



Housing and Economic Land Availability Assessment (HELAA)

Findings Report

July 2026

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1 INTRODUCTION

1.1 Scope of the HELAA

- 1.1.1 This report sets out the findings stemming from the Housing and Economic Land Availability Assessment (HELAA) for housing (including for traveller sites¹), employment, retail, and other land uses relevant to the administrative area of Mansfield District Council (MDC). This report forms part of the evidence base to inform the Mansfield District Local Plan Review 2023 to 2043 and is an update to the May 2025 HELAA.
- 1.1.2 The HELAA findings report does not in itself determine whether a site should be allocated for development. That will be the role of the Local Plan Review after taking account of the vision, objectives and wider policy considerations. The HELAA informs the land supply, including sites with planning permission and those under construction, that makes up the reasonable alternative considerations for the Local Plan Review.
- 1.1.3 The process of undertaking the HELAA² takes account of sites from a range of sources and systematically assesses them to arrive at a list of sites considered as 'reasonable alternatives' for development. The HELAA may result in more or less land than the amount of land that is actually assessed as required to meet the needs of the Local Plan Review.
- 1.1.4 The assessment of balancing the objectively assessed need for housing, employment land and gypsies and travellers and travelling showpeople (i.e. the need side) with the HELAA (i.e. the supply side) is brought together in a series of Housing, Employment and Retail technical assessment of need.
- 1.1.5 The HELAA is prepared at an early stage in the Plan making process, and the level of assessment is proportionate to and compliant with national policy and planning guidance. The evidence used to inform the HELAA will be refined as sites progress through the planning system.
- 1.1.6 The methodology adopted to inform the HELAA is set out in a separate HELAA methodology report³ and is not repeated here, including the assumptions regarding density, net developable area and build out rates.

1.2 National policy context

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

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

² Which considers the availability, suitability, achievability and deliverability of the land supply

³ Mansfield District Council Housing and Economic Land Availability Assessment Methodology (January 2025)

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

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

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

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

1.3 Report structure

1.3.1 This report sets out the findings of the Housing and Economic Land Availability Assessment. The report is structured as follows:

- Chapter 2 sets out the findings stemming from the stakeholder consultations and call for sites that took place to inform the HELAA and an overview of the development assumptions used.
- Chapter 3 sets out a summary of the assessment findings for sites proposed for housing and economic use, sites excluded at stages 1 and 2 and those sites that make up the HELAA reasonable alternatives supply pool. This chapter is accompanied by a stand alone Appendix B which sets out the HELAA 2025 findings.
- Chapter 4 provides a summary of the assessment of sites for gypsy and traveller pitches and travelling showpeople plots.

2 Consultation and Call for Sites

2.1 Consultation on the HELAA Methodology and Call for Sites

- 2.1.1 The HELAA published in 2018 informed the preparation of the Local Plan 2013-2033. Since the adoption of the Local Plan in 2020, the Council has maintained a database of sites which have been submitted through the online submission form, or in response to subsequent consultations.
- 2.1.2 A new HELAA was published in May 2025 as part of the consultation of the Regulation 18 Draft Local Plan. To inform the preparation of the May 2025 HELAA, a consultation was undertaken throughout November and December 2024 on the draft HELAA methodology and a call for sites to be submitted for assessment. Comments on the HELAA and further site submissions were received in response to the May 2025 consultation. The comments and further site submissions have been included in this update.

2.2 Methodology Review

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

2.3 Call for Sites

- 2.3.1 The Council received 30 responses to the call for sites process undertaken in 2024, with 52 sites submitted for consideration in the HELAA. A small number of sites were resubmissions or extensions to existing HELAA sites.
- 2.3.2 The Council received four site submissions in response to the consultation on the Regulation 18 Draft Local Plan and a small number of changes to the boundaries of existing sites were also submitted which result in updates to existing boundaries, with a new HELAA reference assigned (such as sites 403 and 404).

