assessment / survey inputs
 - Level of detail

² IE3-001-20140306 last updated 06 03 2014

3.1.6 The PPG methodology is reproduced in figure 3.1 overleaf. This includes the following stages:

- Stage 1 includes site identification, desk review of existing information, site survey
- Stage 2 assessment includes yield, timeframes, suitability, availability, achievability, constraints
- Stage 3 windfall assessment (where justified)
- Stage 4 assessment review
- Stage 5 final evidence base outputs, deliverable and developable, five year housing supply

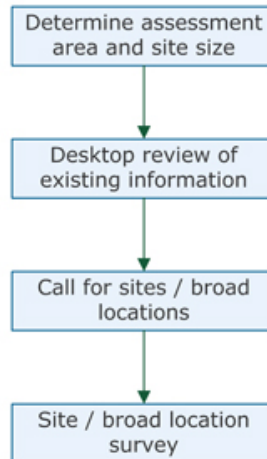
3.2 MDC HELAA methodology

3.2.1 Figure 3.2 which follows on from the PPG figure 3.1 translates the national guidance and summarises how this has informed the methodology adopted by MDC to inform the HELAA assessment.

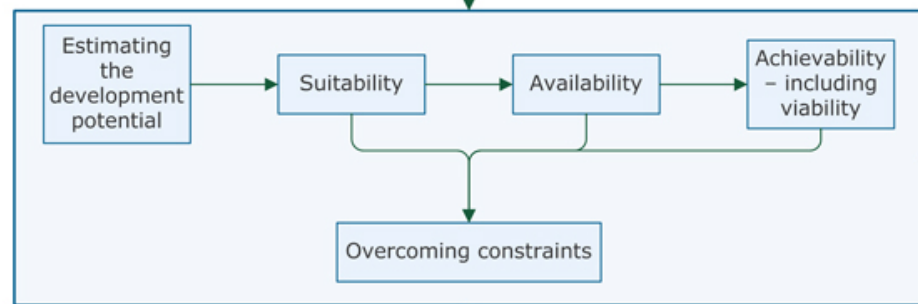
3.2.2 The focus of the HELAA methodology is on Stages 1 and 2 of the MDC methodology figure 3.2. The assessment and findings relating to Stages 3, 4, and 5 are documented in separate reports related to each stage.

Figure 3.1 HELAA methodology flow chart included in the PPG

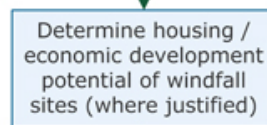
Stage 1 - Site / broad location identification



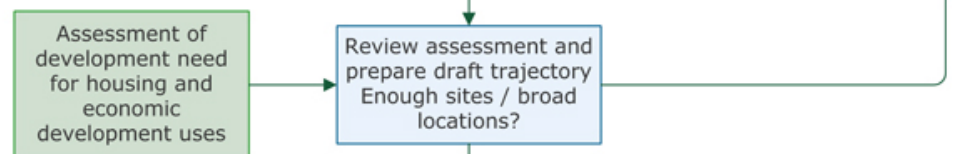
Stage 2 - Site / broad location assessment



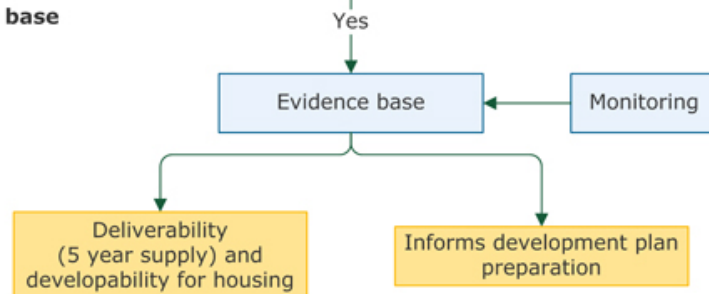
Stage 3 - Windfall assessment



Stage 4 - Assessment review

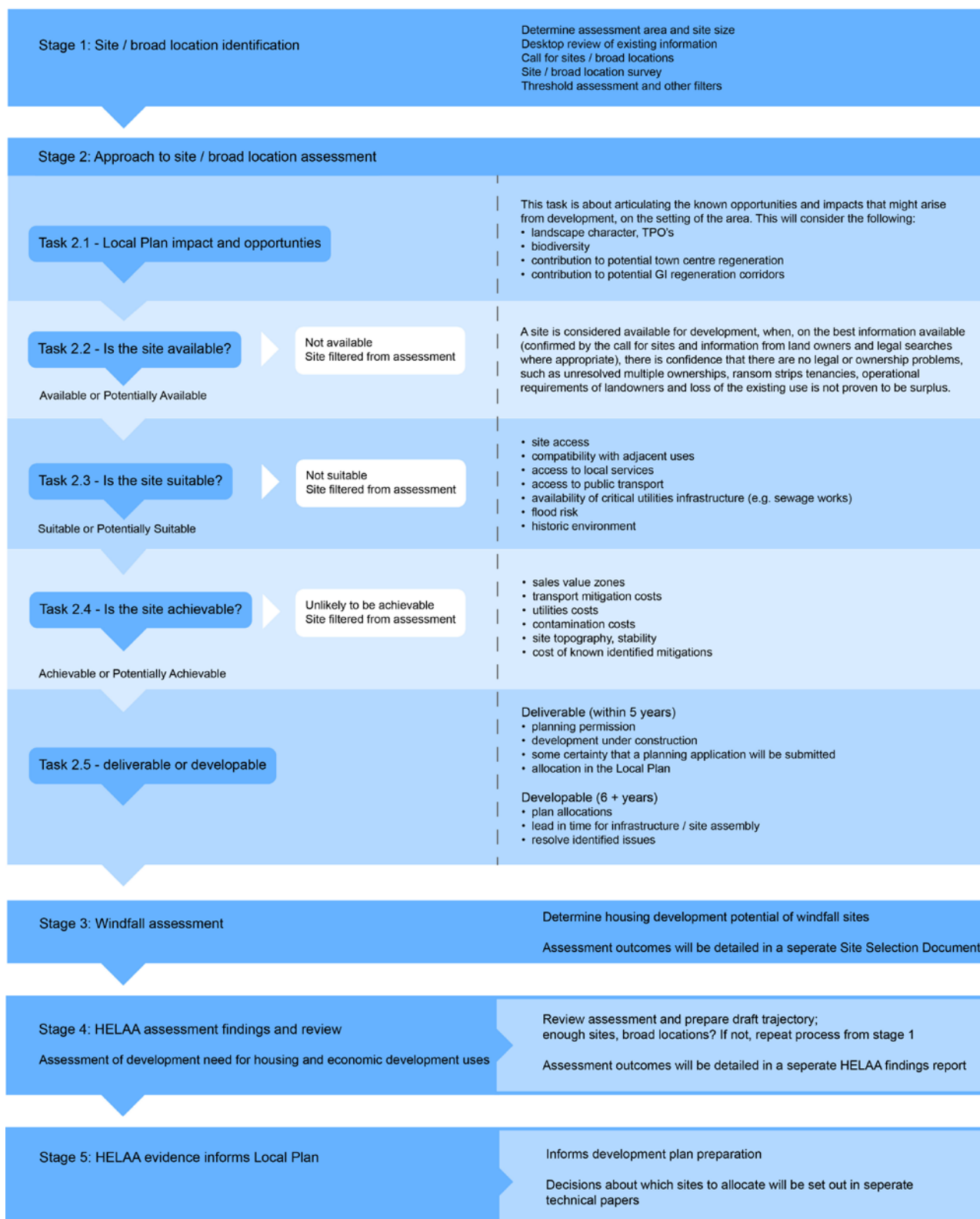


Stage 5 - Final evidence base



Source: <http://planningguidance.communities.gov.uk/wp-content/uploads/2014/land-availability.jpg>

Figure 3.2 MDC HELAA Methodology 2018



4 STAGE 1 SITE IDENTIFICATION

4.1 Introduction

- 4.1.1 The focus of stage 1 is to set out the HELAA assessment area and to identify as many sites as possible to inform the overall HELAA land supply assessment. This also sets out a list of important criteria which would lead to sites being excluded from assessment through the HELAA.

4.2 Geographical area covered by the MDC HELAA

- 4.2.1 Stage 1 identifies that the area selected for the assessment should be the housing market area or the functional economic market area, this can be the local planning authority area, or a combination of two local authority areas or a LEP area. The area covered by the HELAA is based on the administrative boundary of Mansfield District Council instead of the wider Strategic Housing Market Area or the Functional Economic Market Area.
- 4.2.2 An economic relationship does exist with Ashfield District Council, and to a lesser extent with Newark and Sherwood, however, the local authorities are at a different stage in the Local Plan preparation, and so it has not been possible at this stage to produce a joint HELAA. As part of the duty to cooperate, the Outer Nottingham Area local authorities have been consulted on the revised HELAA methodology adopted by MDC and there is continuous dialogue and joint working with the neighbouring authorities to inform and shape the respective local plans and evidence base documents.

