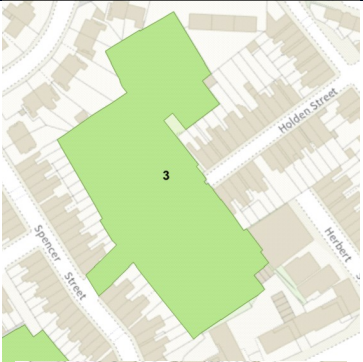




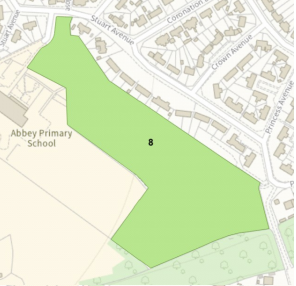

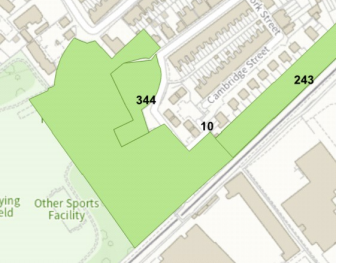




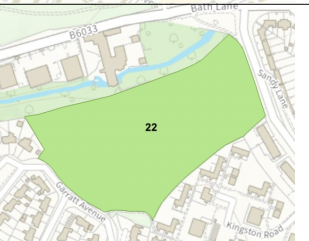
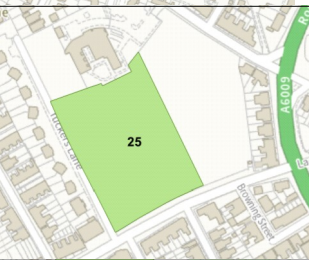
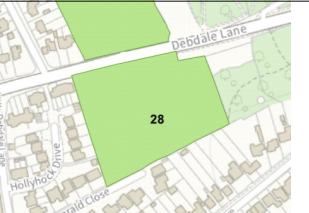
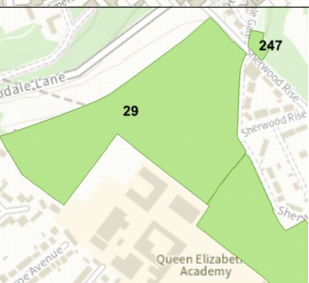

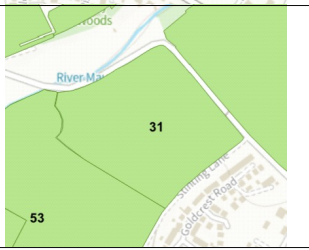


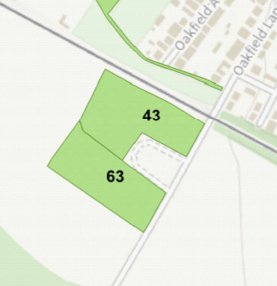
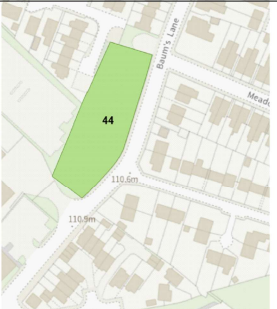




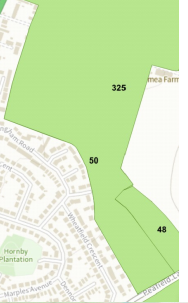



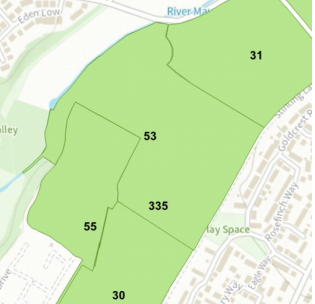
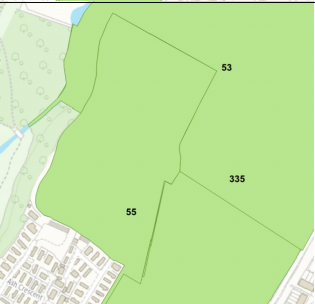


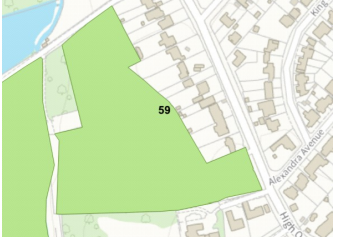
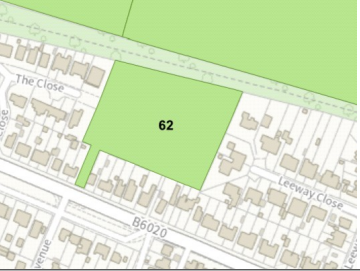
HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
3	Land at Spencer Street	Spencer Street		Mansfield	Ladybrook	Brownfield	Housing, residential institution	0.68	9	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction	Suitable	Site is under construction.	Achievable	Site is under construction	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by 2026	Reasonable Alternative
4	Land astride Victoria Street			Mansfield	Portland	Brownfield	Housing	1.37	41	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction	Suitable	Site is under construction.	Achievable	Site is under construction	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by	Reasonable Alternative
5	Abbey Primary School	Abbey Road		Mansfield	Racecourse	Mixed	Housing	2.07	62	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Site sold by NCC in 2012. Clarity required as to ownership and intentions for the site.	Not Suitable	It is not considered that the existing access on to Abbey Road is not suitable.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
6	Centenary Road	Off Broomhill Lane		Mansfield	Broomhill	Mixed	Housing	2.42	77	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site meets all of the stage 2 availability assessment criteria.	Suitable	Low risk of fluvial flooding (FZ1) but a moderate risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000. This could be mitigated through the provision of SUDs. The site is considered to be suitable when assessed against all other stage 2 suitability criteria.	Achievable	This site is expected to result in medium to high sales values and is considered as having a good prospect of achievability depending on developer, land owner and policy expectations.	Deliverable (years 1-5)	Not Assessed	Planning permission has been granted. First completions to be delivered by 2025/26.	Reasonable Alternative
7	Former Ravensdale Middle School	Ravensdale Road		Mansfield	Carr Bank	Mixed	Education	N/A	0	0	Under Construction	Include	Site meets all stage 1 criteria	Not Available	Majority of the site is under construction for a SEN School.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site is not available.	Not Assessed	Not Assessed	N/A	Discounted at stage 2



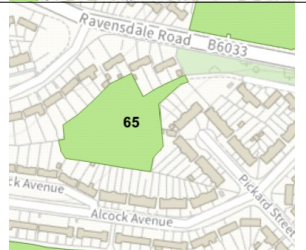
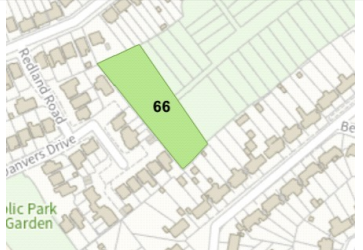
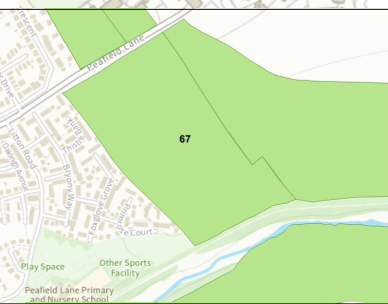

HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
8	Former Sherwood Hall School	Stuart Avenue		Mansfield	Can Bank	Mixed	Housing	3.16	94	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Site meets all of the stage 2 availability assessment criteria.	Potentially Suitable	Potential of access arrangements from Stuart Avenue and/or Pump Hollow Lane / Princess Avenue required. Potential for surface water flooding possible. Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) to the east of the site. This could be mitigated through the provision of SUDs.	Achievable	This site is expected to result in medium to high sales values and is considered as having a good prospect of achievability depending on developer, land owner and policy expectations. There is likely to be a requirement for connectivity to GI (Imberland Trail) and formal play provision on site.	Developable (years 6-10)	Not Assessed	The site is considered to be available, potentially suitable and achievable. A planning application seeking outline planning permission was submitted in March 2025 which has yet to be determined. It is reasonable to conclude first completions on the site will be delivered in years 6-10.	Reasonable Alternative
9	Land to the East of Helmsley Road	Helmsley Road		Rainworth	Ransom Wood	Mixed	Housing	2.82	84	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	HELAA 2018 notes the site is in multiple land ownerships. Update required from all land owners regarding availability.	Potentially Suitable	Access to the site is via a narrow track. Evidence is required to demonstrate access is possible.	Potentially Achievable	Considered as potentially achievable depending on developer, land owner and policy expectations. This is in a generally medium sales value area. There may be cost associated with possible ground assessments / remediations and GI connectivity.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, potentially suitable and potentially achievable. A small site that is reasonable to consider is developable within years 6-10.	Reasonable Alternative
10	Former Victoria Court Flats	Moor Lane		Mansfield	Portland	Mixed	Housing	2.07	62	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	Due to the generally low sales value expected for this site, compared with the potentially high site remediation costs, this site is unlikely to be achievable on the open market without some form of regeneration intervention.	Developable (years 11+)	Not Assessed	The site is considered to be available, suitable and potentially achievable. The land owner has stated the scheme is likely to be delivered over the long term.	Reasonable Alternative
11	Bellamy Road	Bellamy Road		Mansfield	Ransom Wood	Greenfield	Housing	2.14	40	0	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	The site is expected to generate medium sales values. Infrastructure enhancements to identified recreation facilities will be required as a result of the release of this site. Based on a reasonable expectation on profit, land value and policy requirements, considered as having a reasonable prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. The site is an allocation in the adopted Local Plan but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative
13	Clipstone Road East (Clipstone Road East / Crown Farm Way (Next to Newlands roundabout))	Crown Farm Way		Forest Town	Newlands	Greenfield	Housing	6.53	197	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction	Suitable	Site is under construction.	Achievable	Former school playing field site is expected to have medium sales values. Based on a reasonable expectation on profit, land value and policy requirements, considered as having a good prospect of achievability.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2022/23.	Reasonable Alternative
15	Abbott Road	Abbott Road / Brick Kiln Lane		Mansfield	Penniment	Greenfield	Housing	5.54	102	0	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	Medium value area and some issues associated with playing pitches and water mains on site. Based on reasonable expectations on profit and land values there is considered to be a reasonable prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. The site is an allocation in the adopted Local Plan but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative


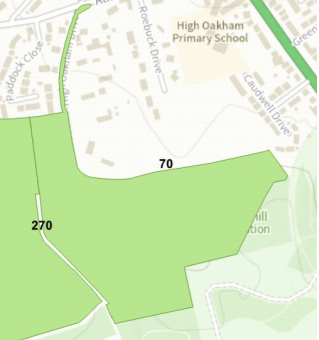
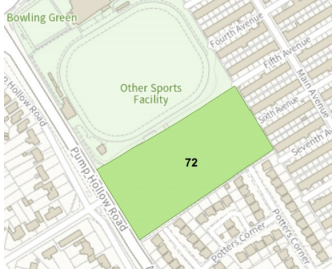
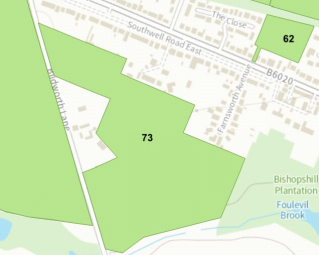
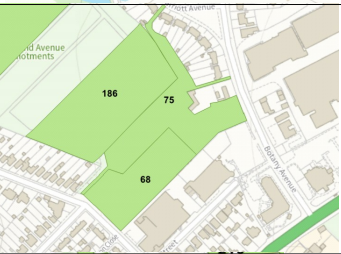

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20	Land at Rosebrook Primary School	Hall Barn Lane		Mansfield	Penniment	Greenfield	Housing	5.1	134	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	Former school playing field site is expected to have medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined. The site is considered to be developable within years 6-10.	Reasonable Alternative
22	Playing Field, Sandy Lane	Sandy Lane / Garratt Avenue		Mansfield	Carr Bank	Greenfield	Housing	2.58	77	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site has been submitted for consideration in the HELAA but a decision has yet to be made whether the community open space is surplus to requirements.	Potentially Suitable	A listed building lies adjacent to the northern boundary. The site is designated community open space. It will need to be demonstrated whether the space is surplus to requirements for all or part of the site.	Achievable	Existing designated community open space. Contributions may be required to offset the loss of COS but no abnormal costs identified.	Developable (years 11+)	Not Assessed	The site is considered to be potentially available, potentially suitable and achievable. It will need to be demonstrated as to whether the existing use as community open space is surplus to requirements (in full or in part). The landowner has stated that if development were to come forward this is likely to be delivered later in the plan period.	Reasonable Alternative
25	Ladybrook Lane / Tuckers Lane	Ladybrook Lane / Tuckers Lane		Mansfield	Broomhill	Greenfield	Housing	1.11	33	0	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	This is a former school site, within a generally low sales value area. The site will also require some on site open space and play provision. Based on a reasonable expectations on profit, land value and policy requirements and the site is an allocation in the adopted Local Plan, the site is considered achievable.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. The site is an allocation in the adopted Local Plan but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative
28	South of Debdale Lane	Debdale Lane / Emerald Close		Mansfield	Sherwood	Greenfield	Housing	1.08	32	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	Low risk of fluvial flooding FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) along the northern boundary of the site from Debdale Lane which could be mitigated through appropriate SuDS. The site is in proximity to the Debdale Lane Grassland LWS to the east, however development should be able to avoid and mitigate any potential adverse impacts on the designated wildlife site.	Achievable	This greenfield site is in a high value sales area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined. The site is considered to be developable within years 6-10.	Reasonable Alternative
29	Sherwood Rise (adjacent Queen Elizabeth Academy)	Sherwood Rise		Mansfield	Sherwood	Greenfield	Housing	5.82	87	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Potentially Suitable	Requires update from promoter confirming agreement school playing fields are surplus to requirements. The site is adjacent to the Debdale Lane Grassland LWS. Development will need to ensure the protection of the LWS through appropriate mitigation. Pylons across the site.	Potentially Achievable	This greenfield site is within a higher value sales area. Any potential relocation of electricity pylons could be costly and would affect the land value. Subject to relocation of electricity pylons / or reducing the developable area, the site is considered to have a moderate prospect of achievability.	Developable (years 11+)	Not Assessed	The site is considered to be available, potentially suitable and potentially achievable. The sites does not have planning permission, no planning application has been submitted. It is reasonable to conclude completions could be delivered in years 6-10.	Reasonable Alternative
30	Land at Old Mill Lane / Stinting Lane	Old Mill Lane		Mansfield	Maun Valley	Mixed	Housing	5.78	87	0	Live	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is close to existing services but there are electricity pylons on site which may need removing or reducing the net developable area. For this assessment, the net developable area has been reduced by 50% to reflect the presence of the pylons.	Potentially Achievable	Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.	Developable (years 6-10)	Not Assessed	The site forms part of larger site 335 (inclusive of site 53). The site is considered to be available, suitable and potentially achievable. Whether the site is delivered as a single site or part of site 335, completions are assumed to be brought forward on the site 30 which is the single point of access on to Old Mill Lane.	Reasonable Alternative
31	Land at New Mill Lane	New Mill Lane		Mansfield	Maun Valley	Greenfield	Housing	5.32	140	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Requires further update from owner to confirm availability.	Potentially Suitable	The site is close to existing services but there are electricity pylons on site which may need removing or reducing the net developable area. For this assessment, the net developable area has been reduced by 25% to reflect the presence of the pylons. The Maun Woods LWS is located on part of the site along the northern boundary and the western corner.	Potentially Achievable	Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, potentially suitable and potentially achievable. A relatively small site for which a planning application has yet to be determined. It is reasonable to conclude the site could be developed within years 6-10.	Reasonable Alternative