- 2.3.3 The HELAA sites listed in Appendix A were identified from a number of sources as set out in Appendix B of the methodology, in accordance with the PPG.
- 2.3.4 The HELAA includes an assessment of sites for gypsy and traveller pitches and travelling showpeople plots. Sites to be assessed for these uses have predominantly been sourced from an initial Gypsy and Traveller and Travelling Showpeople Land Availability Assessment, which was undertaken in 2018, discussed further in Chapter 4. No further sites have been submitted for consideration for either of these uses.

3 Summary of the HELAA findings

3.1 Introduction

- 3.1.1 This chapter sets out a summary of the assessment process and the total estimated land supply for housing and economic uses based on the HELAA reasonable alternatives sites. This is accompanied by a stand alone Appendix B which includes a summary information sheet for each site that was assessed, a location plan and a summary of the availability, suitability, achievability and deliverability assessment.

3.2 HELAA methodology

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

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

Stage 1: Site / broad location identification		- Determine assessment area and site size - Desktop review of existing information - Call for sites / broad locations - Site / broad location survey - Threshold assessment and other filters
Stage 2: Approach to site / broad location assessment		
Task 2.1 – Local Plan impact and opportunities		This task is about articulating the known opportunities and impacts that might arise from development on the setting of the area. This will consider the following: • landscape character • heritage • TPOs • biodiversity • contribution to potential town centre regeneration • contribution to potential GI corridors
Task 2.2 – Is the site available?	Not available - Site filtered from assessment Available or potentially available	A site is considered available for development when, on the best information available (confirmed by the call for sites, information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strip tenancies, operational requirements of landowners, and loss of the existing use is not proven to be surplus.
Task 2.3 – Is the site suitable?	Not suitable - Site filtered from assessment Suitable or potentially suitable	A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Considerations: • constraints (flood risk, historic environment) • site access • compatibility of adjacent uses • access to local services • access to public transport • availability of critical utilities infrastructure (e.g. sewage works)
Task 2.4 – Is the site achievable?	Not achievable - Site filtered from assessment Achievable or potentially achievable	A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. Considerations: • sales value zones • transport mitigation costs • utilities costs • contamination remediation costs • site topography • stability • cost of identified mitigations

Task 2.5 – Deliverable or developable	Deliverable (within 5 years) • Available and suitable now and achievable with a reasonable prospect of delivery within 5 years. • Sites with full / detailed planning permission • Development under construction • Sites where there is certainty that a planning application will be submitted and • Local Plan allocations, sites with permission in principle or sites identified on a brownfield register – if there is clear evidence that completions will begin within 5 years. Developable (6+ years) • In a suitable location with a reasonable prospect that they will be available and could be viably developed at the point envisaged. • Local Plan allocations, sites with major outline planning permission, permission in principle or sites identified on a brownfield register Considerations: • Lead in time for infrastructure / site assembly • Resolve identified issues
Stage 3 – Windfall assessment	Determine housing development potential of windfall sites Assessment outcomes will be detailed in a separate Site Selection Document
Stage 4 – HELAA assessment findings and review Assessment of need for housing and economic development uses	Review assessment, identify reasonable alternatives and total HELAA supply prepare draft trajectory – repeat process from Stage 1 if not enough sites / broad locations Assessment outcomes will be detailed in separate HELAA findings report
Stage 5 – HELAA evidence informs Local Plan	Informs development plan preparation Decisions about which sites to allocate will be set out in separate technical papers

3.3 HELAA sites summary

- 3.3.1 Appendix A provides the breakdown of the HELAA result for each of the sites. Tables A1-A2 show the name and HELAA reference of all the sites with and without planning permission and those under construction(as at 1 September 2026), and whether they were discounted at stage 1, stage 2 or are concluded to be a reasonable alternative for further consideration in the Local Plan Review process.
- 3.3.2 Appendix B, which is a stand alone document accompanying this report, includes a summary of the assessment for each HELAA site and outlines the reasons for being discounted or considered as a reasonable alternative.
- 3.3.3 It should be noted that sites with planning permission have not automatically made it into the HELAA supply pool of reasonable alternatives. A small number of consented sites were discounted from the HELAA supply assessment as they were either below the site threshold for assessment, or achievability was in question and were no longer considered available for the proposed use. This reduces the risk of overestimating the HELAA supply of sites that might not be delivered. However, this does not prevent the consented sites from coming forward and their delivery would be captured in the Authority Monitoring Reports.