4.3 Uses included in the HELAA

- 4.3.1 The focus of this HELAA is on those housing and economic uses most likely to come forward in the Local Plan including employment (industrial, office and warehousing), retail (convenience and comparison) and leisure development such as restaurants and hotels.
- 4.3.2 Other developments such as schools, doctor's surgeries, and community facilities are treated as infrastructure and are not included in the HELAA except where an allowance has been made for land allocation to reflect the delivery of this type of infrastructure as part of the development.

4.4 Site identification

- 4.4.1 The sites identified in the HELAA have come from a number of sources. Appendix B lists the various sources, including the call for sites, which have informed the MDC HELAA site identification.

4.5 Call for sites

4.5.1 A call for sites took place between 20 July 2016 and 17 August 2016. The type of information sought in the call for sites questionnaire included the following:

- Site details, site ownership and any legal issues;
- Current and potential use, economic viability information;
- Timescales and estimate delivery; and
- Site accessibility, environmental features and any known constraints.

4.5.2 The call for sites is an opportunity for landowners, site promoters and interested parties to submit land for consideration through the HELAA. Sites should be submitted to the Council using the call for sites submission form available on the Council's website. The call for sites has been kept 'open'. Any sites submitted after the commencement of the annual HELAA review will be assessed at the next review.

4.6 Site referencing and mapping

4.6.1 All sites identified for the HELAA were incorporated into the tailor made MDC HELAA database. All sites were linked to GIS mapping. Each site was given a unique site reference number to enable it to be easily identified in the HELAA Report and on the HELAA maps. Any relevant information included submitted in the HELAA forms was also captured on the HELAA database. The information collected included:

- Site location / name;
- Site size based on GIS mapping;
- Source reference, stage in planning process;
- Land owner, promoter, agent contact details; and
- Proposed use(s).

4.7 Sites excluded at Stage 1 assessment

4.7.1 The PPG is clear that the HELAA should identify as many sites as possible and that sites should not be excluded from the assessment simply because of current policy designations. However, a few national and local designations and other locational factors have informed the Stage 1 assessment of 'absolute constraints', these include flood plain, SSSI and a minimum site threshold.

4.7.2 Table 4.1 sets out the criteria for excluding sites from the Stage 1 assessment.

Table 4.1 Site criteria used to inform exclusion from the HELAA Stage 1 assessment

| Stage 1 Criteria | Reason |
|--|--|
| Sites with capacity of less than five dwellings or under 0.25ha/500m ² of economic development floor space unless a brownfield site proposed for residential use. | <p>Threshold is in accordance with the PPG. Sites of less than 5 dwellings may still come forward through the planning application process.</p> <p>Identified based on plot area and yield estimates.</p> <p>Brownfield sites proposed for residential use will be included in the HELAA to allow production of the Brownfield Register unless other factors indicate it should be excluded.</p> |
| Not within or adjoining a settlement, or connected to a settlement via a HELAA site or planning consent, or a PDL site. | <p>Only sites within or adjoining an existing settlement or are connected to a settlement by another HELAA site, extant planning permission or previously developed site will be considered as part of the assessment.</p> <p>Identified based on GIS mapping data.</p> |
| Sites within functional flood plains (Flood Zone 3A and 3B) will not be considered for housing or economic development purposes | <p>Land that is in flood zone 3A and 3B proposed for residential and zone 3B for economic development will not be included in the HELAA. Any sites adjacent to flood zones will be carefully considered at Stage 2</p> <p>Identified based on technical flood assessment evidence studies and EA flood mapping.</p> |
| Nationally significant designated sites – Sites of Special Scientific Interest (SSSI) | <p>Development within SSSI will be excluded from the HELAA. SSSI are protected by law to conserve their wildlife or geology. Any sites adjacent to SSSI will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p> |
| Local Nature Reserves (LNR) | <p>These carry a high level of protection and are designated by MDC under the National Parks and Access to Countryside Act 1949. Sites within proposed LNR will be excluded. Any sites adjacent to a proposed LNR will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p> |
| European Designated Sites - Special Area of Conservation (SAC), Special Protection Area (SPA) | <p>These are strictly protected sites designated under the EC Habitats Directive. Development within these sites will be excluded from the HELAA. Any sites adjacent to these European designations will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p> |
| Scheduled Monuments and Ancient Woodlands | <p>These are irreplaceable historical / ecological assets. Proposed sites for development will be excluded where they fall within ancient woodland. Any sites adjacent to Scheduled Monuments or Ancient Woodlands will be carefully considered at Stage 2.</p> <p>Identified based on GIS mapping data.</p> |
| Designated Local Green Spaces (LGS) | <p>LGS considered as locally important designations to be safeguarded and once adopted these LGS should have the same protection as Green Belt.</p> <p>Identified based on GIS mapping data.</p> |
| Garden land | <p>Any land identified as Garden Land will be excluded in line with para 53 of the NPPF.</p> <p>Identified based on GIS mapping data.</p> |

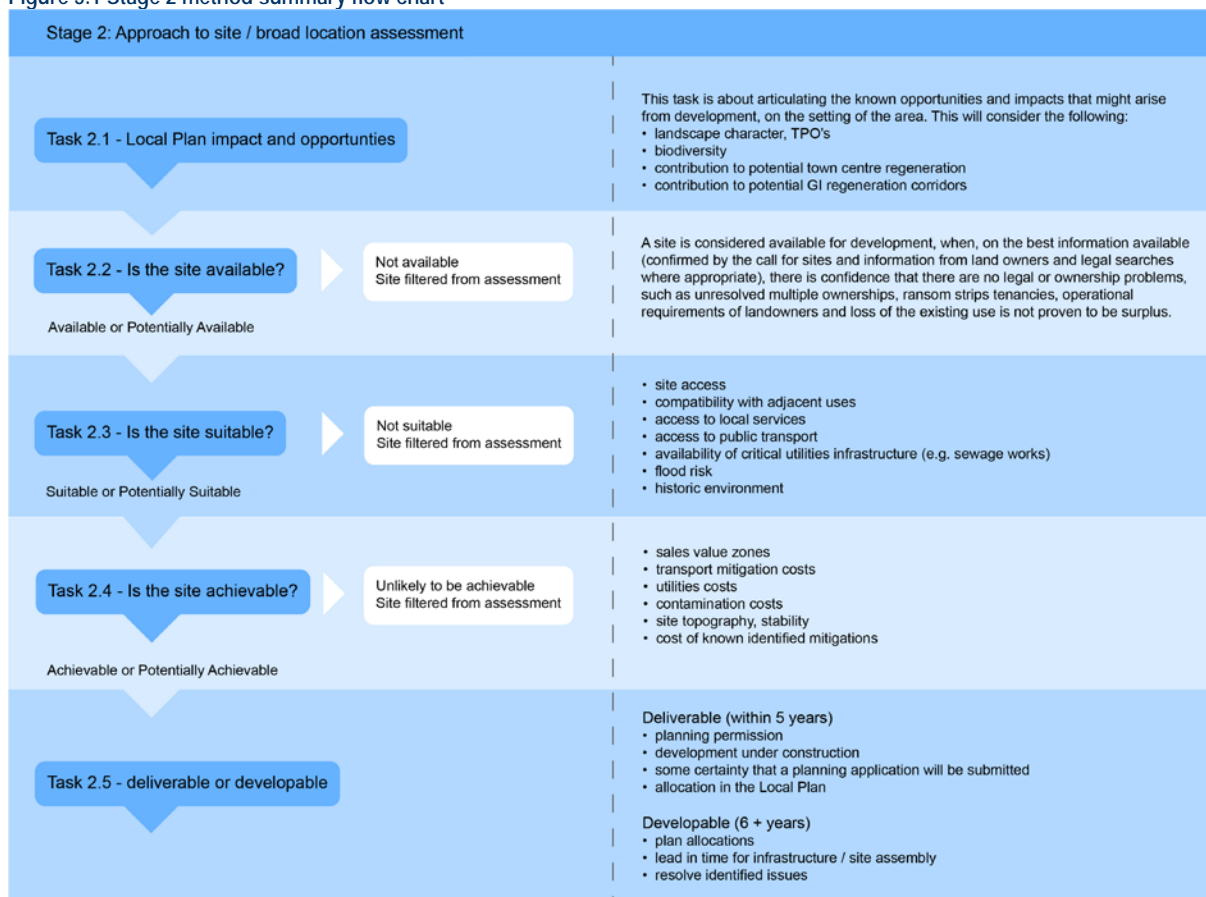
- 4.7.3 Any site that is wholly or mostly affected by any of the criteria will be excluded from the assessment. Where only part of the site falls within one or more of the criteria, a judgement will be made whether to include the site in the HELAA and the developable area reduced. Where a site adjoins an environmental constraint, sites will not necessarily be excluded from the assessment, but their impact will be considered in more detail at the next stage of assessment.
- 4.7.4 Any sites that fall within the criteria set out in table 4.1 will be excluded from the HELAA assessment as part of the Stage 1 assessment. Sites that are or include Garden Land will be excluded at this stage. If there are insufficient sites to meet the housing need identified for Mansfield District sites excluded at Stage 1 may be included and assessed through Stage 2.