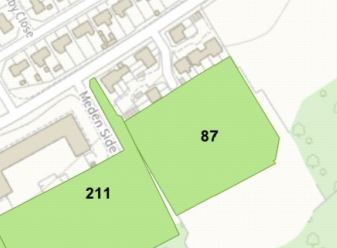
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32	Radmantwate Road / Oxclose Lane	Radmantwate Road		Mansfield	Bull Farm and Pleasley Hill	Greenfield	Housing	12.51	285	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Not Suitable	Considering the scale of site and having reviewed the options for vehicular access, it is not considered that two suitable points of access can be achieved.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
34	Land at Sherwood Street / Oakfield Lane	Sherwood Street		Market Warsop	Market Warsop	Greenfield	Housing	1.21	36	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site has a moderate flood risk, with surface water risk of 1 in 100 and 1 in 100 years recorded across the centre, north to south, of the site, mitigation of which is possible.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable. The site has been granted outline planning permission subject to the signing of a S106 agreement and approval of reserved matters. The site is an allocation in the adopted Local Plan (Policy H1v) and it is anticipated the first completions will be delivered in years 1-5.	Reasonable Alternative
38	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)	Southwell Road West		Mansfield	Ransom Wood	Greenfield	Economic - industrial	2.07	0	8300	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	Ransom Wood LWS is adjacent to the eastern boundary. Protection of the LWS and its habitats would be possible through appropriate buffer and mitigation.	Achievable	Site is in an area where there is already good demand for commercial development at Ransom Woods Business Park and this would be a logical extension of this. The site forms part of the Ratchler Hill Quarry employment Area (Policy E2a) and a planning application for employment use has been submitted and is pending a decision.	Not Assessed	Developable (years 6-10)	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
40	Land at Ratchler Hill Quarry (south west)	Southwell Road West		Mansfield	Ransom Wood	Greenfield	Economic - industrial	0.75	0	3000	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	Ratchler Hill Cutting LWS is adjacent to the northern boundary. Protection of the LWS and its habitats would be possible through appropriate buffer and mitigation.	Achievable	Located close to existing office developments with good access to the MARR. The site is considered as having a good prospect of being achievable.	Not Assessed	Developable (years 6-10)	The site is considered to be available, suitable and achievable. The site is an allocation in the adopted Local Plan but no planning application has been submitted. It is reasonable to conclude the site is developable within years 6-10.	Reasonable Alternative
42	Land at former railway station.	Mansfield Road		Market Warsop	Market Warsop	Brownfield	Housing	1.22	35	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 - update from landowner required.	Potentially Suitable	Potential issue of suitable access, particularly in proximity of the railway bridge.	Not Achievable	Access constraints are likely to make the scheme unviable. Potential contamination on site from its historic use as a rail siding.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
43	Oakfield Lane (land adjacent recycling depot)	Market Warsop		Market Warsop	Market Warsop	Mixed	Economic - industrial	1.2	0	4800	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	Warsop Sand Quarry LWS is approximately 100m to the west of the site. Protection of the LWS and its habitats would be possible through appropriate buffer and mitigation.	Achievable	The location may suit starter or lower value economic uses and there is the potential for remediation costs associated with the former use. The site forms part of an employment allocation in the adopted Local Plan for modernisation / intensification.	Not Assessed	Developable (years 11+)	The site is part of an allocation in the adopted Local Plan (E2b Oakfield Lane, Market Warsop). It is assumed the intensification / redevelopment of the site, in conjunction with site 63, will be delivered over the longer term.	Reasonable Alternative
44	Land off Baums Lane	Baums Lane		Mansfield	Sandhurst	Brownfield	Housing	0.24	8	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 - update from landowner required.	Potentially Suitable	There is high risk of surface water flooding of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) across a majority of the site. Further assessment of the site would be required to determine whether mitigation would be possible.	Potentially Achievable	Brownfield site in a medium value area. Based on reasonable expectation it is considered that there is a moderate prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, potentially suitable and potentially achievable. The site does not have planning permission, nor has a planning application been submitted but is a small brownfield site. It is reasonable to conclude the site could be developed in years 6-10.	Reasonable Alternative


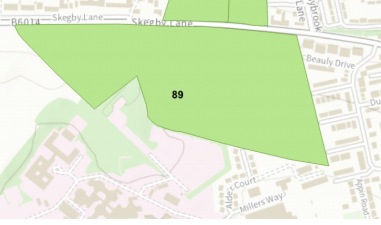
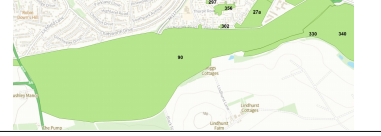
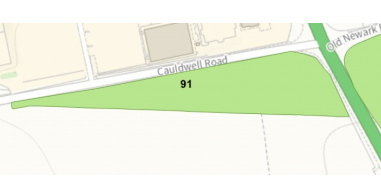
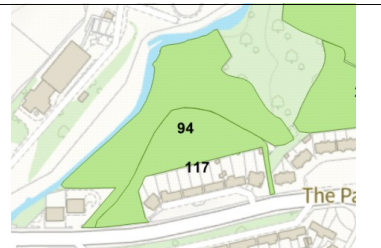
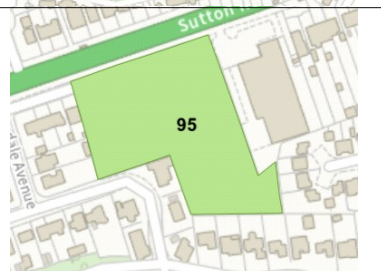
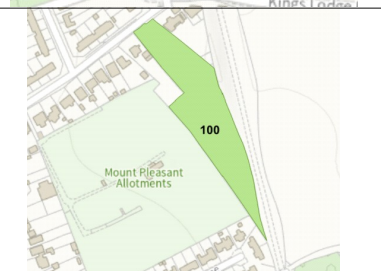
HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
45	Land at Spion Kop	Off Mansfield Road		Spion Kop	Market Warsop	Greenfield	Housing	2.47	74	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 - update from landowner required.	Potentially Suitable	Majority of site has a moderate risk of fluvial flooding (FZ2), 4.5% FZ3 from 'The Bottoms' watercourse which runs adjacent to the western boundary, with associated risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000). This could be mitigated by excluding this area from the gross developable area and providing appropriate SuDS.	Potentially Achievable	A medium sized greenfield site within a lower value area. No identified abnormal costs associated with developing the site. It is potentially achievable depending on developer, land owner and policy expectations.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
46	Land at Debdale Lane / Burlington Drive	Debdale Lane		Mansfield	Sherwood	Greenfield	Housing	5.97	157	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 - update from landowner required.	Potentially Suitable	Adjacent to Solar Panels. Electricity Cable is understood to run across the site; may require relocation. Consideration will need to be given to the potential impact on the setting of a number of Grade II Listed Buildings located at Debdale Hall.	Potentially Achievable	This greenfield site is within a medium sales value area. However the shape and site constraints are likely to pose challenges in securing reasonable developable plot, which combined with access and other infrastructure costs may affect viability. The site is considered to be potentially achievable.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
48	Small holding off Peasfield Lane	Peasfield Lane		Mansfield Woodhouse	Hornby	Greenfield	Housing	1.95	58	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 - update from landowner required.	Potentially Suitable	Limited services and facilities within a 10 minute walk of the site, but the site is within 400m of a bus stop. The site is only considered suitable if it were developed following or together with sites 50 / 325.	Potentially Achievable	A greenfield site within a higher value area. Some off-site junction improvements likely required, but costs could be less if delivered with or following development of site 50 or 325. Based on reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
49	Land off Mansfield Road (A60)			Market Warsop	Market Warsop	Greenfield	Housing	15.67	267	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 and in 2021 - update from landowner required.	Potentially Suitable	Seek view from NCC Highways on access. The western boundary of the site is adjacent to the River Meden. Flood zone 2 covers approximately 25% of the west of the site which has been deducted from the gross developable area. Railway line runs adjacent to the northern boundary of the site.	Potentially Achievable	Potentially achievable subject to access and flooding constraints being overcome.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
50	Land off Peasfield Lane.	Land off Peasfield Lane		Mansfield Woodhouse	Hornby	Greenfield	Housing	13.37	304	0	Live	Include	Site meets all stage 1 criteria	Available	Confirmed by the landowner as available through submission of larger site 325.	Suitable	Whilst the site is likely to require further utilities infrastructure due to the size of the site, the site is considered suitable when assessed against all other stage 2 suitability assessment criteria.	Potentially Achievable	A large greenfield site within a higher value area. Likely to require a number of upgrades and improvements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability.	Developable (years 11+)	Not Assessed	The site is considered to be available, suitable but potentially achievable. The site does not have planning permission, nor has a planning application been submitted. A large site which would require a long lead in period to deliver on and off-site infrastructure.	Reasonable Alternative
51	Land off Netherfield Lane	Netherfield Lane		Meden Vale	Netherfield	Greenfield	Housing	4.95	147	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Check with landowner is required the site is still available following refusal of planning application 2019/0455/FUL.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	Greenfield site within an existing residential area, in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.	Developable (years 11+)	Not Assessed	The site is considered to be potentially available, suitable and achievable. A medium greenfield site without planning permission. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative


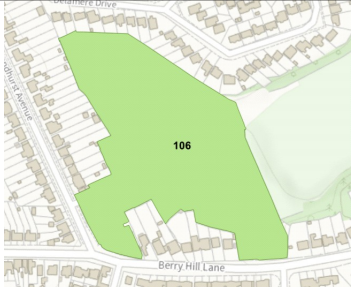
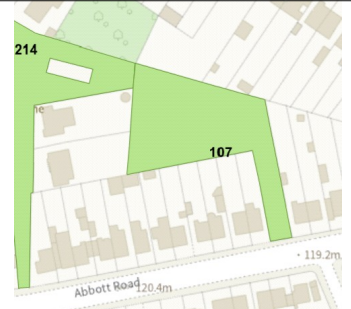
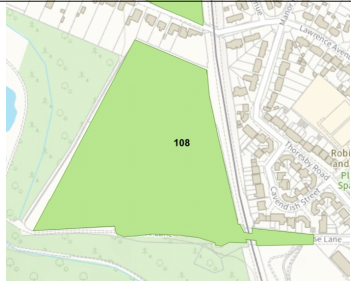
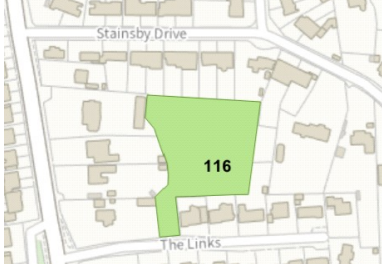

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53	Land between Old Mill Lane & New Mill Lane	Old Mill Lane & New Mill Lane		Forest Town	Maun Valley	Greenfield	Housing	8.73	172	0	Live	Include	Site meets all stage 1 criteria	Available	Confirmation from landowner received through submission of larger site 335.	Potentially Suitable	The site has a moderate risk of fluvial flooding (FZ2 and FZ3) and is in an area with a low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000 layers associated with the River Maun which runs adjacent to the northern boundary of the site. The Maun Woodlands LWS also cross into the north of the site, running along the northern boundary. The Maun Valley Park LNR is adjacent to the northern boundary. Development would need to avoid and mitigate any adverse impacts on the LWS and LNR. Development of the would only be possible if it were brought forward after development of sites 31 or 30 to enable access.	Potentially Achievable	Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.	Developable (years 11+)	Not Assessed	The site forms part of larger site 335 (inclusive of site 53). The site is considered to be available, potentially suitable and potentially achievable. Whether the site is delivered as a single site or part of site 335, site 30 will need to be delivered which is the single point of access on to Old Mill Lane. Assumed to come forward from year 11 onwards.	Reasonable Alternative
55	Tall Trees mobile homes Old Mill Lane	Old Mill Lane		Mansfield	Maun Valley	Greenfield	Housing	3.8	113	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	The site has a moderate risk of fluvial flooding (FZ2 and FZ3) and is in an area with a low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000 layers associated with the River Maun which runs adjacent to the western boundary of the site. The Maun Woodlands LWS also cross into the west of the site, running along the northern boundary. The Maun Valley Park LNR is adjacent to the northern boundary. Development would need to avoid and mitigate any adverse impacts on the LWS and LNR. Development of the would only be possible if it were brought forward after development of sites or 30 to enable access.	Potentially Achievable	Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. A medium site which can only be delivered subject following development of site 30 / 335. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
56	Warren Farm, Land North of New Mill Lane	Warren Farm, New Mill Lane		Forest Town	Holly	Greenfield	Housing	92.33	1333	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	The Maun Scrub and Grassland LWS runs along the northern boundary of the site. Development would need to avoid and mitigate any adverse impacts on the LWS. The River Maun runs adjacent to the northern boundary of the site which includes flood zones 2 and 3. This area can be excluded from development with appropriate buffer and mitigation possible whilst not impacting on the viability and deliverability of the site. Electricity pylons run east to west across the north of the site.	Potentially Achievable	This strategic greenfield site is expected to have medium to high sales values and will require infrastructure and various mitigations to reflect this scale of development. At this stage, based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Likely to require improvements to off site junctions and upgrades to New Mill Lane Coal Authority high risk area identified - will require various ground investigations to inform impact on developable area and potential mitigation costs. Also need to create a linear green infrastructure corridor along the river Maun Potential for higher costs	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
58	Fields Farm, Abbott Road	Abbott Road		Mansfield	Brick Kiln	Greenfield	Housing	7.71	183	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions are anticipated in 2025/26.	Reasonable Alternative
59	Land to the rear of 28 High Oakham Hill	High Oakham Hill Mansfield Nottinghamshire NG18 5AH		Mansfield	Oakham	Mixed	Housing	2.37	58	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2019/20.	Reasonable Alternative
62	Land at Southwell Road East	125 - 145 Southwell Road East		Rainworth	Ransom Wood	Greenfield	Housing	0.94	28	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Query as to access is via landowner's land - requires further investigation.	Not Suitable	The existing single lane access between two existing properties would not be suitable. The Rainworth Dismantled Railway LWS runs along the north boundary of the site. Development would need to avoid and mitigate any adverse impacts on the LWS.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2