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

- A total of 210 sites were assessed within the HELAA 2025.
- 145 sites were identified as forming part of the reasonable alternative pool of sites emerging from the HELAA assessment. Of these, 92 do not have planning permission. 52 sites have planning permission (outline or detailed), 24 of which are under construction and two G&T/TSP sites are already in use.
- 35 sites were discounted at the Stage 1 assessment, primarily as the sites were below the HELAA threshold, a significant proportion of a site is within flood zone 3 or is a designated Local Green Space.
- 29 sites were excluded as part of the Stage 2 assessment as they were classed as not available, suitable or achievable. In most cases the sites were excluded as they were no longer considered as 'available', or the sites were not considered as suitable due to issues regarding the site access, or would not form a logical extension to a settlement boundary.

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

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

Sites Delivery Timeframe	Number of Sites Assessed	No of dwellings	% of dwellings	Economic Floorspace (sqm)	Percentage of sites assessed
Deliverable (within 5 years)	53	3,819	24	42,517	8
Developable (years 6-10)	59	7,095	43	392,396	82
Developable (years 11+)	30	5,485	33	45,460	10
Total	142	16,399	100	480,373	100

3.4 Estimated HELAA housing supply

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

- The HELAA reasonable alternatives supply pool is estimated to yield circa 16,400 dwellings.
- Of these, some 10,450 dwellings are from sites without planning permission and just under 5,950 dwellings are from sites with planning permission.
- Around 14,130 dwellings of the total HELAA reasonable alternative supply pool are in Mansfield (86%), whilst just under 2,270 dwellings are in Warsop Parish (14%).
- Some 6,500 dwellings are on strategic sites and circa 9,860 dwellings are on non-strategic sites.
- Of the strategic sites, 2,550 dwellings are on consented sites, whilst just under 3,396 dwellings are on various unconsented non-strategic sites.
- The new Local Plan Review housing need, as at March 2025, is 10,395 dwellings (including a 5% buffer). The residual requirement for the Local Plan, when taking into account completions and commitments (since 1 April 2023), is circa 3,000 dwellings. There was not a need to review the HELAA assessment (to identify further sites) at Stage 2, as the quantum of reasonable alternative sites is greater than the quantum of need.

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

Total estimated reasonable alternatives supply pool (no. of dwellings)	Total estimated yield from sites without planning permission	Total yield from sites with planning permission (full, outline and under construction)	No of strategic sites (500 dwellings or more)	Estimated yield from strategic Sites	Estimate yield from non-strategic sites	Yield from strategic sites with planning permission	Yield from non-strategic sites with planning permission
16399	10453	5946	6	6536	9863	2550	3396

Mansfield	Strategic Sites (estimate no. of dwellings)	Non-strategic sites (estimated no. of dwellings)
14131	6063	8089
Warsop Parish		
2268	0	2247