5 STAGE 2 APPROACH TO SITE ASSESSMENT

5.1 Introduction

- 5.1.1 The bulk of the assessment takes place during stage 2. The focus of the assessment is on determining whether the HELAA sites are considered as ‘available, suitable and achievable’. The Stage 2 assessment also takes account of the findings stemming from the desk review of possible impacts and opportunities that might arise from the development.
- 5.1.2 The other main element of the Stage 2 assessment is concerned with estimating the number of homes or amount of economic floorspace, the timing of when this might come forward, and how any identified constraints might be overcome.
- 5.1.3 Figure 5.1 below summaries the key components of the MDC Stage 2 methodology.

Figure 5.1 Stage 2 method summary flow chart



5.2 General caveats relating to the Stage 2 HELAA assessment

- 5.2.1 The assessments informing the HELAA are based on known information at the point in time when the assessment is made. The site specific information relating to each site will be updated as more information becomes available.

This in turn will refine the delivery, yield and trajectory findings stemming from the HELAA.

- 5.2.2 As part of the on-going detailed assessment, constraints may be identified that could impact on availability, suitability or achievability but this does not necessarily rule a site out completely. Instead of eliminating sites based on high-level information known at this stage, the general approach adopted for the HELAA has been to progress sites forward as part of the stage 2 assessment but to identify these as potentially suitable, available or achievable.
- 5.2.3 However before these 'potential' sites are progressed as possible Local Plan allocations, they may require further investigation and input from the site promoters to demonstrate how the identified issues can be resolved. This will inform the overall risk assessment of the housing trajectory as to whether sites will come forward as anticipated.

5.3 Availability assessment

- 5.3.1 The starting point for the HELAA Stage 2 assessment is to determine if the site is available for development based on assessment of existing use, landowner intention and potential legal issues. Table C1 in Appendix C sets out the type of questions that were considered.
- 5.3.2 The majority of the HELAA sites are likely to be identified through the call for sites, by either a landowner or developer. Information has been sought on any legal, lease, and multiple land ownerships, operational requirements as part of the call for sites form.
- 5.3.3 Where sites have been identified through other routes, and the land ownership details are not currently known, then for the time being these sites have been treated as 'not available'. It is likely that these sites could move to 'available' once a landowner has been identified and confirmation sought to promote the site through the HELAA. This is particularly an issue in the case of potential employment 'in-fill' sites, as owners may not be aware of the HELAA process, and as most of these sites are within designated employment areas, they are likely to be considered by the site owners as 'designated' for employment. MDC will attempt to identify and contact landowners to establish their intentions.
- 5.3.4 Where a site has had a previous use, such as a school, playing field, recreation grounds or statutory allotments, then additional evidence will be required to confirm availability and release of existing use.

RAG assessment of availability

- 5.3.5 The findings from the availability assessment will be categorised as set out in the Red Amber Green (RAG) table 5.1.
- 5.3.6 A site is classified as red where the landowner has confirmed there is no intention to develop the site, or we have been unable to contact the landowner; the site will be eliminated as part of the Stage 2 assessment. Some sites are identified as clearly available based on information submitted and so score green. Some sites may not be straight forward, and so are considered as potentially available. However there may be an impact on phasing, complexity or further information may need to be sought if the site is selected as part of the Local Plan allocation.
- 5.3.7 In some instances the availability may not be assessed, as the site is either not suitable or achievable. Sites with extant planning permission have been presumed to be available.

Table 5.1 Availability RAG assessment categories

| Availability RAG assessment | |
|-----------------------------|---|
| Available | Confirmation of availability has been received from the landowner and there are no known legal issues or ownership problems. |
| Potentially available | <ul style="list-style-type: none">• The land is in multiple ownerships and may have site assembly issues.• The land accommodates an existing use that would require relocation but arrangements are not in place or known.• The land is subject to legal issues that could prevent the site from being available in the short-term. |
| Not available | Land owner(s) has expressed an intention not to develop, or no contact has been made with landowner. |
| Not Assessed | Availability has not been assessed. |

5.4 Suitability assessment

- 5.4.1 The main criteria informing the suitability assessment included:
- Compatibility with the surrounding uses;
 - a high level assessment of highway accessibility;
 - Proximity of existing services (such as schools, shops);
 - Access public transport; and
 - A reasonable prospects of being able to connect to existing utilities infrastructure networks.

Table C2 in Appendix C sets out the type of questions that were considered.

Transport Panel

- 5.4.2 As part of the suitability assessment, a Transport Panel consisting of specialists from Nottinghamshire County Council highways and public transport team, and the consultant team from AECOM (currently working on the MDC transport assessment), met in November 2016 to advise on the suitability approach to take on suitability in the HELAA.
- 5.4.3 The Transport Panel provided an overview of Mansfield District area in terms of identifying areas where there are strategic 'congestion pinch points' and 'highway network capacity'.
- 5.4.4 Sites are initially assessed by officers at MDC using the guidance in the 6Cs Highway Design Guide. Sites may also be assessed by NCC Highways Team to seek their views on site access, including their initial high level views on visibility, highway carriage width, junction spacing, safety and scale of impacts. A copy of the assessment methodology is provided at Appendix D of this report.

RAG assessment of suitability

- 5.4.5 The findings from the suitability assessment will be categorised as set out in table 5.2. Sites with extant planning permission or where planning permission is recently lapsed, have been presumed to be suitable. Sites with no identified constraints are also assessed as 'suitable'.
- 5.4.6 Sites with constraints that could be overcome with additional work are assessed as 'potentially suitable'; this could include the need to provide better connections to local facilities, ensure the protection of heritage assets or undertake additional investigations into the proposed means of access. Sites where there are substantial constraints which are likely to act as showstoppers to development are assessed as 'not suitable'.
- 5.4.7 In some instances the suitability may not be assessed, as the site is either not available or achievable.

Table 5.2 Suitability RAG Assessment categories

| Suitability RAG assessment | |
|----------------------------|--|
| Suitable | The site offers a suitable location for development and there are no known constraints for the proposed use. |
| Potentially suitable | The site offers a potentially suitable location for development however further investigation is required. |
| Not suitable | The site does not offer a suitable location for the proposed development. |
| Not Assessed | Suitability has not been assessed. |

5.5 Achievability assessment

- 5.5.1 Achievability considerations seek to assess whether there is a reasonable prospect that the particular development will be built on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell or rent the development at a suitable profit, meet the landowner expectations regarding returns and meet policy / infrastructure requirements. Table C3 in Appendix C sets out the type of questions that were considered.
- 5.5.2 The achievability considerations will be affected by the balance between the value and cost considerations, including:
- **Value consideration** – attractiveness of location, anticipated sales values, rentals, level of market demand, existing uses, adjacent uses, potential alternative uses, density, developable area, dwelling mix and rate of sales, etc.
 - **Cost considerations** – site preparation costs, implications of any physical constraints, abnormal works necessary, scale of site opening infrastructure, strategic infrastructure requirements, site mitigation costs, relevant planning obligations, land costs, developers profit expectations, finance costs, national housing standard requirements etc.
- 5.5.3 The achievability assessment was informed by a review of the type of development taking place in Mansfield District, density, infrastructure requirements, the location where development is taking place, sales value heat mapping of current sales values, a discussion with individual developers and property agents (residential and commercial sector), consultation with MDC's in-house teams including Property, Architects, Development Management, Housing and local authority Members to understand the value and cost influences specific to delivery in Mansfield District.
- 5.5.4 The same availability and suitability criteria were applied for employment uses. For the achievability assessment, a view was taken on the whether the location was considered to be in an attractive location for employment. The primary factors informing this was highway accessibility (particularly to the MARR), proximity to established employment areas and commercial agent feedback of the preferred locations for employment within the District.

RAG assessment of achievability

- 5.5.5 The findings from the achievability assessment will be categorised as set out in table 5.3 below. The assessment is based on a balanced judgement of the site values against the development costs. Where, on balance the values are expected to easily exceed the cost of development it will be categorised as 'achievable' at this stage in the development process. Where the judgement on values against development costs is more finely balanced the site will be assessed as 'potentially achievable'.

- 5.5.6 Where, on balance, it is considered that the value of the site does not clearly exceed the development costs the sites will be assessed as 'unlikely to be achievable'. This may be because the site has abnormal requirements for access or infrastructure provision but may also reflect the expected lower sales values in the particular location. As this is a high level judgment detailed assessment of the site by the landowner maybe able to demonstrate that the site is at least potentially achievable. There is also the possibility, for brownfield sites, of some form of regeneration intervention.
- 5.5.7 Extant planning permissions have also been assessed to establish achievability. Consented schemes where there has been no evidence of recent completions or construction activity have been assessed as no longer being realistically achievable or deliverable and have been classified as red. This ensures a cautious approach to estimating the overall supply, though these sites could still come forward.
- 5.5.8 In some instances the achievability may not be assessed, as the site is either not available or suitable.