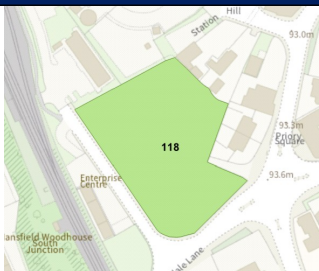

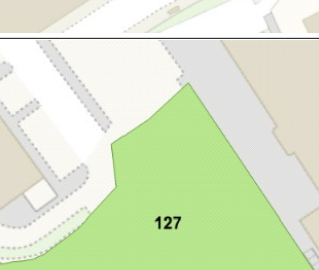



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63	Land at Oakfield Lane	Oakfield Lane		Market Warsop	Market Warsop	Greenfield	Economic - industrial	1.09	0	4360	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	Warsop Sand Quarry LWS is approximately 100m to the west of the site. Protection of the LWS and its habitats would be possible through appropriate buffer and mitigation.	Potentially Achievable	The location may suit starter or lower value economic uses. Overall it is considered that development for employment uses has a moderate prospect of delivery.	Not Assessed	Developable (years 11+)	The site is concluded to be available, potentially suitable and potentially achievable. An allocation in the adopted Local Plan but is a lower value greenfield location which is assumed to be delivered later in the plan period.	Reasonable Alternative
64	Pheasant Hill and Highfield Close	Highfield Close		Mansfield	Sherwood	Greenfield	Housing	3.31	98	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	Consideration will need to be given to the proximity of the Queen Elizabeth Grammar School and pavilion (non-designated heritage assets). Potential access constraints which require further investigation.	Potentially Achievable	A greenfield site in a medium value area. Access costs may impact viability. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
65	Former Blake Crescent Allotments	Alcock Avenue		Mansfield	Carr Bank	Greenfield	Housing	0.42	15	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	Potential access constraints which require further investigation.	Potentially Achievable	A greenfield site to the rear of existing properties in a lower value area. Costs of creating a suitable access is likely to make this site unavailable - further assessment as there is unlikely to be other abnormal costs.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
66	Harrop White Road Allotments	Harrop White Road		Mansfield	Broomhill	Greenfield	Housing	0.28	10	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required. HELAA 2018 identified issue of third party land relating to access to the site off Danvers Drive	Potentially Suitable	Potential issue of access via Danvers Drive through third party land. The site appears to be disused but confirmation is needed the allotments are surplus to requirements.	Potentially Achievable	A former allotment, greenfield site in a medium value area. Access via Danvers Drive, however a small section of third party land is required which is a risk to achievability and needs to be explored further. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. A small greenfield site without planning permission, but could be delivered over a short time period.	Reasonable Alternative
67	Land at Peafield Lane	Peafield Lane		Mansfield	Peafield	Greenfield	Housing	11.15	254	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Need to check availability with landowner following application and appeal decisions.	Potentially Suitable	Due to the size of the site, connectivity of additional infrastructure is likely to be required, but the site is adjoining existing residential development. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Achievable	A greenfield site on the edge of the urban area within a higher value sales area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability. Most significant costs likely to arise from potential junction improvements at Leeming Lane North.	Developable (years 6-10)	Not Assessed	The site is potentially available, potentially suitable and achievable. A medium greenfield site without planning permission that would require some on and off-site infrastructure before delivery of first completions.	Reasonable Alternative
68	Kirkland Avenue Industrial Park	Kirkland Avenue		Mansfield	Grange Farm	Brownfield	Housing	0.7	21	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	A small greenfield site which has been granted planning permission.	Reasonable Alternative




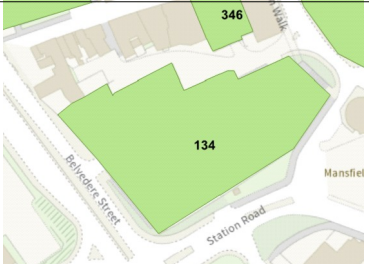
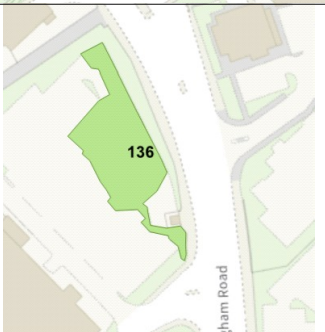

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69	Gregory Quarry	Gregory Quarry, Nottingham Road		Mansfield	Oakham	Greenfield	Housing	4.68	139	0	Live	Exclude	Access cannot be achieved without significant harm to the River Maun LWS and Quarry Lane LNR. The site would also result in adverse impacts and loss of designated LGS.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
70	Land at High Oakham House	High Oakham Drive		Mansfield	Oakham	Mixed	Housing	9.23	28	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2023/24.	Reasonable Alternative
72	Land at Clipstone Road West	East of A6117 & South of B6030, Clipstone Road West		Forest Town	Kingsway	Greenfield	Housing	1.26	37	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	The site would result in the loss of sports pitches, designated Community Open Space. HELAA 2018 stated the pitches were still required. Confirmation of availability is required to inform whether the loss of the pitches would result in a suitable site.	Potentially Achievable	If the site is available and the sports pitches are surplus to requirements, the site is considered viable, located within a medium value area with no abnormal costs identified.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and achievable. A small greenfield site without planning permission, but could be delivered over a short time period.	Reasonable Alternative
73	Three Thom Hollow Farm	Three Thom Hollow Farm, Bldworth Lane		Rainworth	Ransom Wood	Greenfield	Housing	10.58	190	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2023/24.	Reasonable Alternative
75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club	Botany Avenue		Mansfield	Ladybrook	Brownfield	Housing	0.97	29	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is entered on to Part 2 of the Brownfield Land Register, granted permission in principle for housing. The Planning application for the erection of 12 assisted living apartments and 6 assisted living bungalows has yet to be determined, however comments from the highways authority have no objection to the proposed access, subject to conditions. The site is adjacent to an existing employment use to the east of the site, but appropriate design could mitigate adverse impact on amenity. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Achievable	The site is subject to a pending decision on a planning application for the proposed use and is entered on to Part 2 of the Brownfield Land Register, granted permission in principle for housing.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
76	Land off Jubilee Way	Land East of Jubilee Way North		Mansfield	Oak Tree	Greenfield	Mixed use	46.83	800	16000	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria. The agent has submitted a request for an EIA screening opinion in 2022.	Suitable	The site is a strategic allocation in the adopted Local Plan and has been demonstrated to be suitable.	Achievable	This strategic site is expected to have medium to high sales values and is likely to require considerable on and off site infrastructure and various mitigations to reflect the scale of development. Based on a reasonable expectations on profit, land value and the site is an allocation in the adopted Local Plan, the site is considered to be achievable.	Developable (years 6-10)	Developable (years 6-10)	A strategic allocation in the adopted Local Plan 2013-2033. First completions on the site are anticipated in 2029/2030.	Reasonable Alternative

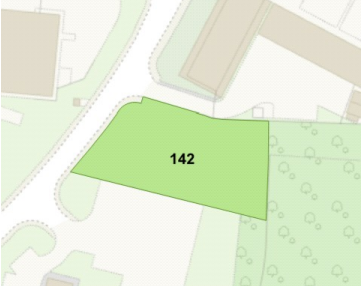
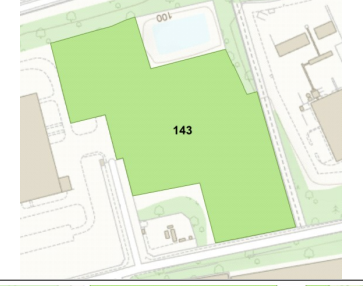

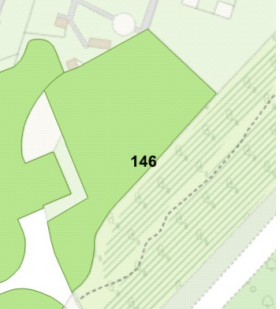


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78	Land off Bosworth Street	Bosworth Street		Mansfield	Penniment	Greenfield	Housing	0.33	12	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Access to the site is reliant on the availability of land to the west of the site. Discussion with the landowner of the western parcel of land are ongoing.	Potentially Suitable	The existing access is narrow but may be suitable for small scale development.	Potentially Achievable	Potential cost associated with the purchase of the adjoining site to the west to make the site deliverable.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
80	Land North of Skegby Lane	Skegby Lane		Mansfield	Brick Kiln	Greenfield	Housing	7.55	150	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction	Achievable	Site is under construction	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2023/24.	Reasonable Alternative
81	Penniment Farm	Land at Penniment Farm, Abbott Road		Mansfield	Penniment	Greenfield	Housing	21.47	400	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction	Achievable	Site is under construction	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2023/24.	Reasonable Alternative
82	Penniment Farm (employment)	Land South of Penniment Farm, Abbott Road		Mansfield	Penniment	Greenfield	Economic - mixed	12.7	0	39384	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	A greenfield site in a attractive location for employment. The site is an allocation for employment use in the adopted Local Plan and a decision is pending on a planning application. No abnormal costs identified.	Not Assessed	Developable (years 6-10)	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
83	Grove Street Car Park	Land at Grove Street		Mansfield	Portland	Brownfield	Housing	0.29	10	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site is within a wider area safeguarded for employment use. It has yet to be determined whether the site is available for housing.	Potentially Suitable	The site is partially within a Conservation Area and close to a number of listed buildings. Sensitive design of development would be required. Site can only be considered suitable if it is demonstrated the car park is surplus to requirements.	Potentially Achievable	A medium value area. No abnormal costs identified, however any development would need to have sensitive design to mitigate any adverse impacts on the Conservation Area and nearby listed buildings.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
87	Welbeck Farm	Netherfield Lane		Meden Vale	Meden	Greenfield	Housing	0.8	18	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable and has outline planning permission and approval of reserved matters.	Reasonable Alternative

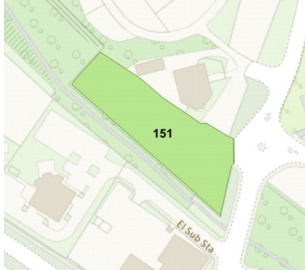
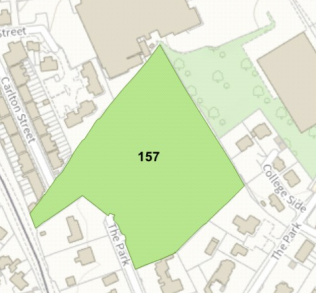

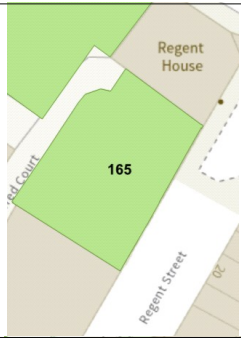
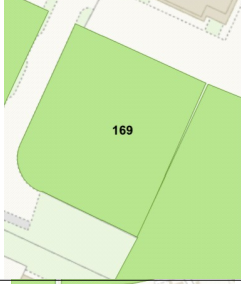
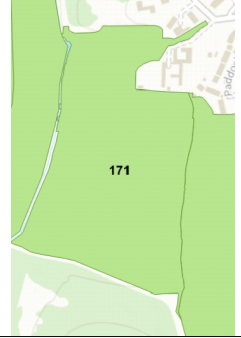
HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
88	Land off Chesterfield Road	Chesterfield Road North		Pleasley	Bull Farm and Pleasley Hill	Greenfield	Housing	9.75	256	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Update from landowner required.	Potentially Suitable	Two points of access are likely to be required of a site of the proposed scale. Issue of access needs to be explored further or a reduction in the size of the site.	Potentially Achievable	Access would require upgrade to Woburn Lane and a second point of access; this would create significant additional costs.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
89	Land off Skegby Lane	Land South of Skegby Lane		Mansfield	Grange Farm	Greenfield	Housing	12.55	218	0	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Available	Site meets all of the stage 2 availability criteria.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	Greenfield site within a medium value area. Based on a reasonable expectations on profit, land value and policy requirements. The site is allocated in the adopted Local Plan.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. The site is an allocation in the adopted Local Plan but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative
90	Land at Berry Hill (Lindhurst)	Land adjacent the MARR between Nottingham Road and Southwell Road West		Mansfield	Berry Hill	Greenfield	Mixed use	145.15	1700	180000	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Developable (years 6-10)	Developable (years 6-10)	A strategic allocation in the adopted Local Plan. Phase 1 of the site has been completed. The application for reserved matters for the development of phase 2 has been granted permission. It is anticipated the first completions will be delivered by 2026/27.	Reasonable Alternative
91	Strip of land off Cauldwell Road (opposite the College)	Cauldwell Road		Mansfield	Oakham	Greenfield	Housing	1.3	39	0	Live	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is part of a larger allocation in the Ashfield District Local Plan. A small area of surface water is identified on the site, however this could be mitigated as part of the larger cross-boundary allocation.	Achievable	A greenfield site in a high value area. Small part of a larger site in Ashfield District (approx. 200 homes). A planning application for the proposed use has been submitted. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable and forms part of a medium site allocation in the Ashfield Local Plan. Delivery is anticipated within years 6-10.	Reasonable Alternative
94	Bath Mill	Bath Lane		Mansfield	Carr Bank	Brownfield	Housing	0.69	18	0	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	Planning permission was granted for residential use which has lapsed. An update from the landowner is required regarding the site's availability.	Suitable	The site had been granted planning permission which has now lapsed but the site is considered suitable when assessed against the stage 2 suitability criteria.	Achievable	The site has been granted planning permission.	Developable (years 6-10)	Not Assessed	The site is potentially available, suitable and potentially achievable. The site was subject to planning permission for housing which has lapsed. A small site which could be delivered within years 6-10.	Reasonable Alternative
95	Vauxhall Garage	Sutton Road		Mansfield	Grange Farm	Brownfield	Housing	0.87	41	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Planning permission was granted for residential use which has lapsed. An update from the landowner is required regarding the site's availability which is an operating car sales showroom.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	A brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Some remediation costs likely resulting from the existing use as a car showroom.	Developable (years 6-10)	Not Assessed	The site is potentially available, suitable and potentially achievable. The site was subject to planning permission for housing which has lapsed. The site remains an operational employment use. The site is as a small brownfield site. Subject to confirmation from the landowner, the site could be delivered in years 6-10.	Reasonable Alternative
100	Land at the rear of Cherry Paddocks	Cherry Grove, Market Warsop		Market Warsop	Meden	Greenfield	Housing	0.7	20	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Potentially Available	Site has been granted planning permission subject to completion of the S106 agreement which has been delayed for a considerable amount of time.	Suitable	The site is considered to be suitable when assessed against the stage 2 suitability criteria.	Potentially Achievable	The S106 agreement has yet to be signed which could reflect an issue regarding viability. Further confirmation from the landowner / applicant is required.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A small greenfield site without planning permission which would be delivered over a short timeframe.	Reasonable Alternative


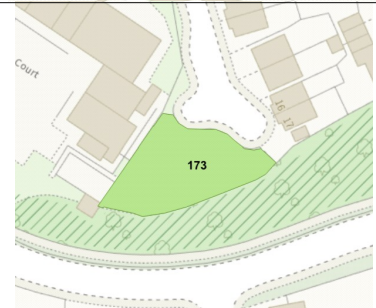
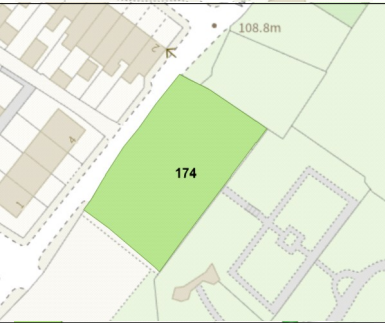
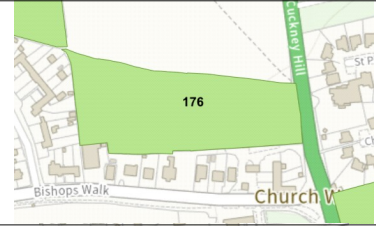
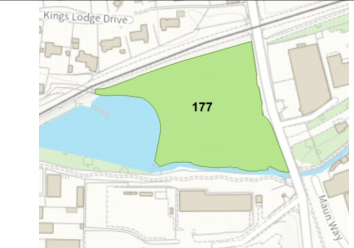
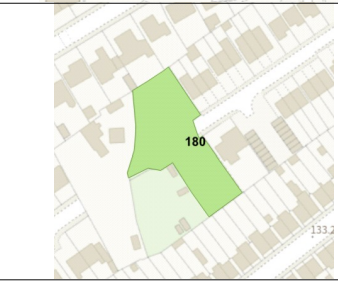
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101	Clipstone Road East (Land south of Clipstone Road East (Land next to the pub))	Clipstone Road East		Mansfield	Newlands	Greenfield	Housing	10.56	313	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2022/23.	Reasonable Alternative
106	Former Mansfield Sand Co	Sandhurst Avenue		Mansfield	Sandhurst	Greenfield	Housing	3.35	73	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2022/23.	Reasonable Alternative
107	20 Abbott Road			Mansfield	Abbott	Greenfield	Housing	0.23	8	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
108	Marshalls	Oxclose Lane		Mansfield	Sherwood	Brownfield	Housing	3.58	150	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	Site has been granted planning permission.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria. The site has outline planning permission for up to 150 dwellings.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	The site has been granted outline planning permission with approval of reserved matters in April 2025.	Reasonable Alternative
116	Garden Land	off The Links		Mansfield	Ling Forest	Greenfield	Housing	0.48	17	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Update required from landowner.	Not Suitable	There does not appear to be a clear point of access.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
117	Ravensdale Allotment site	off Ravensdale Road		Mansfield	Carr Bank	Greenfield	Housing	0.39	14	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Potentially Suitable	The site is a greenfield site with dense scrub and trees. The site is adjacent to the Maun Valley Park LNR and so appropriate mitigation against any adverse impacts on the LNR would be required. The site is designated allotments in the adopted Local Plan and it will need to be demonstrated whether they are surplus to requirements.	Potentially Achievable	Greenfield site in lower value area. Close to STW sewage processing site. An adjacent site (94) has had permission for a number of years but has not been developed. A planning application has been submitted (2019/0249/FUL) which is currently pending determination.	Developable (years 6-10)	Not Assessed	The site is considered to be available, potentially, suitable and potentially achievable. A planning application has been submitted which has yet to be determined.	Reasonable Alternative