3.5 HELAA reasonable alternatives

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

3.6 Strategic housing sites

- 3.6.1 There is no established single definition of what constitutes a 'strategic site', and the threshold level for this can vary depending on local circumstances and planned growth. The concept of 'strategic' by its nature implies something that is important to the delivery of the Local Plan growth. This is because at this scale of growth, there will generally be an increasing requirement for both on and off-site infrastructure and the likelihood of impacting on the wider infrastructure (e.g. highway network, flood and drainage, utilities and environmental impacts) are likely to be greater (as opposed to the dispersal effect of a group of smaller sites).
- 3.6.2 In the case of Mansfield district, after taking account of the planned growth, sites within the adopted Local Plan and the range of sites coming forward, a threshold of 500 dwellings and above is used. Any single site or collection of adjoining sites yielding approximately 500 or more dwellings was classed as a strategic site.
- 3.6.3 For the HELAA assessment, all sites and groups of sites where the scale of growth fell below 500 dwellings were classed as 'non-strategic'.
- 3.6.4 As identified in Table 2, there are six sites within the HELAA classed as strategic. Three of the sites, Pleasley Hill Farm, Land off Jubilee Way and Berry Hill are sustainable urban extensions allocated in the adopted Local Plan. Pleasley Hill Farm has been granted outline planning permission and construction is ongoing at Berry Hill, planning permission still required for circa 1200 dwellings. A Hybrid planning application for Jubilee Way was submitted in June 2025.
- 3.6.5 Three other strategic sites without planning permission have been assessed in the HELAA, located in Mansfield namely, Land at Warren Farm (ref: 403 (formerly site 56 - circa 1,300 dwellings), Land forming part of Peafield Farm (ref: 187 - 750 dwellings), and Land off Peafield Lane (ref: 325 - 630 dwellings).
- 3.6.6 In addition to the 6 strategic sites, a cluster of three sites adjacent to each other is identified at land between Old Mill Lane and New Mill Lane. A single site (ref: 335) comprises two smaller sites also considered as a single submission in conjunction with site 31. Collectively the sites could deliver circa 340 dwellings.
- 3.6.7 There are no strategic sites within Warsop Parish.

3.7 Non-strategic housing sites

3.7.1 Table 2 includes the estimated the non-strategic housing supply, which has been considered as forming part of the HELAA reasonable alternative supply pool for Mansfield and shows:

- The non-strategic sites supply is just over 9,860 dwellings.
- Mansfield – non-strategic supply is circa 8,090 dwellings.
- Warsop parish – non-strategic supply, which makes up all of the supply for Warsop parish, is just under 2,250 dwellings.
- Of the total supply from non-strategic sites, just under 3,400 dwellings have been granted planning permission.

3.8 Brownfield and greenfield Housing sites

3.8.1 For the purpose of the HELAA assessment the following definitions have been used:

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

3.8.2 Table 3 provides a breakdown of the potential supply of the reasonable alternatives from brownfield, greenfield and mixed sites. This shows:

- An estimated 942 dwellings of the total housing reasonable alternative housing supply are on brownfield sites - 6% of the total identified potential supply.
- Circa 14,570 dwellings of the total housing reasonable alternative housing supply are on greenfield sites - 89% of the total identified potential supply.
- Just over 880 dwellings of the total housing reasonable alternative supply are on mixed sites - 5% of the total identified potential supply.

3.9 Estimated HELAA employment supply

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

- The estimated industrial land supply of reasonable alternatives is just over 48 hectares (480,370 sqm).
- Of the total, just over 24 ha (244,000 sqm) is on sites that have planning permission and just under 24 ha (236,350 sqm) without planning permission.
- Just under 460,000 sqm of the total supply of economic floorspace is within Mansfield and just over 21,000 sqm is within Warsop Parish.

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

3.9.3 There was not a need to review the HELAA assessment (to identify further sites) at Stage 2, as the quantum of reasonable alternative sites is greater than the quantum of need. The need for employment land will be kept under review as the new employment land needs assessment is published.