Table 5.3 Achievability RAG Assessment categories

| Achievability RAG assessment | |
|-------------------------------------|---|
| Achievable | The site appears to have a realistic prospect of achievability. |
| Potentially achievable | The site appears to be marginally achievable. |
| Unlikely to be achievable | The site appears not to have a realistic prospect of achievability. |
| Not Assessed | Achievability has not been assessed. |

5.6 Impacts and opportunities assessment

- 5.6.1 Whilst the revised HELAA methodology has sought to keep the availability, suitability and achievability assessments fairly focused, the methodology has also captured a wide range of 'Impacts and Opportunities' based on desk review evidence that might affect any potential development on the HELAA site. This is intended to inform the HELAA assessment and also contribute to the on-going development considerations presented by the HELAA site.
- 5.6.2 The type of information captured under impacts and opportunities relates to:
- Potential contribution the site can make to enhancing strategic green infrastructure routes
 - Contribution to wider regeneration plans for an area
 - Potential scope to improving the quality or identified deficiencies of open space

- Play or allotment provision
 - Contribution to improving the biodiversity
- 5.6.3 The following have also been captured under the impacts and opportunities section:
- Potential mineral safe guarded areas,
 - Potential Coal Authority identified high risk development areas,
 - Areas that maybe be at risk of land contamination,
 - Agricultural land classification
- 5.6.4 These designations have been identified, not so much as to prevent development, but to inform areas where further investigations and consultations with the lead stakeholders and site promoters maybe required. Initial consultations have been initiated with the Coal Authority, Nottinghamshire County Council as the Minerals authority, the Environmental Health team at MDC and Natural England to further understand the designations and their impacts and these will be progressed as necessary.

5.7 Housing and employment yield of the reasonable alternatives

- 5.7.1 All sites that have not been assessed as available, suitable or achievable in stage 2 form part of the pool of 'reasonable alternative' sites. These sites are considered as potentially appropriate to take forward to the inform the Local Plan allocation. The next stage is to estimate the housing and employment yield stemming from the reasonable alternative sites.
- 5.7.2 The assumptions informing the yield assessment have been guided by a review of past delivery, consultation with developers and other technical assessments to inform the employment and housing land studies for MDC. The approach adopted in informing the yield assumptions are set out below.

Plotted site area

- 5.7.3 The starting point in arriving at the yield assessment is to identify the overall site 'plot area' in gross hectares; this is identified on a map for each HELAA site.

Gross developable area

- 5.7.4 Consideration is given to any features or designations that might reduce the area that could be developed. Where appropriate an estimated percentage of the site area has been deducted from the plotted area for such features. This is based on a high level estimate and will be refined if the site progress through the planning system. Where no such features are identified, the gross developable area and the plotted site area will be the same.

Gross to net developable area for residential use

- 5.7.5 A gross to net development ratio was applied to the gross developable area to arrive at an estimate of the net developable area for residential development. The percentages applied to arrive at the net area are set out in table 5.5 overleaf, these are based on a review of past delivery of planning applications in MDC over the last five years and developer consultations.
- 5.7.6 The net reductions allow for a general allowance for on-site infrastructure such as Sustainable Urban drainage (SUDs), roads, schools, open spaces, green infrastructure etc. A review of past applications indicates that the gross to net allowances in many area is less than the percentages assumed, however, to reflect the possible need for future on site requirements for SUDs and green infrastructure, the HELAA has adopted a cautious approach to reflect the fact that in the future infrastructure requirements, and land allowances maybe required on site for SUDs and green infrastructure which developers may not have been used to providing in the past.

Table 5.5 Residential developable area assumptions

| Site area | Gross to net ratio |
|---------------------|--------------------|
| < 0.5 ha | 100% |
| 0.5 ha – 5.00 ha | 85% |
| 5.00 ha – 10.00 ha | 75% |
| 10.00 ha – 25.00 ha | 65% |
| 25.0 – 35.0 ha | 60% |
| 35.00 ha > | 55% |

Density assumptions for residential use

- 5.7.7 After reviewing the range of past consented sites and type of unconsented development sites coming forward, a simplified District wide average rate of 35 dph (based on the net developable ha) has been adopted for this HELAA. It is accepted that there will be site specific variations, but at a plan level, it is considered that the 35 dph (net) provides a realistic assumption to inform the overall yield assessment without adding additional layers of complexity.
- 5.7.8 Where the site promoters have provided an estimate of the potential yield, this has been 'sense tested' and if considered appropriate, the HELAA assumption has been overridden. A cautious approach has been adopted to avoid the risk of over estimating the potential housing supply. Where a site has an extant planning permission the figure that has been approved has been used.
- 5.7.9 Appendix E sets out the findings of a review of densities based on planning applications submitted in the District over the past five years. This shows that densities vary considerably throughout the District. At a site specific level a

number of factors will determine the density of the scheme including the market demand, sales values, plot constraints, net developable areas, type of property being built and land value.

- 5.7.10 Appendix E shows that the overall average net density across the district is approximately 37 dph for greenfield and brownfield sites. The averages for brownfields sites are generally higher at around 41 dph (net), and greenfield sites are around 33 dph for Mansfield (and considerably lower at 26 dph in Market Warsop). The assumed figure of 35 dph (net) is slightly lower than the District average of 37 dph.
- 5.7.11 The option of adopting a greenfield and brownfield density variation and Mansfield and Market Warsop variation was considered. However, after taking account of the sites coming forward, and developer consultations it was decided to adopt a single net density assumption. In the case of Market Warsop the majority of the HELAA sites are already within the planning pipeline and so the yield assumptions for these will be informed by planning applications.
- 5.7.12 Developers have stated that in lower market value areas, they would seek to increase density to enable their schemes to move to a more viable position (of around 35 dph to 40 dph), whilst in higher values areas, densities are generally reduced to create slightly larger more expensive house types (of around 30 to 35 dph). As values vary considerably within the District, it is likely that densities will vary too; based on this it is considered that the 35 dph provides a robust figure for the type of schemes coming forward. This does not mean that all schemes at a site specific level will be consented at this level, as account for layout, design, access to green infrastructure and open space will be taken account of.
- 5.7.13 It should be noted that the density and developable area assumptions informing this HELAA should not be assumed as policy or translated to site specific schemes. The density and design of schemes at a site specific level will need to take account of the site constraints, mitigations, opportunities, layout, accessibility to green infrastructure and open space as well as viability.

Employment gross to net development assumptions

- 5.7.14 Table 5.4 above also sets out the development assumptions adopted for the various employment uses.
- 5.7.15 For economic uses a 40% gross to net ratio assumption has been applied. This means that 40% of the site area will be allocated for the building, whilst the rest of the site will be used for car parking, landscaping and the like. At a site specific level this ratio will vary and will reflect the needs of the end user, proximity to employees and accessibility, and type of vehicles and plant needed to service the site.
- 5.7.16 The ratio is more relevant to out of town centre locations than to town centre, but as the bulk of the HELAA sites coming forward for these uses are in out of town locations this approach is considered robust. There is scope to override

this for areas where there is clear evidence that the gross to net ratio may be much higher.

- 5.7.17 Where a promoter has provided a site area estimate or there is a planning application with floor space details then this has been used. In the case of leisure uses, the same assumptions have been applied as employment space and the result has been captured as net developable ha. However in reality, leisure uses and floor space can vary considerably and should be treated with care, as each use will be assessed differently.

Deliverability, developability and housing trajectory

- 5.7.18 Each site that passes the stage 2 assessment of availability, suitability and achievability is then categorised as being either 'deliverable or developable' and this in turn informs the housing trajectory. The definition of deliverable or developable is set out as footnote 11 of the NPPF.
- 5.7.19 Sites that are considered to be 'deliverable' are expected to come forward in the first five years of the plan. For the purpose of the MDC HELAA assessment, a housing site is described as being 'deliverable' if it has either outline or full planning permission. If there is clear evidence that a consented scheme is unlikely to be implemented within the next five years then it has not be included in the 'deliverable' element of the housing trajectory.
- 5.7.20 'Developable' sites are those sites likely to come forward after year 6. For the HELAA assessment, where the site promoters provided no indication of timeframes, a judgement was taken on which timeframe a site might be expected to come forward in the plan period. This judgement was informed by the scale and complexity of the scheme and what needs to happen for homes to start being built.
- 5.7.21 In house research as shown that the length of time between an application being submitted and homes being completed varies based on the size of the site. As a rule of thumb the following figures will be applied following a judgement on a likely timeframe for a planning application:
- 5 to 9 homes – 2 years
 - 10 to 49 homes – 3 years
 - 50 to 500 homes – 4 years
- 5.7.22 This takes account of the determination of the planning application, agreement of any s106 obligations, the need to market the site to housebuilders, submission and agreement of reserved matters, discharge of pre-commencement conditions and opening up works. Account will also be taken of any site specific information where known. For larger sites a bespoke assessment will be used based on specific local knowledge.
- 5.7.23 The approach to deliverability and developability takes into account any site-specific considerations, and any legal or physical constraints identified from the Stage 2 assessment. If there are multiple land ownerships without a legal

agreement in place or complicated infrastructure requirements, then the scheme has been presumed to come forward later in the plan period. This is not to say that sites might not come forward sooner, however, based on the information currently available a cautious approach is justified for the HELAA trajectory and can be refined later.