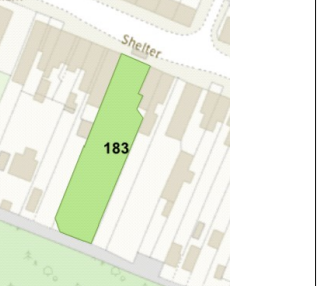


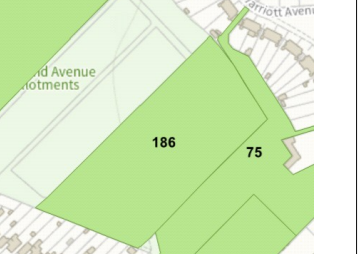
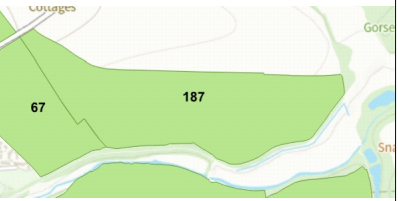
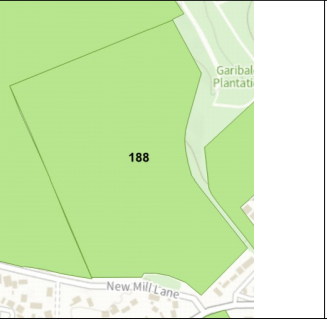
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118	Land and buildings off Debdale Lane	Off Debdale Lane		Mansfield Woodhouse	Woodhouse	Brownfield	Housing	0.48	17	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Site is in employment use. Require update regarding availability of site from landowner, including tenancy arrangements.	Potentially Suitable	The site would result in the loss of an existing employment use. Potential conflict with neighbouring uses of employment land and the railway line. Potential issues regarding access - further investigation with the highways authority is required. The site has a moderate risk of surface water flooding which could be appropriately mitigated.	Potentially Achievable	A small brownfield site within a lower value area close to busy junction, railway station and surrounded by employment uses which may impact on viability.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, potentially suitable and potentially achievable. A small brownfield site which could be delivered over a short time period.	Reasonable Alternative
126	William IV Public House	210 Stockwell Gate		Mansfield	Ladybrook	Brownfield	Housing	0.23	8	0	Live	Include	Site meets all stage 1 criteria	Not Available	Currently not available as public house is operating - further check with owner required.	Not Assessed	Site is not available.	Not Assessed	Site is not available.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
127	Former bus station site	Stockwell Gate North		Mansfield	Woodlands	Brownfield	Economic - retail	0.13	0	1334	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the stage 2 availability assessment criteria.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	Viability of proposed uses to be considered - Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.	Not Assessed	Developable (years 6-10)	The site is considered to be available, suitable and potentially achievable. A small brownfield site within Mansfield Town Centre which could be delivered over a short timeframe.	Reasonable Alternative
128	Clumber Street Car Park	Clumber Street		Mansfield	Woodlands	Brownfield	Economic	0.2	0	800	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
129	Land adjacent Crates and Grapes PH	29 High St, Warsop, Mansfield, NG20 0AB		Market Warsop	Market Warsop	Brownfield	Economic	0.08	0	800	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
130	Church Street car park	Church Street, Market Warsop		Market Warsop	Market Warsop	Brownfield	Economic	0.04	0	400	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1


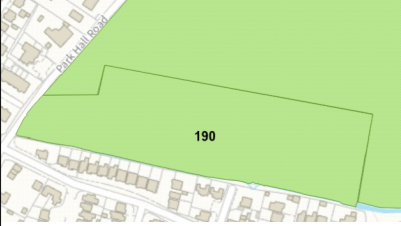
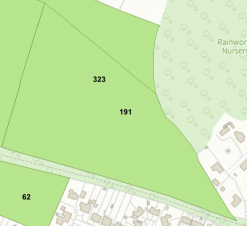
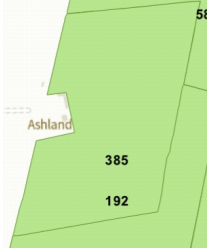


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131	Toothill Lane Car Park	Toothill Lane		Mansfield	Portland	Brownfield	Mixed use	0.19	7	1100	Live	Include	Site meets all stage 1 criteria	Not Available	Confirmation from the landowner the site is not available.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	Brownfield land within the town centre. Based on a reasonable expectations on profit and land value, the site is considered as having a moderate prospect of achievability	Not Assessed	Not Assessed	N/A	Discounted at stage 2
132	Former Strand cinema	Burns Lane / Church Street		Market Warsop	Meden	Brownfield	Housing	0.49	19	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	Planning permission has been granted. Development projected to be completed by	Reasonable Alternative
133	Handley Arcade Car Park	Toothill Lane		Mansfield	Portland	Brownfield	Economic	0.11	0	400	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Potentially Suitable	The site is within the Mansfield Conservation Area and is adjacent to a number of listed buildings, but mitigation through sensitive design would be possible. Yet to be demonstrated whether the loss of the existing car park would be acceptable.	Potentially Achievable	Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
134	Land at Belvedere Street	Stockwell Gate		Mansfield	Portland	Brownfield	Economic - retail	0.51	0	2040	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	Remains in use as a car park but likely to be available in the long term.	Suitable	The site is near to a number of listed buildings, however sensitive design would be possible to mitigate the impact on their setting. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.	Not Assessed	Developable (years 6-10)	Outline permission granted in July 2018 (2018/0321/OUT) which lapsed in July 2021. Although three site is an allocation in the adopted Local Plan (RTBs) and there is a willing owner in place the site has had planning permission for a number of years and no occupier has been identified, unlikely to be delivered in the short term.	Reasonable Alternative
136	Nottingham Road Retail Park	Nottingham Road		Mansfield	Portland	Brownfield	Economic	0.11	0	400	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
141	Oakham Business Park (Site A)	Hamilton Way		Mansfield	Oakham	Greenfield	Economic	0.17	0	680	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1


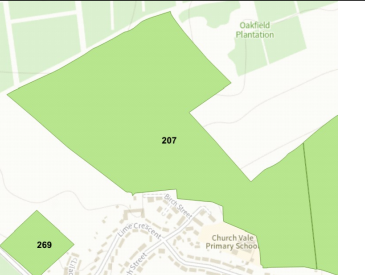

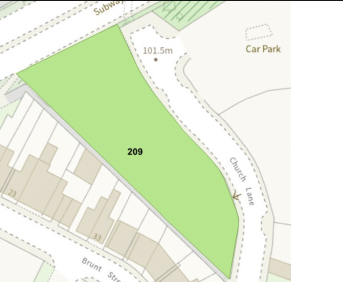


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142	Oakham Business Park (Site B)	Hamilton Way		Mansfield	Oakham	Greenfield	Economic	0.22	0	900	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
143	Crown Farm Industrial Estate (Site A)	Crown Farm Way		Forest Town	Kingsway	Greenfield	Economic - industrial	2.77	0	11100	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3j). Follow-up with land owner is required regarding the future availability.	Suitable	The site is considered suitable when assessed against all stage 2 assessment criteria.	Achievable	Good quality employment site is expected to secure a strong rentals in relation to Mansfield market. Site is considered to have reasonable prospects of achievability.	Not Assessed	Developable (years 11+)	The site is considered to be potentially available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative
145	Sherwood Business Park (Site A)	Southwell Road West		Mansfield	Ransom Wood	Greenfield	Economic	0.51	0	2000	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3r). Follow-up with land owner is required regarding the future availability.	Suitable	The site is adjacent to Ransom Wood and Rainworth Forest LWS. Mitigation on any potential adverse impacts on the designations would be possible. The site is considered suitable when assessed against all other stage 2 assessment criteria.	Achievable	Site is considered to have reasonable prospects of achievability.	Not Assessed	Developable (years 11+)	The site is considered to be potentially available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative
146	Sherwood Business Park (Site B)	Southwell Road West		Mansfield	Ransom Wood	Greenfield	Economic	0.27	0	1100	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3r). Follow-up with land owner is required regarding the future availability.	Suitable	The site is adjacent to Ransom Wood and Rainworth Forest LWS. Mitigation on any potential adverse impacts on the designations would be possible. The site is considered suitable when assessed against all other stage 2 assessment criteria.	Achievable	Site is considered to have reasonable prospects of achievability.	Not Assessed	Developable (years 11+)	The site is considered to be potentially available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative
148	Millenium Business Park (Site A)	Concorde Way		Mansfield	Sherwood	Greenfield	Economic - industrial	0.32	0	1300	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3c). Follow-up with land owner is required regarding the future availability.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	Well serviced plot in a high demand area. High profile site.	Not Assessed	Developable (years 11+)	The site is considered to be potentially available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative
149	Land off Grove Way	Grove Street		Mansfield Woodhouse	Woodhouse	Brownfield	Economic	0.08	0	800	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1



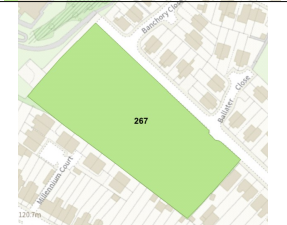
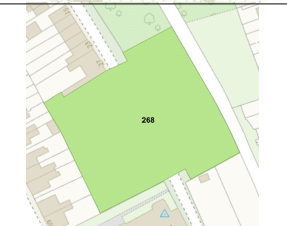
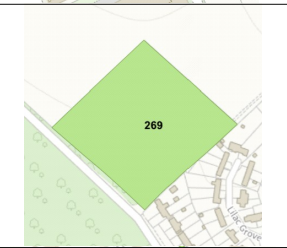


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151	Carpark opposite Birch House	Ransom Wood, Southwell Road West		Mansfield	Ransom Wood	Brownfield	Economic	0.22	0	880	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Achievable	Prominent location in a well proven commercial area. No abnormal costs identified.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
157	The Ridge	The Park		Mansfield	Carr Bank	Greenfield	Housing	1.66	43	0	Part completed	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2015/16 but development of the site stalled. The site has been acquired by a new developer and it is anticipated delivery will continue within years 1-5.	Reasonable Alternative
160	32 Warsop Road			Mansfield	Peafields	Greenfield	Housing	0.07	5	0	Permission Granted	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up is required with the landowner to confirm availability.	Suitable	The site has planning permission. Development commenced but stalled in 2016.	Not Achievable	Development commenced but stalled in 2016. Currently assumed to not be achievable.	Not deliverable within the plan period	Not Assessed	N/A	Discounted at stage 2
165	Ashmead Chambers	11-21, Regent Street		Mansfield	Woodlands	Brownfield	Housing	0.08	8	0	Expired planning permission	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site is adjacent to the Mansfield Conservation Area, however the site includes an existing building which is to be converted for the proposed use (first floor).	Achievable	The site has been granted planning permission.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. A small brownfield site which could be delivered over a short time period.	Reasonable Alternative
169	Land Adjacent Unit 3, Sherwood Oaks Close			Mansfield	Ransom Wood	Greenfield	Economic	0.12	0	630	Permission Granted	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
171	High Oakham Farm (west)			Mansfield	Oakham	Greenfield	Housing	10.43	237	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmed as available in HELAA 2018 update from landowner required.	Not Suitable	A site of this scale would require two points of access; only one point can currently be identified through adjacent site ref 270) - for this reason, the site is not considered suitable. The Cauldwell Brook LWS runs adjacent to the western boundary. Potential adverse impacts on the LWS could be avoided through delivery of appropriate buffer and mitigation.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2



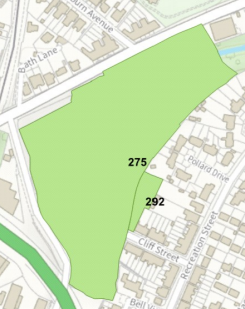
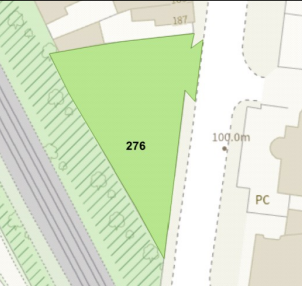


HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
172	Land Adjacent The Stables	Newlands Road		Forest Town	Newlands	Greenfield	Housing	0.06	2	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
173	Land adjacent Amethyst Gardens			Mansfield	Kings Walk	Greenfield	Housing	0.06	2	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
174	Mansfield Manor Hotel	Windmill Lane		Mansfield	Carr Bank	Greenfield	Housing	0.09	3	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
176	Moorfield Farm	Memorial Club, Bishops Walk. Now Bishops Meadows.		Church Warsop	Warsop Carrs	Mixed	Housing	1.39	25	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2018/19.	Reasonable Alternative
177	Hermitage Mill	Hermitage Lane		Mansfield	Oakham	Brownfield	Housing	1.14	32	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction, however the site was affected by a fire in March 2022. Further completions are anticipated in in 2027/28.	Reasonable Alternative
180	Land adj 27, Redgate Street	Redgate Street		Mansfield	Penniment	Brownfield	Housing	0.16	7	0	Under Construction	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2025/26.	Reasonable Alternative