Table 4: Estimated economic supply of reasonable alternative sites

	Total Reasonable Alternatives Economic Floorspace (sqm)	Floorspace without planning permission	Floorspace with planning permission			
	480,373	236,354	244,019			
	Sub-total	Economic - industrial	Economic - retail	Economic - mixed use (incl. mixed use development)	Economic - office / industrial	Economic - strategic B8
Reasonable alternatives economic floorspace - Mansfield (sqm)	459,213	74,904	7,040	370,129	11,500	0
Reasonable alternatives economic floorspace - Warsop parish (sqm)	21,160	0	0	16,800	0	0
Total	480,373	74,904	7,040	386,929	11,500	0

4 Gypsy and Traveller and Travelling Showpeople Assessment

4.1 Gypsy and Traveller and Travelling Showpeople Sites

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

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

Sites discounted at Stage 1

HELAA Ref	Site Name
221	Land off Windmill Lane
250	Car Park Barringer Road
193	Land off Clipstone Drive

Sites discounted at stage 2

HELAA Ref	Site Name
220	Chesterfield Road North Allotments
230	Land Adj Common Lane
231	Land Adj Common Lane 2
232	Land Adj Common Lane 3
235	Pleasley Vale Nursey
245	Old Sports Ground Warsop Vale
249	Rushpool Open Space
263	Amenity space, Land at Jubilee Way South
264	Millennium Green Amenity Space

Reasonable Alternative Sites

HELAA Ref	Site Name
286	Land off Longster Lane
60	Land off Ley Lane
399	Land Opposite, 47 Bainbridge Road, Warsop

- 4.1.8 To determine the need for gypsy and traveller and travelling showpeople, a Gypsy and Traveller Accommodation Needs Assessment (GTANA) has been prepared to inform the Local Plan Review. The assessment identifies an overall accommodation need over the plan period for 9 additional pitches and a need for 3 additional Travelling Showpeople plots over the plan period.
- 4.1.9 Whilst no further sites have been submitted for consideration for gypsy and traveller or travelling showpeople use, the Council will undertake a further work to potentially identify sites from council owned land, and contact the landowner / site promoters of HELAA sites promoted for housing / employment to establish whether sites could potentially supporting pitches / plots to meet the district's needs.

5 Conclusions and next steps

5.1 HELAA conclusions

- 5.1.1 A total of 210 sites were assessed as part of the 2025 HELAA. 145 sites went through to be considered as reasonable alternatives to inform the HELAA supply pool for housing and economic uses and travellers. Appendix B, which is a stand alone document accompanying this report, includes maps and summaries for all the HELAA sites and outlines the reasons for exclusion or inclusion at each stage of the HELAA process.
- 5.1.2 The HELAA reasonable alternatives supply pool is estimated to yield just under 16,400 dwellings – over 5,940 dwellings are with planning consent. Some 6,500 dwellings of the reasonable alternative HELAA supply pool are on six strategic sites, whilst some 10,450 dwellings are on non-strategic sites.
- 5.1.3 Approximately 6% of the HELAA reasonable alternative dwellings supply are classified as brownfield, 89% on greenfield and 5% on mixed sites.
- 5.1.4 The HELAA reasonable alternatives supply pool is estimated to yield circa 48 ha of land for economic uses, of this some 24 ha are on sites that have planning permission and just under 24 ha are without planning permission. The breakdown of the total estimated supply from the reasonable alternatives:
- Industrial – 74,904 sqm
 - Retail – 7,040 sqm
 - Mixed use – 370,129 sqm
 - Office and industrial – 11,500 sqm
- 5.1.5 Fifteen sites were assessed for travellers sites. Three sites were identified as being developable – two of which are existing sites for travelling showpeople and one which has historically been used as a single pitch.

5.2 HELAA next steps

- 5.2.1 The HELAA is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development – that will be for the Local Plan Review to determine.
- 5.2.2 This HELAA update will be used to inform the Regulation 19 Publication version of the Local Plan and provides the list of reasonable alternatives from which to assess and select the additional sites allocations to meet the residual for housing, employment and traveller uses.
- 5.2.3 Once the HELAA has been updated, the Council will progress with a further detailed site selection process from the list of HELAA reasonable alternative sites. The Council will continue to work with the landowners / promoters of

those sites to fully consider the deliverability and viability of the preferred Local Plan Review site allocations.