- 5.7.24 The assessment of deliverability and developability has considered what action would be needed to overcome the identified constraints. Where there are uncertainties these have been acknowledged and if the site progresses to the Local Plan allocation then further work may be required with the site promoters to better understand any issues or challenges.

Build rate assumptions

- 5.7.25 The stakeholder consultations, including developers and land owners and a review of past delivery have informed the build rate assumptions for the HELAA housing trajectory. The following general delivery rates have been assumed:

- 5 to 9 homes – assume complete in a single year
- 10 to 49 homes – 10 to 20 dwellings per annum
- 50 to 500 homes – 25 dwellings per annum per developer with a max of 2 developers per site

On larger sites it would be reasonable to expect three or four developers at any one point in time, each building approximately 25-30 dwellings, normally with gradual build up, aligned with infrastructure delivery.

- 5.7.26 The total annual delivery on any one site will depend on the availability of other similar schemes and the ability of the market demand in Mansfield District at any point in time. This will need to be monitored as part of the Annual Monitoring Report and where relevant the trajectory will be adjusted.

5.8 Older person housing

- 5.8.1 The HELAA model has been set up to capture data for older person and assisted living housing, and where this information has been provided this has been captured. However, at this stage in the process, very few HELAA submissions define the type of housing development proposed, they simply state 'housing'. Going forward, this work will be refined and aligned with the Annual Monitoring Report to provide a more focused approach to capturing the information relating to the different types of housing provided to meet the needs of the District's ageing population.

5.9 Monitoring and update

- 5.9.1 The assumptions informing the HELAA yield assessments and build out rates will be kept under review through the information that is captured for in the MDC Annual Monitoring Reports (AMR). The HELAA will be reviewed annually, and information on sites updated where necessary. THE AMR will

also be used to track progress on allocated sites and the work required to deliver homes.

Appendix A Summary of changes to the HELAA Methodology

A.1.1 Table A1 sets out the changes that have been made to the original HELAA methodology published in April 2017.

Table A1 Summary of changes to HELAA Methodology

| Stage/Task | Change | Reason | Notes |
|------------------|--|--|---|
| Stage 1 | Amend criteria 1 to read <i>"Sites with capacity of less than five dwellings or under 0.25ha/500m2 of economic floorspace unless a brownfield site proposed for residential use"</i> | To allow small brownfield sites to be assessed in the HELAA and considered for inclusion in the Brownfield Register. | |
| Stage 1 | Amend criteria 2 to read <i>"Not within or adjoining a settlement or connected to a settlement via another HELAA site or planning consent, or a PDL site."</i> | To clarify approach to sites that adjoin the urban area. | |
| Stage 2 – Task 1 | Amend criteria 2 to read: <ul style="list-style-type: none"> • Confirmation from landowner/developer that site available; • Site understood to be available or highly likely to be; • Confirmation from landowner/developer that site is not available or or highly likely not to be. | To clarify the approach. | See also change to Table C1 |
| Stage 2 - Task 2 | Add 'Flood Risk' to suitability criteria with the following options: <ul style="list-style-type: none"> • There is a low level of flood risk (green); • There is a moderate level of flood risk (amber); and • There is a high level of flood risk (red). Also add a free text box. | To allow easier assessment of flood risk in terms of sequential test and impact of surface water run off. | Assessment to be based on EA Flood Risk Maps. |
| Stage 2 Task 2 | Add 'Historic Environment' to suitability criteria with the following options: | To respond to Historic England comments. | Assessment to include impact on designated and non-designated heritage assets and their |

| | | | |
|------------------------|---|--------------------------|-----------|
| | <ul style="list-style-type: none"> • There is unlikely to be harm to significance (green); • There is the potential for harm to significance (amber); and • There is the potential for substantial harm to or total loss of significance (red). <p>Also add a free text box.</p> | | settings. |
| Table C1 Conclusion | <p>Amend notes for 'Potentially available' as follows:</p> <p><i>"The site is understood to be available although this has not been formally confirmed with the landowner. The land has multiple landowners, existing occupiers which require relocation or legal issues which could affect if and when the site is available for development".</i></p> | To clarify the approach. | |
| Table C2 | Update to reflect addition of Flood Risk and Historic Environment to Suitability Criteria | | |
| Table C3 Criteria 1 | <p>Amend notes to read:</p> <p><i>"Overall sales values impact on the viability of development and overall deliverability. For residential uses this is based on an analysis of house prices achieved across Mansfield which identifies whether there are high, medium or low. For employment uses a view is taken on whether the location was considered to be in a strong, moderate or weak location based on proximity to the MARR and M1 and nearby employment uses."</i></p> | To clarify the approach. | |
| Table C3 Criteria 2 | <p>Amend to read:</p> <p><i>"Potential mitigations and costs will affect the</i></p> | | |

| | | | |
|--|--|--|--|
| | <i>overall development viability.”</i> | | |
|--|--|--|--|

Appendix B Sources informing HELAA sites

B.1.1 Table B1 summaries the main sources of identifying potential HELAA sites.

Table B1 Sources informing the HELAA sites

| Sources informing HELAA sites identification | |
|--|--|
| 1 | Pre-application inquiries |
| 2 | Undetermined planning applications, including those subject to S106 |
| 3 | Planning application refusals or withdrawn |
| 4 | Unimplemented / outstanding planning permissions for housing and employment buildings |
| 5 | Expired planning permissions |
| 6 | Housing and Economic Development sites under construction |
| 7 | Prior Approval Certificate including Office to Residential, Retail to Residential and any other updates to permitted development rights |
| 8 | Existing or emerging Local Plans/Development Plan Documents or Neighbourhood Plan allocations that have not received planning permission |
| 9 | Housing and economic development sites put forward during a "Call for Sites" consultation and throughout the Local Plan production |
| 10 | Vacant and derelict land/buildings |
| 11 | Land owned by the various Councils (MDC and NCC) |
| 12 | Surplus and likely to become surplus public sector land |
| 13 | Sites already within the SHLAA (HELAA) process and those identified in the call for sites |
| 14 | Sites identified in a recent Employment Land Review 2017 |
| 15 | Internal site suggestions from Planning Officers and other Officers e.g. Housing Officers, Asset, Leisure Officers etc. |
| 16 | Sites put forward by Registered Social Landlords |
| 17 | Additional opportunities for established uses (e.g. making productive use of under utilised facilities such as garage blocks) |
| 18 | Business requirements and aspirations |
| 19 | Sites in rural locations |
| 20 | Large scale redevelopment and redesign of existing residential or economic areas |
| 21 | Sites in and adjoining villages or rural settlements and rural exception sites |
| 22 | Potential urban extensions and new free standing settlements |

Source: MDC HELAA 2017

Appendix C Stage 2 assessment criteria

C.1.1 Tables C1, C2 and C3 set out the Stage 2 HELAA assessment criteria

Table C1 Availability assessment

| Stage 2 Availability Assessment | | |
|----------------------------------|--|--|
| Criteria | Assessment | Questions |
| 1. Current Use | <ul style="list-style-type: none"> The site derelict or undeveloped The site is underutilised The site is in active use / occupied | <ul style="list-style-type: none"> Is the site currently in use (excluding agriculture)? Is the whole site in use? Would any existing users / tenants need to be relocated? Does this affect the likelihood or the timescale of development? |
| 2. Intention / ownership | <ul style="list-style-type: none"> Confirmation from landowner/developer that site available; Site understood to be available or highly likely to be; Confirmation from landowner/developer that site is not available or or highly likely not to be. | <ul style="list-style-type: none"> Is there an intention by the landowner to sell / develop? Is there a housebuilder in place to bring forward the site? |
| 3. Legal / Landowner Constraints | <ul style="list-style-type: none"> No Unknown Yes | <ul style="list-style-type: none"> Are there existing tenants who have agreements for the site? Are there potential ransom strips which affect access to the site? Are there multiple landowners? If so, is there evidence that these have been, or are being, addressed / overcome? |
| 4. Availability Conclusion | Available | Confirmation of availability has been received from the landowner and there are no known legal issues |
| | Potentially Available | The site is understood to be available although this has not been formally confirmed with the landowner. The land has multiple landowners, existing occupiers which require relocation or legal issues which could affect if and when the site is available for development. |

| | | |
|--|--|---|
| | | Confirmation has been received that the site is not available or there is insufficient evidence that identified constraints have been or will be addressed. |
| | | Availability has not been assessed. |