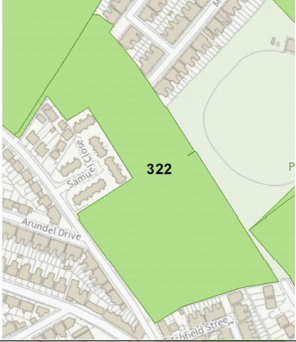

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183	Aq 188, Southwell Road East.	Southwell Road East		Rainworth	Ransom Wood	Greenfield	Housing	0.1	7	0	Permission Granted	Exclude	The site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
184	Land & Buildings at White Hart	White Hart Street/Dame Flogan Street		Mansfield	Portland	Brownfield	Mixed use	0.64	12	3502	Expired planning permission	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Developable (years 6-10)	Developable (years 6-10)	A brownfield town centre regeneration site. Outline permission was granted in 2014 which has lapsed, however, a planning application has been submitted for a mixed use development which has yet to be determined.	Reasonable Alternative
185	52 Ratcliffe Gate	Ratcliffe Gate		Mansfield	Newgate	Brownfield	Economic	0.19	0	1000	Permission Granted	Include	Site meets all stage 1 criteria	Not Available	Not available for housing - planning permission has been granted for a car rental facility.	Not Assessed	Not assessed - site is not available.	Not Assessed	Not assessed - site is not available.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
186	Kirkland Avenue Allotments	Kirkland Avenue		Mansfield	Ladybrook	Greenfield	Housing	1.39	42	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up is required with the landowner to confirm availability.	Potentially Suitable	Access to the site is required through an adjacent Site (ref 75); it is unclear if this has been confirmed with other landowners.	Potentially Achievable	A small greenfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, potentially suitable and potentially achievable. A small brownfield site which could be delivered over a short time period.	Reasonable Alternative
187	Land forming part of Peafield Farm	off Peafield Lane		Mansfield	Peafields	Greenfield	Mixed use	25.16	750	500	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Potentially Suitable	The site is not adjoining the Mansfield settlement boundary and would only form a logical extension to the settlement if it were delivered following development of site 67. The site would however result in a significant extension into the countryside. Two points of access are likely to be required if the full site were developed. Only a single point of access would be possible on to the A6075, unless site 67 were also developed, as further access on to the A6075 would be possible. The site could result in adverse impacts on the nearby LWS to the south of the site, however mitigation would be possible.	Achievable	A greenfield site on the edge of the urban area within a higher value sales area. Given the size of the site there are likely to be substantial infrastructure requirements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.	Developable (years 11+)	Developable (years 11+)	The site is considered to be available, potentially suitable and achievable. A large greenfield site that would require significant up front on and off-site infrastructure prior to delivery of the first completions.	Reasonable Alternative
188	Land forming part of Warren Farm	off New Mill Lane		Forest Town	Holly	Greenfield	Housing	12.24	220	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Currently in agricultural use. Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	A number of ancient trees are located adjacent to the eastern boundary and will therefore require protection. The site is considered to be suitable when assessed against all other stage 2 suitability criteria. Consideration will need to be given to cumulative impacts of the site if site 56 is also brought forward for development.	Potentially Achievable	This large greenfield site is expected to have medium to high sales values and will require infrastructure and various mitigations, including possible improvements to off site junctions and upgrades to New Mill Lane, to reflect this scale of development. At this stage, based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Potential for the site to be taken with adjacent site (ref 56).	Developable (years 6-10)	Developable (years 6-10)	The site is potentially available, potentially suitable and achievable. A medium greenfield site without planning permission that would require some on and off-site infrastructure before delivery of first completions.	Reasonable Alternative

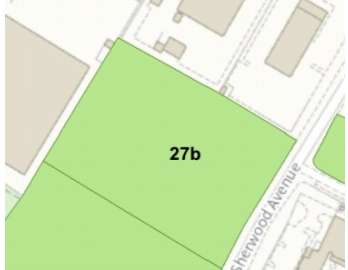



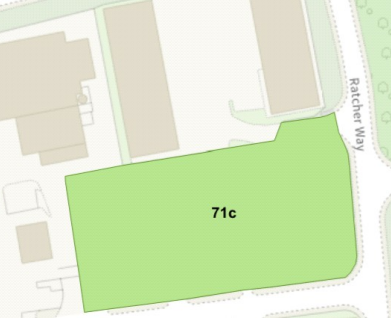

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189	Land off Holly Road	Holly Road		Forest Town	Holly	Greenfield	Housing	0.46	16	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	Site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	A small greenfield site in a higher value area. Costs associated with the sewer and implied footpath are not considered significant. Based on reasonable expectations of profit and land value the site is considered to have a good prospect of achievability. A planning application for the proposed use is pending consideration.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
190	The Birches	Park Hall Road		Mansfield Woodhouse	Manor	Greenfield	Housing	2.22	66	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up required with the landowner to confirm availability.	Suitable	Site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	The site is considered to be within a medium value area. No abnormal costs have been identified with delivering the site.	Developable (years 6-10)	Not Assessed	The site is concluded to be potentially available, suitable and achievable. A medium greenfield site without planning permission that would require some on and off-site infrastructure before delivery of first completions.	Reasonable Alternative
191	Land rear of Helmsley Road	Helmsley Road		Rainworth	Ransom Wood	Greenfield	Housing	4.88	145	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up required with the landowner to confirm availability.	Potentially Suitable	Potential access constraints which require further investigation.	Potentially Achievable	The site is considered to be in a low value area. The most significant cost of the developing the site will be with delivering access on to Helmsely Road.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
192	Land at Ashland Farm	Skegby Lane		Mansfield	Brick Kiln	Greenfield	Housing	6.14	161	0	Live	Include	Site meets all stage 1 criteria	Available	Site is in agricultural use but forms part of resubmitted site 385 - confirmed as available from landowner.	Potentially Suitable	Access to the site may only be possible if the site to the west within Ashfield district is delivered and if the cumulative impacts on the highway network are considered acceptable. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	The site is only achievable if access is obtained through site 58. Site 385 has been submitted for consideration which includes site 192 with access via the adjoining site to the west within Ashfield District.	Developable (years 6-10)	Not Assessed	The site is concluded to be available, potentially suitable and potentially achievable. A medium greenfield site without planning permission which would form an extension to a site to the west within Ashfield District.	Reasonable Alternative
204	Elkesley House	Elkesley Road, Meden Vale		Meden Vale	Netherfield	Brownfield	Housing	0.21	10	0	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	Recent permission for an extension to existing development suggests the site is not likely to be available, but confirmation is required from the land owner.	Suitable	Site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	Small scale proposal in an existing residential area. No abnormal costs identified.	Developable (years 6-10)	Not Assessed	The site is considered potentially available, suitable and achievable. A small brownfield site. Planning permission lapsed.	Reasonable Alternative
205	Land off Cuckney Hill	Cuckney Hill		Church Warsop	Warsop Carrs	Greenfield	Housing	7.54	198	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Currently in agricultural use. Confirmed as available in HELAA 2018 update from landowner required.	Not Suitable	This is a greenfield site close to but does not adjoining the settlement boundary of Church Warsop and would not be a logical extension to the settlement. Access to the site is constrained by the need to have two points of access.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2



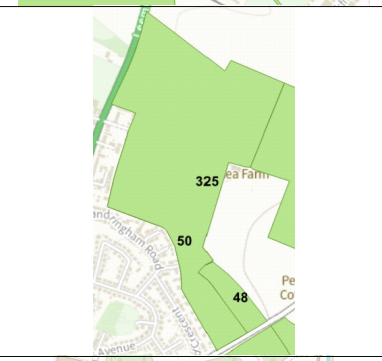

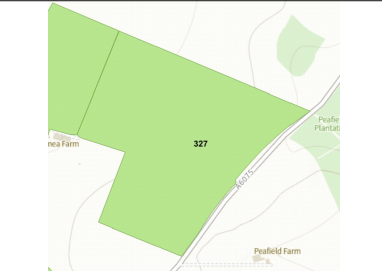
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206	Land North of Laurel Avenue	Laurel Avenue		Church Warsop	Warsop Carrs	Greenfield	Housing	5.84	153	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Currently in agricultural use. Confirmed as available in HELAA 2018 update from landowner required.	Not Suitable	This is a large greenfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside the adjacent site (205) due to the lack of access to the road network, however this site has been assessed as not suitable.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
207	Land North of Line Crescent/Birch Street	off Birch Street		Church Warsop	Warsop Carrs	Greenfield	Housing	21.12	480	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Currently in agricultural use. Confirmed as available in HELAA 2018 update from landowner required.	Potentially Suitable	Potential for a single point off access via Birch Street / Vermont close, however this is unlikely to be suitable for the scale of development and a second point of access would be required. The site would form a significant extension in to the countryside to the north of Church Warsop not in keeping with the existing built form. A smaller scaled site / proposal should be explored.	Potentially Achievable	The site is considered to be in a low value area. The most significant cost of the developing the site will be with delivering access via Birch Street / Vermont Close.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
208	Land off Netherfield Lane			Church Warsop	Netherfield	Greenfield	Housing	10.93	249	0	Live	Exclude	Significant proportion of the site is within flood zones 2 and 3.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
209	Land adjacent to Church Lane			Mansfield	Portland	Greenfield	Housing	0.2	7	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
210	Former Meden Vale Village Hall	Elksley Road		Meden Vale	Netherfield	Brownfield	Housing	0.15	5	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by	Reasonable Alternative
218	Land off Forest Road	Mansfield		Mansfield	Oakham	Brownfield	Mixed use	1.18	35	4800	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Potentially Suitable	The site is a brownfield site, formerly warehouse and textile premises which have been demolished. The site is presently being marketed for a range of uses including residential, care/retirement living, roadside retail, food retail/super market. The suitability of the site will depend on the preferred use for the site. The area is predominantly residential which would be more the most appropriate use for the site. TPOs along the western boundary of the site.	Achievable	The site is a vacant brownfield site of predominantly area of handstanding. The site is considered to be in a medium value area and a sustainable location with access to a range of services and facilities within a reasonable walking distance. The site is being proactively marketed.	Developable (years 6-10)	Developable (years 6-10)	The site is considered to be available, potentially suitable and achievable. A small brownfield site which could be delivered over a short time period.	Reasonable Alternative

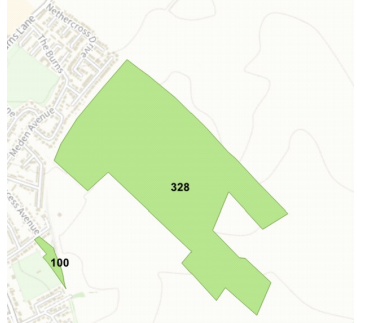

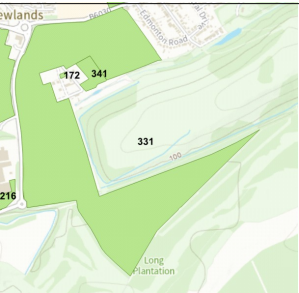

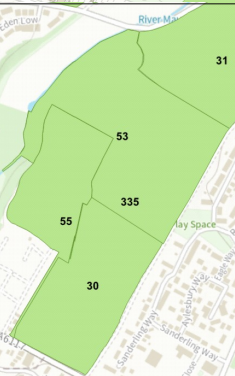
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219	Cipstone Football Ground	Mansfield Road		Mansfield	Newlands	Greenfield	Mixed use	4.84	60	1300	Live	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up required with the landowner to confirm availability.	Potentially Suitable	Development would only be considered suitable if a suitable replacement facility was delivered.	Potentially Achievable	A mixed use greenfield site in a medium value residential sales area. Cost of replacement sports ground may impact in viability and deliverability.	Developable (years 11+)	Developable (years 11+)	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
266	Land off Bernard Road	Bernard Road		Mansfield	Penniment	Greenfield	Housing	0.48	17	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site would result in the loss of designated Community Open Space, however it has been confirmed by MDC the land is surplus to requirements. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Achievable	The site is considered to be in a lower value area, however the costs associated with development of the site are likely to be low with no abnormal costs identified.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. A small greenfield site but no but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative
267	Land off Balmoral Drive	Balmoral Drive		Mansfield	Sherwood	Greenfield	Housing	0.85	35	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	Site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	The site is considered to be in a low value area, however no abnormal costs have been identified in delivering the site. The site is allocated in the adopted Local Plan. The site has been granted outline planning permission subject to the completion of a S106 agreement which has been delayed since the determination of the planning application in 2024.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable. The site has been granted outline planning permission planning permission subject to the signing of a S106 agreement and approval of reserved matters. The site is an allocation in the adopted Local Plan and it is reasonable to conclude completions delivered years 1-5.	Reasonable Alternative
268	Land at Church Street / Little Lane	Church Street		Pleasley	Bull Farm and Pleasley Hill	Greenfield	Housing	0.28	10	0	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	HELAA 2018 noted Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed. Follow-up with the landowner is required to confirm availability.	Potentially Suitable	The access along Church Street is in poor condition and narrow sat the point of the site which will need to be widened.	Potentially Achievable	Single lane access along Church Street which is in poor condition. Widening of access may be required which could impact on the viability of the site.	Developable (years 11+)	Not Assessed	The site is considered to be potentially available, potentially suitable and potentially achievable. Clarifications regarding the intentions for the site is required from the landowner.	Reasonable Alternative
269	Land to the North of 100 Wood Lane	Warsop Estate, Warsop Stock Allotments, Wood Lane		Church Warsop	Warsop Carrs	Mixed	Housing	1.68	50	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site was available in the 2018 HELAA but further follow-up required with the landowner to confirm availability.	Suitable	Collier Spring LWS is located the south side of Wood Lane, however the site could be delivered without significant adverse impact on the designated site though appropriate design and mitigation. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	This is a mixed greenfield/brownfield site in a location where low sales values are expected. No abnormal costs have been identified. Overall it is considered that the site has a moderate prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A medium site of a mix of greenfield and brownfield land which, subject to confirmation of availability, could be delivered in years 6-10.	Reasonable Alternative
270	High Oakham Farm (east)	Land off Paddock Close		Mansfield	Oakham	Greenfield	Housing	6.57	40	0	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is allocated in adopted LP (H1k). Follow-up required with the landowner to confirm availability.	Suitable	Site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	A greenfield site in a high value area. The site is an allocation for the proposed use in the adopted Local Plan and based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. The site is an allocation in the adopted Local Plan but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative
271	Commercial Gate (site A)			Mansfield	Portland	Brownfield	Economic	0.08	3	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1





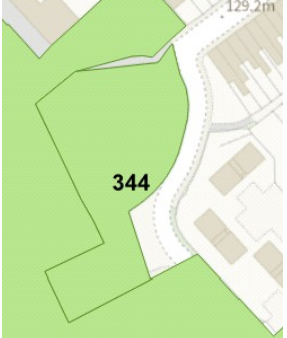
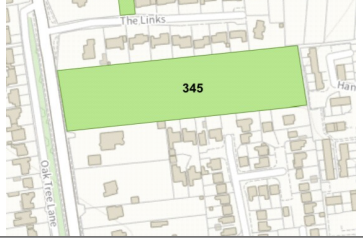
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272	Commercial Gate (Site B)	Grove Street / Nottingham Road Car Park		Mansfield	Portland	Brownfield	Economic	0.15	0	600	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
273	Commercial Gate (Site D)			Mansfield	Portland	Brownfield	Economic	0.07	0	700	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
275	Old Metal Box Site	Off Rock Valley		Mansfield	Portland	Brownfield	Housing	2.74	74	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by	Reasonable Alternative
276	Vape HQ, Woodhouse Road	Woodhouse Road		Mansfield	Yeoman Hill	Brownfield	Economic	0.1	0	1000	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not assessed - site excluded at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
278	116-120 Chesterfield Road North	Chesterfield Road North		Mansfield	Sherwood	Brownfield	Economic	0.16	0	400	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not assessed - site excluded at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
287	Melville Court	Site off Penlthorpe Avenue		Meden Vale	Netherfield	Brownfield	Housing	0.38	13	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Flats now demolished. Follow-up required with the landowner to confirm availability.	Suitable	Site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	The site has been cleared for redevelopment. No abnormal costs identified in delivering the site.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A small brownfield site but no but no planning application has been submitted. The site is considered to be developable within years 6-10.	Reasonable Alternative

HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
290	Sandy Lane MDC Housing Development Scheme	Land off Sandy Lane, behind 75 Sandy Lane and the Allotments.		Mansfield	Newgate	Greenfield	Housing	0.94	28	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site has been submitted for consideration in the HELAA but a decision has yet to be made whether the community open space is surplus to requirements.	Suitable	Overall the site is considered suitable for residential development. Access is currently shared with a GP surgery but is considered suitable for proposed nature of development.	Potentially Achievable	Most significant costs likely to be with the demolition of the existing building and addressing the topography to the east of the site.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A small greenfield site which, subject to confirmation of availability, could be delivered in years 6-10.	Reasonable Alternative
291	Shirland Drive Boiler House	Land off Shirland Drive, Oak Tree Lane Estate.		Mansfield	Oak Tree	Brownfield	Housing	0.2	7	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up required with the landowner to confirm availability.	Suitable	Site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	Site is currently a car park. No abnormal costs identified.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A small brownfield site which, subject to confirmation of availability, could be delivered in years 6-10.	Reasonable Alternative
297	Land at Sharratt Court	Colston Road, Mansfield.		Mansfield	Ransom Wood	Greenfield	Housing	0.12	4	0	Permission Granted	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not assessed - site excluded at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
298	Football Ground Church Warsop Miners Phase 2	Wood Lane		Church Warsop	Warsop Carrs	Greenfield	Housing	1.44	43	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by	Reasonable Alternative
300	Petrol Filling Station Clipstone Road West	122, Clipstone Road West		Forest Town	Newlands	Brownfield	Housing	0.2	14	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	Site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	A brownfield site in a medium value sales area; given current use some remediation is likely required. Overall the site is potentially achievable.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and potentially achievable. A small brownfield site without planning permission that could be delivered in years 6-10.	Reasonable Alternative
322	Land north of Broomhill Lane	Mansfield		Mansfield	Broomhill	Greenfield	Housing	2.82	84	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by	Reasonable Alternative
27a	Land at Redruth Drive	Sherwood Avenue		Mansfield	Ransom Wood	Greenfield	Housing	4.98	169	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions are anticipated to be delivered by 2026/27.	Reasonable Alternative


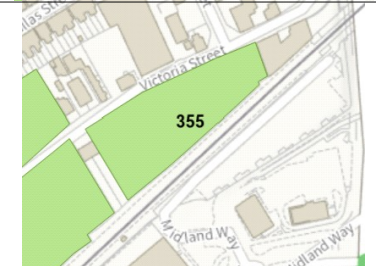
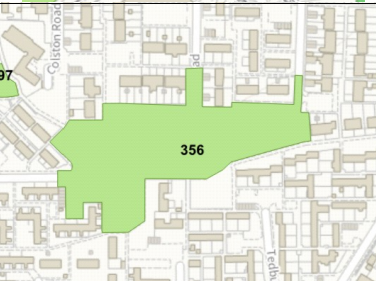

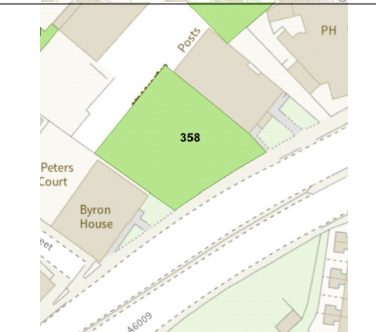

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27b	Land off Sherwood Oaks Close	Sherwood Oaks Close		Mansfield	Ransom Wood	Greenfield	Housing	1.2	44	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2025/26.	Reasonable Alternative
39A	Ransom Wood Business Park (Site A)	Southwell Road West		Mansfield	Ransom Wood	Mixed	Economic - mixed	1.35	0	5400	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3). Follow-up with land owner is required regarding the future availability.	Potentially Suitable	A majority of the site falls within the Ransom Wood LWS. Development should minimise the impact on the LWS and be for small scale infill on areas outside of the designated LWS, existing hardstanding and cleared areas, if suitable.	Achievable	Site is operating as a successful business park and is within the safeguarded area E31 for employment use in the adopted Local Plan. Some high risk mining areas identified where there are existing buildings on the site. Relatively flat site. Small area to north east identified as being potentially contaminated. Development will need to sensitively consider landscape and ecology due to being located within the designated area of the Ransom Wood LWS.	Not Assessed	Developable (years 11+)	The site is considered to be potentially available, potentially suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative
39B	Ransom Wood Business Park (Site B)	Southwell Road West		Mansfield	Ransom Wood	Mixed	Economic - mixed	0.26	0	1000	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3). Follow-up with land owner is required regarding the future availability.	Potentially Suitable	The site overlaps with the boundary for the Ransom Wood LWS. Development should minimise the impact on the LWS and be for small scale infill on area of hardstanding outside of the designated LWS.	Achievable	Site is operating as a successful business park and is within the safeguarded area E31 for employment use in the adopted Local Plan. Some high risk mining areas identified where there are existing buildings on the site. Relatively flat site. Development will need to sensitively consider landscape and ecology due to being located within the designated area of the Ransom Wood LWS.	Not Assessed	Developable (years 11+)	The site is considered to be potentially available, potentially suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. Availability would need to be confirmed to determine if the site could be delivered earlier in the plan period.	Reasonable Alternative
71a	Site A, Long Stoop Way	Land at Long Stoop Way, South of Crown Farm Way		Forest town	Ling Forest	Brownfield	Economic - office / industrial	2.28	0	9100	Local Plan Site Allocation	Include	Site meets all stage 1 criteria	Potentially Available	An existing employment use but potential for intensification / modernisation. Follow-up required with the landowner to confirm availability.	Suitable	The site is already in existing employment use. Proposed development seeks the modernisation / intensification of the site. The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	The site forms part of a well used existing employment park and which is within the safeguarded area E3j of the adopted Local Plan. The site is likely to have good prospects of achievability, however the modernisation / intensification if the site will depend on the aspirations of the land owners. May be some contamination but flat site in existing use - assume no major costs.	Not Assessed	Developable (years 6-10)	The site is considered to be potentially available, suitable and potentially achievable. The site is safeguarded in the adopted Local Plan for employment use. The sites is an existing employment use. Any intensification / modernisation of the site could be achieved within years 6-10.	Reasonable Alternative
71c	Site C, Long Stoop Way	Land at Long Stoop Way, South of Crown Farm Way		Forest Town	Ling Forest	Brownfield	Economic - office / industrial	0.6	0	2400	Live	Include	Site meets all stage 1 criteria	Potentially Available	An existing employment use but potential for intensification / modernisation. Follow-up required with the landowner to confirm availability.	Suitable	The site is already in existing employment use. Proposed development seeks the modernisation / intensification of the site. The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	The site forms part of a well used existing employment park and which is within the safeguarded area E3j of the adopted Local Plan. The site is likely to have good prospects of achievability, however the modernisation / intensification if the site will depend on the aspirations of the land owners. May be some contamination but flat site in existing use - assume no major costs.	Not Assessed	Developable (years 6-10)	The site is considered to be potentially available, suitable and potentially achievable. The site is safeguarded in the adopted Local Plan for employment use. The sites is an existing employment use. Any intensification / modernisation of the site could be achieved within years 6-10.	Reasonable Alternative
74d	Water Lane	Marr Route A616 Pleasley		Pleasley	Bull Farm and Pleasley Hill	Greenfield	Housing	5.11	134	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Follow-up required with the landowner to confirm availability.	Not Suitable	The site adjoins the settlement boundary of Mansfield at the very corner of the eastern boundary, however it is considered the site would not form a logical extension to the settlement boundary, or the emerging Pleasley Hill SUE.	Not Assessed	Not assessed - site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2

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323	Land off Helmsley Road	Rainworth, NG21 0DQ		Rainworth	Ransom Wood	Greenfield	Housing	6.4	168	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Potentially Suitable	Potential access constraints which require further investigation.	Potentially Achievable	The site is considered to be in a low value area. The most significant cost of the developing the site will be with delivering access on to Helmsely Road.	Developable (years 11+)	Not Assessed	The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.	Reasonable Alternative
324	Land off Ridgeway Lane	Market Warsop		Market Warsop	Market Warsop	Greenfield	Housing	11.87	300	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Potentially Suitable	Development could potentially result in the loss of allotment provision which could be offset or surplus to requirements, but the site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	The site is in a lower value area. Improvements to junction and improvements along Mansfield Road, Ridgeway Lane and Oakfield Lane. However, no abnormal costs or potential barriers to development have been identified.	Developable (years 11+)	Not Assessed	The site is considered to be available, potentially suitable and potentially achievable. A medium greenfield site without planning permission. It is assumed the site will be delivered later in the plan period.	Reasonable Alternative
325	Land off Peasfield Lane	Mansfield Woodhouse East		Mansfield Woodhouse	Hornby	Greenfield	Housing	30	630	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Suitable	Site is within 400m of a bus stop but over 10 minutes to other key services and facilities. The site is however considered suitable when assessed against all other stage 2 criteria.	Potentially Achievable	The site is considered to be in a higher value area but there are potential high costs with delivering the site primarily associated with the potential need to deliver junction improvements on Leeming Lane North and Leeming Lane South. The site is also likely to trigger the requirement for a new primary school, either delivered on site or through off site developer contributions towards increasing primary school capacity.	Developable (years 11+)	Not Assessed	The site is considered to be available, suitable but potentially achievable. The site does not have planning permission, nor has a planning application been submitted. A large site which would require a long lead in period to deliver on and off-site infrastructure.	Reasonable Alternative
326	Land to the north of the A617 (Sherwood Way South) / south of Bleak Hills Lane	Mansfield Nottinghamshire		Mansfield	Oakham	Greenfield	Economic - industrial	9.92	0	48744	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	Potential access constraints which require further investigation. Potential adverse impacts on the LWS and LNR adjacent to the north of the site.	Achievable	The site's proximity to the successful Oakham Business Park and the MARR makes the site attractive to employment uses with no abnormal costs of developing the site identified.	Not Assessed	Developable (years 6-10)	The site is considered to be available, potentially suitable and achievable. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
327	Land north and east of Crimea Farm, off Peasfield Lane	Land north and east of Crimea Farm, off Peasfield Lane		Mansfield Woodhouse	Hornby	Greenfield	Housing	20.9	475	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Not Suitable	The site is not within or adjoining a settlement and would be a stand alone site without any connectivity to the existing built form of Mansfield. The site is not located within 10 minutes of key service or facilities.	Not Assessed	The site is not considered suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2




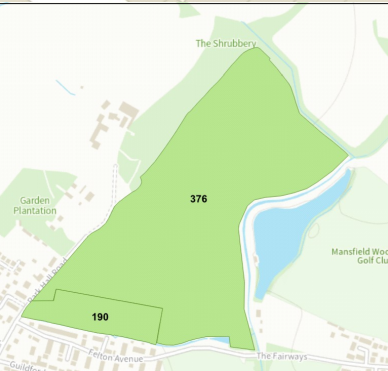


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328	Land south-east of Southgate Road	Mansfield, Nottinghamshire, NG20 0QX		Market Warsop	Meden	Greenfield	Housing	38.26	737	0	Live	Include	Site meets all stage 1 criteria	Not Available	The landowner has stated that access to the site would need to be achieved from an improved bridge over the former railway line (from Cheery Grove) or via improvement to the existing or secured from elsewhere in conjunction with adjoining land. The two options require securing third party land.	Not Suitable	The site adjoins the settlement boundary of Market Warsop, however it would be a significant extension in to the countryside. A smaller area of land would likely be more suitable and be in keeping with the existing built form of the settlement. Potential issue of deliverability of the site due to not having direct access. Access would only be possible across third party land and from Cherry Grove via a suitable bridge and access over the railway cutting.	Not Assessed	Site is not available nor suitable.	Not Assessed	Not Assessed	N/A	Discounted at stage 2
330	Land off Blidworth Lane, Mansfield. The site lies partly in Mansfield (27.76 Ha) and partly in Newark and Sherwood (145.28 Ha).	Land to the West of Blidworth Lane, Mansfield, NG21 0HW		Mansfield	Ransom Wood	Greenfield	Economic - strategic B8	27.76	0	104000	Live	Include	Small area of flood zone 2 and 3 within west of site which has been discounted from the gross developable area.	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	The site forms part of a large sites proposed for strategic B8 use which spans the administrative boundaries of between Mansfield District Council and Newark and Sherwood District Council . 27.76 Ha of the site is situated within Mansfield District and 145.28 Ha of the site within Newark and Sherwood District. The site is subject to flooding associated with the Foulvi Brook which dissects the northern corner of the site, and leads to Bradder's Pond at the western corner. However the site is large enough to potentially overcome this issue and provide appropriate SuDS / mitigation. The site has suitable access on to the MARR A617. The site submission notes the site could be accessed via the A617, however further clarification is required to demonstrate this is possible as the full site boundary does not show direct access which would be best served at the existing roundabout of Lindhurst Lane and the A617. The developer also notes access could be possible from Blidworth Lane, however this is unlikely to be suitable. The Rainworth Lakes SSSI lies partially within and extends to the east of the site. Appropriate buffering and interventions to mitigate against potential adverse impacts on the SSSI would be required, but the site is large enough to explore what these options might be. Five wind turbines are located within the area of the site located within Newark and Sherwood. The developer notes a suitable buffer zones could be provided without impact on the delivery of the proposed development. Delivery of the site is reliant in further assessment of the area within Newark and Sherwood District Council's administrative boundary, however the area within the Mansfield District boundary is considered to be potentially suitable.	Potentially Achievable	The site is in a high value attractive area for commercial uses, situated adjacent to the MARR A617. No significant costs are identified to access the MARR, if this is achieved from the roundabout at Lindhurst Lane / MARR A617 . Further evidence is required the scheme is viable when taking into account the appropriate buffering from the SSSI and the five wind turbines across the sites (including the area within Newark and Sherwood District). Mitigation is required to address the flooding associated with Foulvi Brook and Bradder's Pond. To ensure a the site is achievable, an assessment of the full site which cross the administrative boundaries of MDC and NSDC, the site is considered to be potentially achievable.	Not Assessed	Developable (years 11+)	The site is available, potentially suitable and potentially achievable. This strategic site across two local authority administrative boundary which would be expected to have a lead in time to reflect the need to provide on and off site infrastructure and can only be considered to be developable from year 11 onwards.	Reasonable Alternative
331	Land south of Clipstone road east - East of Crown Farm Way	Newlands Road, Forest Town		Mansfield	Newlands	Greenfield	Housing	36	315	0	Live	Include	Area of flood zone 2 and 3 within the central parcel of the site which has been discounted from the gross developable area.	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	Only the area north of Newlands Road is proposed for development which excludes the area within flood zones 2 and 3 to the south of Newlands Road. The site is adjacent to the Vicar Water Country Park - designated a LNR and LWS. Whilst there may be potential adverse impacts on the LNR / LWS, the development could provide appropriate mitigation, including potential to provide an extension to Vicar Water Country Park.	Potentially Achievable	Medium to high sales values are likely. No abnormal costs identified, however the developer does propose a significant amount of green infrastructure as part of an expansion of Vicar Water Country Park. This could potentially have implications on viability which need to be explored further.	Developable (years 6-10)	Not Assessed	The site is concluded to be available, potentially suitable and potentially achievable. A medium greenfield site without planning permission that would require some on and off-site infrastructure before delivery of first completions.	Reasonable Alternative
334	Land north of Jenford Street	Jenford Street, Mansfield, NG18 5QU		Mansfield	Ladybrook	Greenfield	Housing	8.11	89	0	Live	Include	Site meets all stage 1 criteria. Ladybrook Green has been excluded from the gross developable area.	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	The net developable area which excludes Ladybrook Green is considered potentially suitable when assessed against the stage 2 suitability criteria.	Potentially Achievable	The site is in a lower value area. The boundary presently includes Ladybrook Green which has been discounted from the developable area which could impact on viability of the site. No abnormal costs associated with the delivery of the site (excluding Ladybrook Green).	Developable (years 6-10)	Not Assessed	The site is considered to be available, potentially suitable and potentially achievable. A medium greenfield site without planning permission but could be delivered over a short time period.	Reasonable Alternative
335	Land north of Old Mill Lane			Mansfield	Maun Valley	Mixed	Housing	11.2	221	0	Live	Include	Site meets all stage 1 criteria. Ladybrook Green has been excluded from the gross developable area.	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	The site is close to existing services but there are electricity pylons on site which may need removing or reducing the net developable area. For this assessment, the net developable area has been reduced by 50% to reflect the presence of the pylons. The site has a moderate risk of fluvial flooding (FZ2 and FZ3) and is in an area with a low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000 layers associated with the River Maun which runs adjacent to the northern boundary of the site. The Maun Woodlands LWS also cross into the north of the site, running along the northern boundary. The Maun Valley Park LNR is adjacent to the northern boundary. Development would need to avoid and mitigate any adverse impacts on the LWS and LNR.	Potentially Achievable	A predominantly greenfield site in higher value area. Most significant costs likely to be associated with provision of SuDS, potential high BNG costs and green infrastructure provision associated with connectivity and mitigating potential adverse impacts on the Maun Woodland LWS and Maun Valley Park LNR. There are power lines across the site which the layout/development would need to take into account if these could not be viably diverted. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.	Developable (years 11+)	Not Assessed	The site is considered to be available, potentially suitable and potentially achievable. A medium site, predominantly greenfield without planning permission. The site may be delivered in phases (see sites 30 and 53). Therefore it is assumed to come forward from year 11 onwards.	Reasonable Alternative