Table C2 Suitability criteria

| Stage 2 - Suitability | | |
|---|---|---|
| Criteria | Assessment | Notes |
| 1. Access to the site | <ul style="list-style-type: none"> Access is possible There are potential access constraints but these could be overcome No possibility of creating access | <p>A site with no access or without the potential to provide an access cannot be considered suitable for development.</p> <p>Assessment to be carried out in accordance with methodology in Appendix D.</p> |
| 2. Compatible with adjoining uses | <ul style="list-style-type: none"> Development would be compatible with adjoining uses Development of the site could have issues of compatibility with adjoining uses Neighbouring/adjoining uses would be incompatible with the proposed development type with no scope for mitigation | <p>New development should be compatible with its surrounding uses e.g. in terms of noise, air quality, odour, light affecting amenities.</p> |
| 3. Accessibility to local services and public transport | <ul style="list-style-type: none"> Development is located within a 10min walk to local services and / or within 400m of a bus stop There is scope for the development to provide local services and / or a bus stop within 400m Development is located further than a 10 minute walk to local services and / or 400m of a bus stop | <p>Accessibility of a site to local services and facilities by means other than the car and the extent to which development might provide new services or enhance sustainable accessibility to existing ones are important considerations in determining the suitability of a site for development. They will also have a bearing on market attractiveness, for example the proximity of a site to local schools.</p> |
| 4. Critical Utilities Infrastructure | <ul style="list-style-type: none"> Existing utilities in close proximity Utilities likely to require further connectivity No existing utilities in close | <p>The accessibility of utilities, particularly, wastewater network and treatment facilities is critical to the development of a site. Utility providers will be consulted as part of this assessment to understand deliverability of utilities infrastructure to service the site.</p> |

| | | | |
|--|--|--|---|
| | proximity | | |
| 5. Loss of existing use not proven to be surplus | <ul style="list-style-type: none"> • Development of the site would not result in the loss of an existing use, or the current use is surplus. • Development of the site would result in the loss of an existing use but can be replaced locally • Development of the site would result in the loss of an existing use which is not surplus to requirements | | Loss of existing uses such as open space, employment, retail or other uses will be considered against existing evidence to support their release. |
| 6. Flood Risk | <ul style="list-style-type: none"> • There is a low level of flood risk • There is a moderate level of flood risk • There is a high level of flood risk | | Sites and / or areas within sites at risk of flooding should be avoided inline with the sequential test. This will also help identify sites where there is a requirement for flood defences and / or SUDS which may affect viability. |
| 7. Historic Environment | <ul style="list-style-type: none"> • There is unlikely to be harm to significance • There is the potential for harm to significance • There is the potential for substantial harm to or total loss of significance | | Developments which are likely to cause substantial harm to or total loss of heritage assets (including listed buildings, conservation areas, and non-designated heritage assets) should be avoided. This will also help identify sites where additional costs may be required to conserve or enhance the heritage assets affecting viability. |
| Suitability Conclusion | Suitable | The site offers a suitable location for development and there are no known constraints for the proposed use. | |
| | Potentially suitable | The site offers a potentially suitable location for development however further investigation is required. | |
| | Unsuitable | The site does not offer a suitable location for the proposed development. | |
| | Not assessed | Suitability hasn't been assessed. | |

Table C3 Achievability criteria

| Stage 2 Achievability Assessment | | |
|--|--|---|
| Criteria | Assessment | Notes |
| 1. Sales Values / market demand | <p>Sales values are likely to be high</p> <p>Sales values are likely to be medium</p> <p>Sales values are likely to be low</p> | <p>Overall sales values impact on the viability of development and overall deliverability. For residential uses this is based on an analysis of house prices achieved across Mansfield which identifies whether there are high, medium or low.</p> <p>For employment uses a view is taken on whether the location was considered to be in a strong, moderate or weak location based on proximity to the MARR and M1 and nearby employment uses.</p> |
| 2. Potential cost of access to the site | <p>Likely to require low transport mitigations / costs</p> <p>Likely to require a medium level of transport mitigations / costs</p> <p>Likely to require a high degree of mitigation / costs</p> | Potential mitigations and costs will affect the overall development viability. |
| 3. Contamination, land stability and topography costs | <p>Likely to require low level mitigation / costs</p> <p>Likely to require medium level mitigation / costs</p> <p>Likely to require a high degree of mitigation / costs.</p> | Existing information relating to contamination and ground stability will be used to identify sites that are potentially, or known contaminated or affected by ground stability. The Councils Environmental Protection team will be consulted to inform this assessment. |
| 4. Costs of known identified mitigations / education infrastructure requirements | <p>Likely to require low level mitigation / costs</p> <p>Likely to require medium level mitigation / costs</p> <p>Likely to require a high degree of mitigation / costs.</p> | Known issues around infrastructure costs e.g. utilities, education and other identified mitigations inform the scale of likely costs affecting the site. |
| Achievability Conclusion | Achievable | The site appears to be viable |
| | Potentially Achievable | The site appears to be marginally viable |
| | Unlikely to be achievable | The site appears not to be viable |
| | Not assessed | Achievability hasn't been assessed. |

Appendix D Highway access methodology

D.1.1 The criteria set out in tables D1 and D2 have informed the highway accessibility assessment for the housing sites considered through the HELAA process. The criteria is taken from the [6Cs design guide](#).

D.1.2 These are assumptions and judgements for plan making only; detailed proposals submitted as part of future planning applications may show that in some circumstances alternative access arrangements are suitable and/or necessary. Applications will be determined against the standards in place at that time and subject to detailed transport assessments.

Table D1 Road width and access point criteria

| Number of Homes | Width of highway (carriageway and footway) | Points of Access | Supporting Information |
|---|--|------------------|---|
| Under 50 | 8.8m | 1 | None required |
| 50-149 | 9.5m | 1 | Up to 80 – Transport Statement 80-149 – Transport Assessment and Travel Plan |
| 150-399 | 9.5m | 2 | Transport Assessment and Travel Plan |
| 400 – 1000 | 10.75m | 2 | Transport Assessment and Travel Plan |
| If to be used by a bus – minimum of 10m (subject to tracking assessment) If serving a school – minimum of 10.75m | | | |

Source: Adapted from Table DG1 and Table PDP1 of 6 Cs design guide

Table D2 speed and visibility criteria

| Speed Limit of Road | Visibility Required (HGVs and Buses) |
|---------------------|--------------------------------------|
| 20mph | 27m |
| 30mph | 47m |
| 40mph | 73m |
| 50mph | 160m |
| 60mph | 215m |
| 70mph | 295m |

Source: Adapted from Table DG4³

Approach used for the HELAA assessment

D.1.3 For each site the following should be identified:

- a. Likely points of access to the public highway

³ In some cases the speed of the road figure has been rounded down. In these cases, the higher visibility splay standard has been used.

- b. Speed limit of the access road
- c. Number of homes to be served (including new and existing homes)

D.1.4 Criteria set out in tables D1 and D2 above are used to identify the following:

- d. Width of access required;
- e. Number of access points required;
- f. Visibility splays required at access points;
- g. Supporting information.

D.1.5 This information can then be used to establish whether access can be achieved. Judgements should be based on a desktop assessment using Google Streetview and GIS mapping. A site visit may also be carried out to confirm the desktop assessment.

D.1.6 The highway engineers will use this approach to assess the whether a signalised junction or roundabout may be required based on the speed and level of the traffic at the point of access.

Appendix E Review of past density

Table E1 Sets out the findings of a review of density of planning applications received in past five years in MDC. The findings are distinguished by brownfield and greenfield sites and for Mansfield Urban Area and Warsop Parish.

Table E1 Review of density of based on planning applications submitted in last five years to MDC