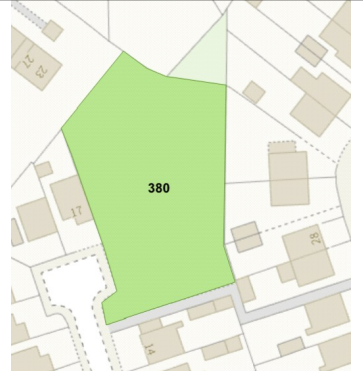

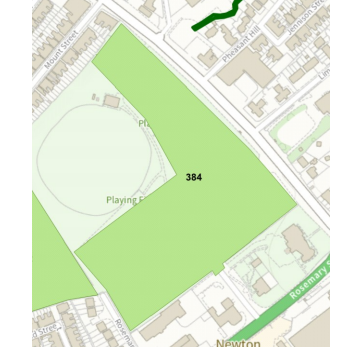
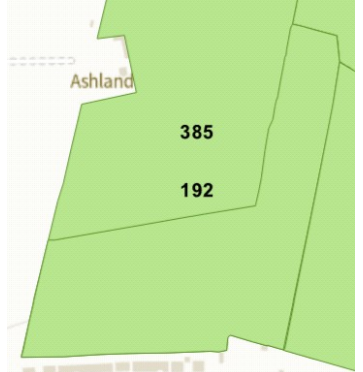
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338	Land south east of Mansfield Road	Market Warsop, Mansfield Road, NG20 0EF		Market Warsop	Market Warsop	Greenfield	Mixed Use	15.78	295	16800	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Suitable	The site is adjacent to the Warsop Sand Quarry LWS, however it is concluded mitigation to safeguard against any adverse impacts on the LWS would be possible	Potentially Achievable	The site is considered to be within a lower value area, with proximity to the railway line potentially affecting viability. No abnormal costs identified, with most significant costs likely to be associated with providing suitable access on to Mansfield Road and mitigation against potential adverse impacts on the adjacent Warsop Sand Quarry LWS.	Developable (years 11+)	Developable (years 11+)	The site is considered to be available, suitable and potentially achievable. A medium greenfield site without planning permission. It is assumed the site will be delivered later in the plan period.	Reasonable Alternative
340	Land south of A617 and West of Blidworth lane	South of A617, Rainworth		Mansfield	Ransom Wood	Greenfield	Economic - mixed	22.3	0	89370	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	The site is subject to flooding associated with the Foulvi Brook which dissects the northern corner of the site, and leads to Bradder's Pond at the western corner. However the site is large enough to potentially overcome this issue and provide appropriate SuDS / mitigation. The Rainworth Lakes SSSI lies partially within and extends to the east of the site. Appropriate buffering and interventions to mitigate against potential adverse impacts on the SSSI would be required, but the site is large enough to explore what these options might be. Five wind turbines are located within the area of the site located within Newark and Sherwood. The developer notes a suitable buffer zones could be provided without impact on the delivery of the proposed development.	Potentially Achievable	The site is in a high value attractive area for commercial uses, situated adjacent to the MARR A617. No significant costs are identified to access the MARR, if this is achieved from the roundabout at Lindhurst Lane / MARR A617. Further evidence is required the scheme is viable when taking into account the appropriate buffering from the SSSI and the five wind turbines across the sites (including the area within Newark and Sherwood District). Mitigation is required to address the flooding associated with Foulvi Brook and Bradder's Pond.	Developable (years 11+)	Developable (years 6-10)	The site is considered to be available, potentially suitable and potentially achievable. A small greenfield site without planning permission which could be delivered in years 6-10.	Reasonable Alternative
341	Bridleways Guest House & Holiday Homes	Mansfield, Forest Town, Newlands Road, NG19 0HU		Forest Town	Newlands	Brownfield	Housing	1.16	5	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	Medium to high sales values are likely. No abnormal costs identified.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable. A small brownfield site without planning permission but could be delivered over a short time period.	Reasonable Alternative
342	Land adjacent Ravensdale Hotel	Sherwood Hall Road, Mansfield Nottinghamshire NG18 2DX		Mansfield	Carr Bank	Greenfield	Housing	0.21	7	0	Permission Granted	Include	Site has been granted planning permission	Available	The site has been granted planning permission.	Suitable	Site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	N/A	Reasonable Alternative
344	Land adjacent 125 Princes Street	Mansfield Nottinghamshire					Residential Institution		0	0	Permission Granted	Include	Site has been granted planning permission	Available	The site has been granted planning permission.	Suitable	Site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	Planning permission has been granted. First completions to be delivered by	Reasonable Alternative
345	Forest Edge, 19 Oak Tree Lane	Mansfield Nottinghamshire NG18 3HN		Mansfield	Oak Tree	Mixed	Housing	1.1	19	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	The site has been granted outline planning permission with approval of reserved matters for 10 of the 19 dwellings. The site is considered to be deliverable within years 1-5 of the plan.	Reasonable Alternative




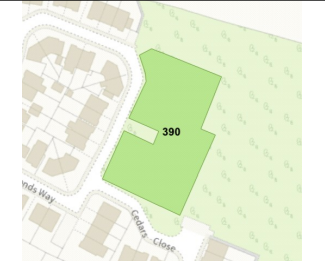

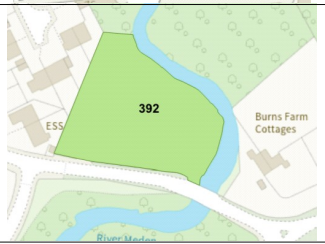
HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
346	37 Stockwell Gate	Mansfield Nottinghamshire NG18 1LA		Mansfield	Portland	Brownfield	Mixed use	0.05	9	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Deliverable (years 1-5)	Planning permission has been granted. First completions to be delivered by	Reasonable Alternative
347	2 West Hill Drive	Mansfield Nottinghamshire NG18 1PJ		Mansfield	Woodlands	Brownfield	Housing (HMO)	0.1	6	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	Planning permission has been granted. First completions to be delivered by	Reasonable Alternative
348	Land North of Church Hill Avenue	Mansfield Woodhouse Nottinghamshire		Mansfield	Yeoman Hill	Greenfield	Housing	0.6	12	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The assessment for planning application 2022/0391/OUT concluded the layout and scale of the development would preserve the character and appearance of the area, including the setting of the Mansfield Woodhouse Conservation Area. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Achievable	The site has been granted planning permission.	Developable (years 6-10)	Not Assessed	The site has been granted outline planning permission. An application for reserved matters has yet to be submitted.	Reasonable Alternative
349	Rosemary Centre, Union Street	Mansfield Nottinghamshire		Mansfield	Woodlands	Brownfield	Economic - mixed	1.19	0	2969	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Not Assessed	Deliverable (years 5)	Planning permission has been granted. First completions to be delivered by	Reasonable Alternative
351	Bromley Croft, Unit 1 Oxclose Lane	Lane Mansfield Woodhouse Nottinghamshire NG19 8DF		Mansfield	Woodhouse	Brownfield	Housing	0.12	9	0	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	Confirmation is required of the landowners intensions of the site following lapsed planning permission.	Suitable	The principle of change of use from offices to residential was established through the planning application and consent 2021/0537/COU (expired).	Potentially Achievable	Site is considered to be in a low value area. Costs associated with delivering the site are considered to be low, however previous planning permission for change of use has expired, but it is not known whether the conversion was not delivered due to viability.	Developable (years 6-10)	Not Assessed	The site is concluded to be potentially available, suitable and potentially achievable. A small brownfield site without planning permission but could be delivered over a short time period.	Reasonable Alternative
352	Comer House, Union Street	Mansfield Nottinghamshire NG18 1RP		Mansfield	Woodlands	Brownfield	Housing	0.17	14	0	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	Confirmation is required of the landowners intensions of the site following lapsed planning permission.	Suitable	The principle of change of use from offices and retail to residential was established through planning application and consent 2015/0646/ST and 2021/0326/RES (expired).	Potentially Achievable	Site is considered to be in a low value area. Costs associated with delivering the site are considered to be low, however previous planning permission for change of use has expired, but it is not known whether the conversion was not delivered due to viability.	Developable (years 6-10)	Not Assessed	The site is concluded to be potentially available, suitable and potentially achievable. A small brownfield site without planning permission but could be delivered over a short time period.	Reasonable Alternative





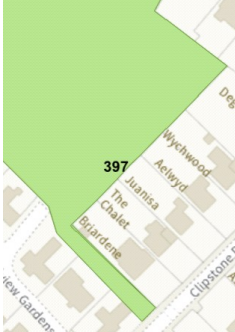
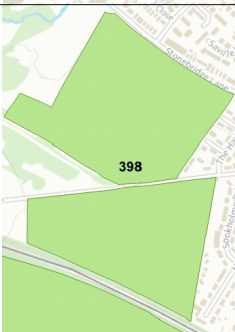
HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
354	18-20 Church Street, Mansfield	Mansfield Nottinghamshire NG18 1AE		Mansfield	Portland	Brownfield	Mixed use	0.049	8	490	Expired planning permission	Include	Site meets all stage 1 criteria	Potentially Available	Confirmation is required of the landowners intensions of the site following lapsed planning permission.	Suitable	The principle of the proposed use has been established through planning application and consent 2021/0158/COU	Potentially Achievable	Site is considered to be in a medium value area. Costs associated with delivering the site are considered to be low, however previous planning permission for change of use has expired, but it is not known whether the conversion was not delivered due to viability.	Developable (years 6-10)	Developable (years 6-10)	The site is concluded to be potentially available, suitable and potentially achievable. A small brownfield site without planning permission but could be delivered over a short time period.	Reasonable Alternative
355	Former Portland Mill Site	Victoria Street Nottinghamshire		Mansfield	Portland	Brownfield	Housing	0.55	73	0	Permission Granted	Include	Site meets all stage 1 criteria	Potentially Available	Confirmation is required of the landowners intensions of the site following lapsed planning permission.	Suitable	The principle of the proposed use has been established through planning application and consent 2020/0147/FUL (expired).	Achievable	Site is considered to be in a medium value area.	Deliverable (years 1-5)	Not Assessed	Planning permission has been granted. First completions to be delivered by	Reasonable Alternative
356	Egmanton Road	Mansfield Nottinghamshire		Mansfield	Ransom Wood	Brownfield	Mixed use	1.28	22	164	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Deliverable (years 5)	The site is under construction. Development is projected to be completed by	Reasonable Alternative
357	53 Cromwell Street	Mansfield Nottinghamshire NG18 2SF		Mansfield	Sandhurst	Brownfield	Housing	0.09	7	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction.	Suitable	Site is under construction.	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. Development is projected to be completed by	Reasonable Alternative
358	Clerkson House, Clerkson Street	Mansfield Nottinghamshire NG18 1BQ		Mansfield	Portland	Brownfield	Housing	0.08	20	0	Prior Approval	Include	Site meets all stage 1 criteria	Available	Prior approval for proposed use.	Suitable	Prior approval for proposed use.	Achievable	Site is considered to be in a medium value area. The site has a prior approval certificate of change of use from offices to residential flats. No known abnormal costs associated with conversion of the existing building.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable. A small brownfield site with prior approval which is likely to be delivered in years 1-5.	Reasonable Alternative
359	North Nottinghamshire Business Centre	32 Rosemary Street, Mansfield Nottinghamshire NG18 1QL		Mansfield	Woodlands	Brownfield	Housing	0.12	10	0	Prior Approval	Include	Site meets all stage 1 criteria	Available	Prior approval for proposed use.	Suitable	Prior approval for proposed use.	Achievable	Site is considered to be in a low value area. The site has a prior approval certificate of change of use from offices to residential flats. No known abnormal costs associated with conversion of the existing building.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable. A small brownfield site with prior approval which is likely to be delivered in years 1-5.	Reasonable Alternative

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360	19-21 Market Place	Mansfield Nottinghamshire NG18 1HZ		Mansfield	Woodlands	Brownfield	Housing	0.07	12	0	Prior Approval	Include	Site meets all stage 1 criteria	Available	Prior approval for proposed use.	Suitable	Prior approval for proposed use.	Achievable	Site is considered to be in a low value area. The site has a prior approval certificate of change of use from offices to residential flats. No known abnormal costs associated with conversion of the existing building.	Deliverable (years 1-5)	Not Assessed	The site is considered to be available, suitable and achievable. A small brownfield site with prior approval which is likely to be delivered in years 1-5.	Reasonable Alternative
363	Town Mill, Bridge Street	Bridge St, Mansfield NG18 1AN		Mansfield	Portland	Brownfield	Economic	0.15	0	1500	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
365	Former Wilko Site	Unit 1 Clumber St, Mansfield NG18 1NU		Mansfield	Woodlands	Brownfield	Economic - mixed	0.19	0	1932	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Achievable	A brownfield site in a town centre location. No abnormal costs have been identified associated with the potential redevelopment of the site.	Developable (years 6-10)	Developable (years 6-10)	The site is concluded to be available, suitable and achievable. A small brownfield site without planning permission but within Mansfield town centre which could be delivered over a short time period.	Reasonable Alternative
366	Clumber House	Clumber St, Mansfield NG18 1NU		Mansfield	Woodlands	Brownfield	Mixed use	0.03	1	300	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
368	23-27 Leeming St	Mansfield NG18 1NA		Mansfield	Woodlands	Brownfield	Mixed use	0.03	1	300	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
369	1 Market Place	Mansfield NG18 1HU		Mansfield	Portland	Brownfield	Mixed use	0.03	1	300	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1

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370	15 Market Place	Mansfield NG18 1HU		Mansfield	Portland	Brownfield	Mixed use	0.02	1	200	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
372	Former Beales, Stockwell Gate	Former Beales, Stockwell Gate		Mansfield	Portland	Brownfield	Economic - mixed	0.44	0	4728	Live	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is partially within the Market Place Conservation Area. Proposals to redevelop the site will need to have regard to the character and setting of the Conservation Area. There is moderate risk of surface water flooding recorded on and around the site (1 in 100 and 1 in 1000 years). Redevelopment of the site will provide an opportunity to address issues of surface water flooding through improvements in drainage. The site is considered suitable when assessed against all other stage 2 suitability assessment criteria.	Achievable	A vacant building in a prominent town centre location considered to be a higher value area. No known abnormal costs associated with the reuse / redevelopment of the existing building.	Not Assessed	Developable (years 6-10)	The site is considered to be available, suitable and achievable. A small brownfield site within Mansfield town centre. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
374	32-36 West Gate (former BHS)	Mansfield, NG18 1RS		Mansfield	Woodlands	Brownfield	Economic - retail	0.3	0	3000	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Suitable	The site is partially within the West Gate Conservation Area and in proximity to a number of Listed Buildings. Proposals to redevelop the site will need to have regard to the character and setting of the Conservation Area. There is moderate level of flood risk. A small section of the site is within flood zone 2 and surface water flooding is recorded on and around the site (1 in 100 and 1 in 1000 years). Redevelopment of the site will provide an opportunity to address the flood risk. The site is considered suitable when assessed against all other stage 2 suitability assessment criteria.	Achievable	Site is within a higher value area of the town centre. Redevelopment of the site will require a standard of design to, where possible enhance the setting of the West Gate Conservation Area and nearby listed buildings.	Not Assessed	Developable (years 6-10)	The site is considered to be available, suitable and achievable. A small brownfield site within Mansfield town centre without planning permission but could be delivered within years 6-10.	Reasonable Alternative
376	Land East of Park Hall Road/North of The Fairways	Mansfield Woodhouse, NG19 8UB		Mansfield	Market Warsop / Manor	Greenfield	Housing	19.6	446	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 Availability assessment criteria.	Potentially Suitable	Development of the site may impact on the setting of the Grade II Listed Building (Park Hall Stables) to the west of Park Hall Road. However the size of the site and the dense tree belt offer potential for suitable mitigation to minimise the impact. Park Hall Lane LWS is adjacent to the eastern boundary of the sites. Development would need to mitigate against potential adverse impacts on the LWS, however there is opportunity to improve GBI provision and connectivity to the LWS and fishing lake. The site is approximately 1.5 km from the Mansfield Woodhouse District Centre which makes it not as sustainable, in terms of access to key facilities and services as other potential sites.	Potentially Achievable	A greenfield site in a medium value area. The site will require significant upgrade to Park Hall road as a secondary access and access on to The Fairways. Potential improvements may also be required at the junction of The Fairways and Leeming Lane North. Potential for higher costs for BNG and mitigation against adverse impacts on the adjacent LWS. The scheme may require delivery of a primary school, or significant contributions toward a new or increased capacity at an existing primary school. On balance, the scheme is considered to be potentially achievable.	Developable (years 11+)	Not Assessed	The site is available, potentially suitable and potentially achievable. This strategic site is expected to have a lead in time to reflect the need to provide on and off site infrastructure and can only be considered to be developable from year 11 onwards.	Reasonable Alternative
377	74-76 High Street	Mansfield Woodhouse, Nottinghamshire NG19 8BD		Mansfield	Park Hall	Brownfield	Housing	0.03	6	0	Live	Include	Site meets all stage 1 criteria	Available	Planning application submitted but subsequently refused.	Potentially Suitable	The site is situated within the Mansfield Woodhouse Conservation Area. Planning application 2021/0446/FUL was refused with the Officer's recommendation concluding that although the principle of new residential development in this location is broadly acceptable, it was considered that the proposal would fail to preserve the character and appearance of the CA. Proposals for the redevelopment or intensification of the site will need to have regard to the character and setting of the Conservation Area.	Potentially Achievable	A small scale brownfield site within a low value area, with no abnormal costs. Demolition of existing out buildings was proposed on refused planning application 2021/0446/FUL which would reduce the viability of the scheme, however the scheme is likely to be viable.	Developable (years 6-10)	Not Assessed	The site is concluded to be potentially available, potentially suitable and achievable. A small brownfield site without planning permission which could be delivered over a short period.	Reasonable Alternative
378	Land at 669 Chesterfield Road North	North Pleasley, Nottinghamshire		Pleasley	Bull Farm and Pleasley Hill	Brownfield	Mixed use	0.19	7	388	Live	Include	Site meets all stage 1 criteria	Available	Planning application submitted but subsequently refused.	Potentially Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	A predominantly brownfield site, consisting of handstanding, within an area to be considered to be of lower value. No abnormal costs identified for the redevelopment of the site.	Developable (years 6-10)	Developable (years 6-10)	The site is concluded to be potentially available, suitable and achievable. A small brownfield site without planning permission which could be delivered over a short period.	Reasonable Alternative

HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
379	The Local Inn, Armstrong Road	Armstrong Road, Mansfield Nottinghamshire NG19 6JR		Mansfield	Penniment	Brownfield	Residential Institution	0.13	5	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	Planning application has been submitted.	Suitable	The site is considered to be suitable when assessed against all stage 2 suitability criteria.	Achievable	A brownfield site of an existing car park ancillary to the public house. Proposed development would utilise the car park only with no abnormal or significant costs of developing the site identified.	Developable (years 6-10)	Not Assessed	The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
380	Land at Colwick Close	Mansfield		Mansfield	Abbott	Greenfield	Housing	0.15	5	0	Live	Exclude	Site is below the site size threshold.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not assessed - site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1
382	Land at Hereford Avenue	Mansfield Woodhouse		Mansfield Woodhouse	Manor	Greenfield	Housing	0.46	16	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site has been submitted for consideration in the HELAA but a decision has yet to be made whether the community open space is surplus to requirements.	Potentially Suitable	The site would result in the loss of community open space. It would need to be demonstrated the community open space is surplus to requirements or replaced. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	A greenfield site currently designated as community open space within an area considered to be of medium value. Most significant costs likely to be providing contributions toward alternative COS. No abnormal or other significant costs identified.	Developable (years 11+)	Not Assessed	The site is considered to be potentially available, potentially suitable. A small greenfield site without planning permission. A decision has yet to be made whether the community open space is surplus to requirements so assumed to come forward later in the plan period.	Reasonable Alternative
384	Civic Centre	Mansfield		Mansfield	Broomhill	Mixed	Housing	3.9	116	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	A decision has yet to be made by MDC relocate to another premises and whether the site would then become available.	Suitable	Development of the site would result in the loss of existing employment use and demolition of the existing building. However, the employment use would be relocated. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	A mixed use site, predominantly consisting of a building and hardstanding car park. The most significant costs associated with redevelopment of the site are likely to be highways improvements on to Rosemary Street and Chesterfield Road South. The site is only achievable if the existing employment use is demonstrated to be surplus to requirements.	Developable (years 11+)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A decision has yet to be made as to whether to the site is available depending on the relocation of the existing owners (MDC). Assumed to come forward from year 11 onwards.	Reasonable Alternative
385	East of Beck Lane and North of Skegby Lane, land surrounding Ashland Farm			Mansfield	Brick Kiln	Greenfield	Housing	7.99	210	0	Live	Include	Site meets all stage 1 criteria	Available	Site meets all of the Stage 2 availability assessment criteria.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	The greenfield site is considered to be a medium value area and would form an extension to a proposed site allocation in the emerging Ashfield DC Local Plan. No abnormal costs or significant abnormal costs have been identified beyond infrastructure costs that would be required from the development, such as contributions toward education and healthcare facilities and community open space.	Developable (years 6-10)	Not Assessed	The site is concluded to be available, suitable and potentially achievable. A medium greenfield site without planning permission which would form an extension to a site to the west within Ashfield District.	Reasonable Alternative

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386	Land at Woburn Lane, Pleasley			Pleasley	Bull Farm and Pleasley Hill	Greenfield	Housing	1.47	44	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Site is potentially available - further investigation with the landowner is required.	Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	A greenfield site in an area considered to be of a low value. The most significant costs are likely to relate to upgrades and widening of Woburn Lane and Woburn Road. Considered to be potentially achievable.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A small greenfield site which, subject to confirmation of availability, could be delivered in years 6-10.	Reasonable Alternative
387	Land North of Vale Road, former Community Centre			Mansfield Woodhouse	Woodhouse	Greenfield	Housing	1.24	37	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	Confirmation is required as to whether the community open space is available and community centre will be surplus to requirements	Potentially Suitable	It has yet to be determined whether the community open space and community centre will be maintained or alternatives facilities are available. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Achievable	A predominantly greenfield site with an existing small building located on the site which would require demolition. No abnormal costs identified with development of the site. The most significant costs are likely to be contributions toward potential replacement community open space.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A small greenfield site which, subject to confirmation of availability, could be delivered in years 6-10.	Reasonable Alternative
389	The Three Lions & adj 15 Netherfield Lane, Meden Vale			Meden Vale	Meden	Brownfield	Housing	0.87	30	0	Undetermined Planning Application	Include	Site meets all stage 1 criteria	Available	A brownfield site consisting of a single building (public house which is vacant) and an area of hard standing. The site is subject of planning application 2022/0356/FUL	Potentially Suitable	A vacant brownfield site located within the settlement boundary of Meden Vale. Redevelopment of the site would maximise a site which consists of a vacant property - a public house - which has yet to be demonstrated is surplus to requirements. The site is adjacent to The Bottoms LNR, LWS and designated Local Green Space, however the site is large enough to provide appropriate mitigation / buffering and potential enhancements and connectivity to these areas.	Achievable	A brownfield site in a medium value area. The existing building would require demolition and appropriate mitigation and green infrastructure enhancements / links to the adjoining LNR, LWS and LGS may impact viability. A planning application has been submitted which has yet to be determined. Overall, the site is considered to be achievable.	Developable (years 6-10)	Not Assessed	The site is considered to be available, potentially suitable and achievable. A planning application has been submitted which has yet to be determined.	Reasonable Alternative
390	Land off Woodlands Way, Spion Kop			Spion Kop	Warsop	Greenfield	Housing	0.3	11	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	A greenfield site currently designated as community open space in the adopted Local Plan (Policy NS3). A planning application on the site was submitted but subsequently withdrawn - the intentions for the site are presently unknown and require a follow-up with the landowner / developer.	Potentially Suitable	The site is designated as Community Open Space in the adopted Local Plan and it has yet to be determined whether this use is surplus to requirements. The site is considered suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	A small greenfield site within a lower value area. The site is designated Community Open Space and loss of this space may require to be offset elsewhere. The site is potentially achievable.	Developable (years 6-10)	Not Assessed	The site is concluded to be potentially available, potentially suitable and potentially achievable. A small greenfield site without planning permission which could be delivered over a short period.	Reasonable Alternative
391	Land at the corner of Newgate Lane and Gladstone Street			Mansfield	Portland	Greenfield	Housing	0.06	13	0	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	Planning permission has been granted. First completions to be delivered by	Reasonable Alternative
392	Land adjacent 4 Glannis Square, Church Warsop			Church Warsop	Netherfield	Greenfield	Housing	0.33	12	0	Live	Exclude	A significant proportion of the site is within flood zone 3. The site is discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Site discounted at stage 1.	Not Assessed	Not Assessed	N/A	Discounted at stage 1

HELAA Reference	Site Name	Site Address	Site Plan	Locality	Ward	Land Type	Proposed Development Type	Plotted Site Area (Ha)	Site Yield (Housing No. of dwellings)	Site Yield (employment / commercial - floorspace sqm)	Planning Status	Stage 1 Site Identification Conclusion	Stage 1 Site Identification Explanation	Stage 2 Availability Conclusion	Stage 2 Availability Explanation	Stage 2 Suitability Conclusion	Stage 2 Suitability Explanation	Stage 2 Achievability Conclusion	Stage 2 Achievability Explanation	Housing Deliverability	Economic Deliverability	Deliverability Explanation	HELAA Result
393	Garage/Filing Station, Church Street, Warsop			Market Warsop	Meden	Brownfield	Housing	0.1	4	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site is an existing operational car dealership which has been subject to recent pre-application inquiry.	Potentially Suitable	The site would result in the loss of a site in existing economic use but is considered potentially suitable when assessed against all other stage 2 suitability criteria.	Potentially Achievable	A small brownfield site within a low value area but an within an accessible location to key facilities services of Market Warsop. Potential remediation required associated with the existing use as a car showroom.	Developable (years 6-10)	Not Assessed	The site is considered to be potentially available, potentially suitable and potentially achievable. A small brownfield site which, subject to confirmation of availability, could be delivered in years 6-10.	Reasonable Alternative
394	Land off Vale Road			Mansfield Woodhouse	Woodhouse	Brownfield	Housing	1.19	35	0	Live	Include	Site meets all stage 1 criteria	Potentially Available	The site is the operational Mansfield District Council Housing Repairs depot. A decision regarding the long term use of the site has yet to be made, but the existing operations could be relocated in the long term.	Potentially Suitable	The existing use as the Mansfield District Council Housing Repairs dept could be relocated in the long term, resulting in the site becoming available for the proposed use. The site is considered to be suitable when assessed against all other stage 2 suitability criteria.	Achievable	A brownfield site considered to be in a low value area, but within a sustainable location close to a range of services and facilities. No abnormal costs have been identified associated with the redevelopment of the site.	Developable (years 11+)	Not Assessed	The site is considered to be potentially available, suitable and potentially achievable. A decision has yet to be made as to whether to the site is available depending on the relocation of the existing tenants. Assumed to come forward from year 11 onwards.	Reasonable Alternative
395	Toothill Lane Car Park (south)			Mansfield	Portland	Brownfield	Mixed use	0.32	11	1900	Live	Include		Potentially Available	The site has been submitted for consideration in the HELAA but a decision has yet to be made whether the car park is surplus to requirements.	Potentially Suitable	The site is considered suitable when assessed against all stage 2 suitability criteria.	Potentially Achievable	Brownfield land within the town centre. Based on a reasonable expectations on profit and land value, the site is considered as having a moderate prospect of achievability	Developable (years 11+)	Developable (years 11+)	The site is considered to be potentially available, suitable and potentially achievable. A decision has yet to be made as to whether to the site is available. Assumed to come forward from year 11 onwards.	Reasonable Alternative
396	Pleasley Hill Farm			Pleasley	Bull Farm and Pleasley Hill	Greenfield	Mixed use	40.58	850	18000	Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Developable (years 6-10)	Developable (years 6-10)	The site has been granted outline planning permission with reserved matters yet to be determined. The site is an allocation in the adopted Local Plan (Policy SUE1). It is anticipated the first completions will be delivered in 2029/30.	Reasonable Alternative
397	Land to the north east of Woodview Gardens			Forest Town	Newlands	Greenfield	Housing		6		Permission Granted	Include	Site meets all stage 1 criteria	Available	The site has been granted planning permission.	Suitable	The site has been granted planning permission.	Achievable	The site has been granted planning permission.	Deliverable (years 1-5)	Not Assessed	A small greenfield site which has been granted planning permission.	Reasonable Alternative
398	Stonebridge Lane / Sookholme Lane	Stonebridge Lane		Market Warsop	Warsop Carrs	Greenfield	Housing	16.28	400	0	Under Construction	Include	Site meets all stage 1 criteria	Available	Site is under construction	Suitable	Site is under construction	Achievable	Site is under construction.	Deliverable (years 1-5)	Not Assessed	The site is under construction. First completions were delivered in 2023/24.	Reasonable Alternative