Mansfield Urban Area

| | Land Type | Housing Reference | Development Name | Site Status | Date Site Completed | Site Area Gross Ha | No. of Dwellings | Density per gross ha (row 1) | Area Range | Gross to Net Ratio | Assumed reduction in developable area (after applying gross to net ratio) per ha | Estimated yield based on 35 dph (net) | Difference between consented yield and assumed yield at 35 dph (net) | Difference between consented yield and estimated yield | Net dph | |
|--|---|--|---------------------------------|-------------------------|---------------------|----------------------------|------------------|------------------------------|------------|------------------------------------|--|---------------------------------------|--|---|---|----|
| Brownfield | H-Yh002 | Land off | King Street Mansfield Woodhouse | Completed | 17/09/2012 | 0.11 | 5 | 47 | < 0.5ha | 100% | 0.11 | 0.00 | 4 | 1 | Consented more than estimated implying density higher than 35 dph | 47 |
| | H-Wh003 | Former garage site | Alexandra Avenue, Mansfield. | Live | | 0.19 | 5 | 26 | < 0.5ha | 100% | 0.19 | 0.00 | 7 | -2 | Consented less than estimated implying density lower than 35 dph | 26 |
| | H-Ni007 | 74, Clipstone Drive, Forest Town. (Former community centre) | | Live | | 0.18 | 5 | 28 | < 0.5ha | 100% | 0.18 | 0.00 | 6 | -1 | Consented less than estimated implying density lower than 35 dph | 28 |
| | H-Ni017 | Land to the north east of Woodview Gardens off Clipstone Drive Forest Town | | Pending Signing of S106 | | 0.30 | 6 | 20 | < 0.5ha | 100% | 0.30 | 0.00 | 10 | -4 | Consented less than estimated implying density lower than 35 dph | 20 |
| | H-Sa001 | New Ram Inn Littleworth | | Completed | 16/09/2015 | 0.14 | 6 | 43 | < 0.5ha | 100% | 0.14 | 0.00 | 5 | 1 | Consented more than estimated implying density higher than 35 dph | 43 |
| | H-Wi021 | 22, St John Street, Mansfield. | | Live | | 0.11 | 8 | 73 | < 0.5ha | 100% | 0.11 | 0.00 | 4 | 4 | Consented more than estimated implying density higher than 35 dph | 73 |
| | H-Ng006 | 10A, Montague Street, Mansfield (Off Newgate Lane / Skerry Hill) | | Live | | 0.11 | 8 | 73 | < 0.5ha | 100% | 0.11 | 0.00 | 4 | 4 | Consented more than estimated implying density higher than 35 dph | 73 |
| | H-Mv006 | Birchlands/Old Mill Lane, Forest Town | | Live | | 0.23 | 9 | 39 | < 0.5ha | 100% | 0.23 | 0.00 | 8 | 1 | Consented more than estimated implying density higher than 35 dph | 39 |
| | H-Rw008 | Land to the rear of 82-110 Southwell Road East | | Live | | 0.80 | 9 | 11 | 0.5 - 2ha | 90% | 0.72 | 0.08 | 25 | -16 | Consented less than estimated implying density lower than 35 dph | 13 |
| | H-Gf007 | Land off Sutton Road, Mansfield. | | Live | | 0.21 | 10 | 48 | < 0.5ha | 100% | 0.21 | 0.00 | 7 | 3 | Consented more than estimated implying density higher than 35 dph | 48 |
| | H-Wi012 | Ma Hubbards, Birding Street/Orchard Street, Mansfield | | Completed | 17/02/2014 | 0.19 | 10 | 53 | < 0.5ha | 100% | 0.19 | 0.00 | 7 | 3 | Consented more than estimated implying density higher than 35 dph | 53 |
| | H-Ph016 | Park Hall Farm, Park Hall Road, Mansfield Woodhouse. (This is the farm). | | Pending Signing of S106 | | 1.07 | 10 | 9 | 0.5 - 2ha | 90% | 0.96 | 0.11 | 34 | -24 | Consented less than estimated implying density lower than 35 dph | 10 |
| | H-BH006 | Former Peter Donnelly Site Black Scotch Lane (Now Black Scotch Close). | | Completed | 01/03/2013 | 0.84 | 11 | 13 | 0.5 - 2ha | 90% | 0.76 | 0.08 | 26 | -15 | Consented less than estimated implying density lower than 35 dph | 15 |
| | H-La009 | 18 Burns Street Mansfield | | Pending Signing of S106 | | 0.17 | 12 | 71 | < 0.5ha | 100% | 0.17 | 0.00 | 6 | 6 | Consented more than estimated implying density higher than 35 dph | 71 |
| | H-Pe005 | Garage Site behind 4 & 26, Pye Avenue, Mansfield | | Live | | 0.34 | 12 | 35 | < 0.5ha | 100% | 0.34 | 0.00 | 12 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Sa009 | Land adjacent to 37, Fisher Lane, Mansfield. (37a) | | Completed | 01/04/2015 | 0.21 | 12 | 56 | < 0.5ha | 100% | 0.21 | 0.00 | 7 | 5 | Consented more than estimated implying density higher than 35 dph | 56 |
| | H-AB001 | Site of Former Green Dragon Public House Land at the corner of Marlborough Road and Broomhill Lane. | | Completed | 01/04/2015 | 0.26 | 12 | 47 | < 0.5ha | 100% | 0.26 | 0.00 | 9 | 3 | Consented more than estimated implying density higher than 35 dph | 47 |
| | H-Kw006 | Kings Walk/ off Sapphire Street, Mansfield.NG18 4XG | | Completed | 25/04/2013 | 0.40 | 14 | 35 | < 0.5ha | 100% | 0.40 | 0.00 | 14 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Sa003 | Baums Lane/Forest Road | | Completed | 27/11/2013 | 0.30 | 14 | 47 | < 0.5ha | 100% | 0.30 | 0.00 | 10 | 4 | Consented more than estimated implying density higher than 35 dph | 47 |
| | H-Bf002 | Land at Booth Crescent/Peel Crescent | | Live | | 0.21 | 14 | 68 | < 0.5ha | 100% | 0.21 | 0.00 | 7 | 7 | Consented more than estimated implying density higher than 35 dph | 68 |
| | H-Po039 | Land at Recreation Street, old Metal Box site, car park. | | Live | | 0.31 | 14 | 45 | < 0.5ha | 100% | 0.31 | 0.00 | 11 | 3 | Consented more than estimated implying density higher than 35 dph | 45 |
| | H-Wi025 | Corner House, Union Street, Mansfield. | | Pending Signing of S106 | | 0.17 | 14 | 82 | < 0.5ha | 100% | 0.17 | 0.00 | 6 | 8 | Consented more than estimated implying density higher than 35 dph | 82 |
| | H-Wh008 | Land at 7, Oxclose Lane, Mansfield Woodhouse. | | Pending Signing of S106 | | 0.45 | 17 | 38 | < 0.5ha | 100% | 0.45 | 0.00 | 16 | 1 | Consented more than estimated implying density higher than 35 dph | 38 |
| | H-Bh010 | Former Miners Offices Berry Hill Lane Mansfield | | Live | | 0.93 | 18 | 19 | 0.5 - 2ha | 90% | 0.84 | 0.09 | 29 | -11 | Consented less than estimated implying density lower than 35 dph | 22 |
| | H-Bh003 | 76, Berry Hill Lane, Mansfield. Now known as Royal View, Berry Hill Lane. | | Completed | 12/03/2015 | 1.18 | 18 | 15 | 0.5 - 2ha | 90% | 1.06 | 0.12 | 37 | -19 | Consented less than estimated implying density lower than 35 dph | 17 |
| | H-Ni006 | Land off Clipstone Road West, behind Langwell Drive, Forest Town. | | Completed | 07/02/2014 | 0.55 | 18 | 33 | 0.5 - 2ha | 90% | 0.49 | 0.05 | 17 | 1 | Consented more than estimated implying density higher than 35 dph | 36 |
| | H-Ki001 | Former Daleside Care Home, Stuart Avenue | | Completed | 20/06/2012 | 0.63 | 22 | 35 | 0.5 - 2ha | 90% | 0.57 | 0.06 | 20 | 2 | Consented more than estimated implying density higher than 35 dph | 39 |
| | H-Kw005 | Berry Hill Quarry (Area J) | | Completed | 28/08/2012 | 1.00 | 22 | 22 | 0.5 - 2ha | 90% | 0.90 | 0.10 | 31 | -9 | Consented less than estimated implying density lower than 35 dph | 25 |
| | H-Ni008 | Land at 110-114 Clipstone Road West | | Completed | 24/05/2011 | 0.63 | 23 | 37 | 0.5 - 2ha | 90% | 0.57 | 0.06 | 20 | 3 | Consented more than estimated implying density higher than 35 dph | 41 |
| | H-Yh003 | Land to rear of Yorke St / Blake St | | Live | | 0.90 | 24 | 27 | 0.5 - 2ha | 90% | 0.81 | 0.09 | 28 | -4 | Consented less than estimated implying density lower than 35 dph | 30 |
| | H-Gf005 | Land at Hermitage Lane Mansfield | | Live | | 0.90 | 25 | 28 | 0.5 - 2ha | 90% | 0.81 | 0.09 | 28 | -3 | Consented less than estimated implying density lower than 35 dph | 31 |
| | H-Sh002 | Land off Little Debdale Lane, Hollyhock Drive. | | Completed | 20/11/2013 | 0.89 | 29 | 33 | 0.5 - 2ha | 90% | 0.80 | 0.08 | 28 | 1 | Consented more than estimated implying density higher than 35 dph | 36 |
| | H-Li002 | Land to rear of Bannatynes Hotel & Health Club off Briar Lane, Mansfield. | | Live | | 1.03 | 30 | 29 | 0.5 - 2ha | 90% | 0.93 | 0.10 | 32 | -2 | Consented less than estimated implying density lower than 35 dph | 32 |
| H-Ph009 | Land off Portland Street (West), Mansfield. | | Live | | 0.83 | 32 | 39 | 0.5 - 2ha | 90% | 0.75 | 0.08 | 26 | 6 | Consented more than estimated implying density higher than 35 dph | 43 | |
| H-Gf002 | 167, Sutton Road, Mansfield. (Vauxhall Garage) | | Pending Signing of S106 | | 0.87 | 41 | 47 | 0.5 - 2ha | 90% | 0.78 | 0.09 | 27 | 14 | Consented more than estimated implying density higher than 35 dph | 53 | |
| H-Rw006 | Bellamy Road Estate | | Completed | 27/10/2011 | 1.38 | 43 | 31 | 0.5 - 2ha | 90% | 1.24 | 0.14 | 43 | 0 | Consented same as estimated implying net density at 35 dph | 35 | |
| H-Po002 | Moor Lane, Mansfield. (Now called Claymoor Close) | | Completed | 22/10/2013 | 1.51 | 49 | 32 | 0.5 - 2ha | 90% | 1.36 | 0.15 | 48 | 1 | Consented more than estimated implying density higher than 35 dph | 36 | |
| H-Kw001 | Land off Kings Walk (Phase 2&3) Berry Hill Quarry | | Completed | 22/03/2012 | 2.49 | 97 | 39 | 2 - 10ha | 80% | 1.99 | 0.50 | 70 | 27 | Consented more than estimated implying density higher than 35 dph | 49 | |
| H-Wh001 | Land at Thoresby Avenue / Lawrence Avenue, Mansfield Woodhouse. | | Completed | 22/11/2011 | 2.64 | 101 | 38 | 2 - 10ha | 80% | 2.11 | 0.53 | 74 | 27 | Consented more than estimated implying density higher than 35 dph | 48 | |
| H-Sa005 | Former Mansfield Sand Co Sandhurst Avenue | | Live | | 3.35 | 107 | 32 | 2 - 10ha | 80% | 2.68 | 0.67 | 94 | 13 | Consented more than estimated implying density higher than 35 dph | 40 | |
| Brownfield - Average Density = | | | | | | Brownfield gross | | | 39 | Brownfield net dph | | | | | | 41 |
| Greenfield | H-Cb001 | Sherwood Garden Centre, 7-9, Sherwood Hall Rd, Mansfield. | | Completed | 16/12/2013 | 0.25 | 5 | 20 | < 0.5ha | 100% | 0.25 | 0.00 | 9 | -4 | Consented less than estimated implying density lower than 35 dph | 20 |
| | H-Li008 | 284, Berry Hill Lane, Mansfield. | | Live | | 0.30 | 5 | 17 | < 0.5ha | 100% | 0.30 | 0.00 | 11 | -6 | Consented less than estimated implying density lower than 35 dph | 17 |
| | H-Ph003 | 32, Warsop Road, Mansfield Woodhouse. | | Live | | 0.07 | 5 | 68 | < 0.5ha | 100% | 0.07 | 0.00 | 3 | 2 | Consented more than estimated implying density higher than 35 dph | 68 |
| | H-Hi003 | Land rear of 167-171 Clipstone Road West | | Completed | 40892 | 0.34 | 6 | 18 | < 0.5ha | 100% | 0.34 | 0.00 | 12 | -6 | Consented less than estimated implying density lower than 35 dph | 18 |
| | H-Ab003 | 20, Abbott Road, Mansfield. | | Live | | 0.23 | 8 | 35 | < 0.5ha | 100% | 0.23 | 0.00 | 8 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Ph007 | Land to the rear of 5, Welbeck Road, Mansfield Woodhouse. | | Live | | 0.19 | 10 | 54 | < 0.5ha | 100% | 0.19 | 0.00 | 6 | 4 | Consented more than estimated implying density higher than 35 dph | 54 |
| | H-Ki002 | Land to the rear of 66-70, Clipstone Road West, Forest Town. | | Pending Signing of S106 | | 0.42 | 11 | 26 | < 0.5ha | 100% | 0.42 | 0.00 | 15 | -4 | Consented less than estimated implying density lower than 35 dph | 26 |
| | H-Hi004 | Land to the rear of 183, Clipstone Road West, Forest Town. | | Live | | 0.58 | 12 | 21 | 0.5 - 2ha | 90% | 0.52 | 0.06 | 18 | -6 | Consented less than estimated implying density lower than 35 dph | 23 |
| | H-Oa006 | Quarry Lane | | Live | | 0.54 | 17 | 31 | 0.5 - 2ha | 90% | 0.49 | 0.05 | 17 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Mv008 | Land at Flint Avenue, Forest Town, Mansfield. | | Live | | 1.39 | 17 | 12 | 0.5 - 2ha | 90% | 1.25 | 0.14 | 44 | -27 | Consented less than estimated implying density lower than 35 dph | 14 |
| | H-Br010 | Former Bowls Club, Westfield Lane, Mansfield. | | Live | | 0.57 | 18 | 32 | 0.5 - 2ha | 90% | 0.51 | 0.06 | 18 | 0 | Consented same as estimated implying net density at 35 dph | 35 |
| | H-Sh014 | Balmoral Drive, Mansfield. | | Pending Signing of S106 | | 0.85 | 35 | 41 | 0.5 - 2ha | 90% | 0.77 | 0.09 | 27 | 8 | Consented more than estimated implying density higher than 35 dph | 46 |
| | H-Sh012 | Development off Debdale Lane, know as Sherwood Rise, Mansfield Woodhouse. | | Live | | 2.53 | 90 | 36 | 2 - 10ha | 80% | 2.02 | 0.51 | 71 | 19 | Consented more than estimated implying density higher than 35 dph | 44 |
| | H-Bk006 | Skegby Lane | | Live | | 7.55 | 120 | 16 | 2 - 10ha | 80% | 6.04 | 1.51 | 211 | -91 | Consented less than estimated implying density lower than 35 dph | 20 |
| | H-Ph015 | Park Hall Farm, Park Hall Road, Mansfield Woodhouse. (This isnt the farm but the larger site around it). | | Live | | 5.20 | 130 | 25 | 2 - 10ha | 80% | 4.16 | 1.04 | 146 | -16 | Consented less than estimated implying density lower than 35 dph | 31 |
| | H-Ni011 | Land South of Clipstone Road East. Plot near Newlands roundabout. | | Pending Signing of S106 | | 8.02 | 190 | 24 | 2 - 10ha | 80% | 6.42 | 1.60 | 225 | -35 | Consented less than estimated implying density lower than 35 dph | 30 |
| | H-Ni005 | Land South of Clipstone Road East. Plot next to the Pub. | | Pending Signing of S106 | | 10.56 | 313 | 30 | 10 - 25ha | 75% | 7.92 | 2.64 | 277 | 36 | Consented more than estimated implying density higher than 35 dph | 40 |
| | H-Pe006 | Land at Peniment Farm, Abbott Road, Mansfield. | | Live | | 21.47 | 430 | 20 | 10 - 25ha | 75% | 16.10 | 5.37 | 564 | -134 | Consented less than estimated implying density lower than 35 dph | 27 |
| | H-Bh008 | Lindhurst. Land adjacent the MARR between Nottingham Road and Southwell Road West | | Live | | 83.39 | 1700 | 20 | > 35ha | 55% | 45.86 | 37.52 | 1605 | 95 | Consented more than estimated implying density higher than 35 dph | 37 |
| Greenfield - Average Density = | | | | | | Greenfield gross dph | | | 29 | Greenfield net dph | | | | | | 33 |
| Mansfield Urban Area - Average Density = | | | | | | All gross dwellings per ha | | | 35 | Estimated all net dwellings per ha | | | | | | 38 |
| Warsop Parish | | | | | | | | | | | | | | | | |
| Brownfield | H-Me003 | Robin Hood Avenue, Warsop. | | Live | | 0.13 | 6 | 46 | < 0.5ha | 100% | 0.13 | 0.00 | 5 | 1 | Consented more than estimated implying density higher than 35 dph | 46 |
| | H-Wc004 | Land at West St and King St Warsop Vale inc. Greenshank Road. | | Live | | 5.45 | 156 | 29 | 2 - 10ha | 80% | 4.36 | 1.09 | 153 | 3 | Consented more than estimated implying density higher than 35 dph | 36 |
| Brownfield - Average Density = | | | | | | | | | 38 | | | | | | | 41 |
| Greenfield | H-Wc008 | Land at Moorfield Farm, Bishops Walk, Church Warsop. | | Live | | 0.69 | 8 | 12 | 0.5 - 2ha | 90% | 0.62 | 0.07 | 22 | -14 | Consented less than estimated implying density lower than 35 dph | 13 |
| | H-Wc009 | Goose Farm, Wood Street, Warsop. | | Live | | 0.69 | 13 | 19 | 0.5 - 2ha | 90% | 0.62 | 0.07 | 22 | -9 | Consented less than estimated implying density lower than 35 dph | 21 |
| | H-Me005 | Land at the rear of Cherry Paddocks | | Pending Signing of S106 | | 0.70 | 19 | 27 | 0.5 - 2ha | 90% | 0.63 | 0.07 | 22 | -3 | Consented less than estimated implying density lower than 35 dph | 30 |
| | H-Wc012 | Land off Birch Street, Church Warsop. | | Live | | 1.41 | 30 | 21 | 0.5 - 2ha | 90% | 1.27 | 0.14 | 44 | -14 | Consented less than estimated implying density lower than 35 dph | 34 |
| | H-Mw004 | Sports Ground, Sherwood Street, Warsop. NG20 0JX | | Completed | 06/09/2013 | 1.35 | 47 | 35 | 0.5 - 2ha | 90% | 1.22 | 0.14 | 43 | 4 | Consented more than estimated implying density higher than 35 dph | 39 |
| | H-Mw007 | Mansfield Road, Woodlands Way, Spion Kop. Site of former Wood Brothers Timber Yard. | | Live | | 2.51 | 58 | 23 | 2 - 10ha | 80% | 2.01 | 0.50 | 70 | -12 | Consented less than estimated implying density lower than 35 dph | 29 |
| Greenfield - Average Density = | | | | | | | | | 23 | | | | | | | 26 |
| Warsop Parish - Average Density = | | | | | | | | | 27 | Estimated net dwellings per ha | | | | | 30 | |
| District | | | | | | Gross dwellings per ha | | | 34 | Estimated net dwellings per ha | | | | | 37 | |