Appendix A HELAA Site Results

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

HELAA Reference	Site Name
107	20 Abbott Road
128	Clumber Street Car Park
129	Land adjacent Crates and Grapes PH
130	Church Street car park
133	Handley Arcade Car Park
136	Nottingham Road Retail Park
141	Oakham Business Park (Site A)
142	Oakham Business Park (Site B)
149	Land off Grove Way
151	Carpark opposite Birch House
169	Land Adjacent Unit 3, Sherwood Oaks Close
172	Land Adjacent The Stables
173	Land adjacent Amethyst Gardens
174	Mansfield Manor Hotel
183	Land Adjacent 188 Southwell Road East
208	Land off Netherfield Lane
209	Land adjacent to Church Lane
271	Commercial Gate (site A)
272	Commercial Gate (Site B)
273	Commercial Gate (Site D)
276	Vape HQ, Woodhouse Road
278	116-120 Chesterfield Road North
297	Land at Sharratt Court
363	Town Mill, Bridge Street
366	Clumber House
368	23-27 Leeming St
369	1 Market Place
370	15 Market Place
380	Land at Colwick Close
392	Land adjacent 4 Glannis Square, Church Warsop

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

HELAA Reference	Site Name
7	Former Ravensdale Middle School
9	Land to the East of Helmsley Road
32	Radmanthwaite Road / Oxclose Lane
40	Land at Ratcher Hill Quarry (south west)
42	Land at former railway station.
62	Land at Southwell Road East
100	Land at the rear of Cherry Paddocks
116	Garden Land
126	William IV Public House
131	Toothill Lane Car Park
171	High Oakham Farm (west)
205	Land off Cuckney Hill
206	Land North of Laurel Avenue
74d	Water Lane
327	Land north and east of Crimea Farm, off Peafield Lane
328	Land south-east of Southgate Road
386	Land at Woburn Lane, Pleasley
399	Land north of Peafield Lane
400	Land south of Peafield Lane

Table A1.3: All non-consented Reasonable Alternatives

HELAA Reference	Site Name
5	Abbey Primary School
8	Former Sherwood Hall School
10	Former Victoria Court Flats
11	Bellamy Road
15	Abbott Road
22	Playing Field, Sandy Lane
25	Ladybrook Lane / Tuckers Lane
29	Sherwood Rise (adjacent Queen Elizabeth Academy)
30	Land at Old Mill Lane / Stinting Lane
31	Land at New Mill Lane
38	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)
44	Land off Baums Lane
45	Land at Spion Kop
46	Land at Debdale Lane / Burlington Drive
48	Small holding off Peafield Lane
49	Land off Mansfield Road (A60)
50	Land off Peafield Lane.
51	Land off Netherfield Lane
53	Land between Old Mill Lane & New Mill Lane
63	Land at Oakfield Lane
64	Pheasant Hill and Highfield Close
65	Former Blake Crescent Allotments
66	Harrop White Road Allotments
67	Land at Peafield Lane
68	Kirkland Avenue Industrial Park
69	Gregory Quarry
72	Land at Clipstone Road West
76	Land off Jubilee Way
78	Land off Bosworth Street
83	Grove Street Car Park
89	Land off Skegby Lane
91	Strip of land off Cauldwell Road (opposite the College)
94	Bath Mill
117	Ravensdale Allotment site
118	Land and buildings off Debdale Lane
134	Land at Belvedere Street
143	Crown Farm Industrial Estate (Site A)
145	Sherwood Business Park (Site A)
146	Sherwood Business Park (Site B)
148	Millenium Business Park (Site A)
165	Ashmead Chambers
186	Kirkland Avenue Allotments
187	Land forming part of Peafield Farm

188	Land forming part of Warren Farm
189	Land off Holly Road
190	The Birches
207	Land North of Lime Crescent/Birch Street
218	Land off Forest Road
219	Clipstone Football Ground
266	Land off Bernard Road
268	Land at Church Street / Little Lane
269	Land to the North of 100 Wood Lane
270	High Oakham Farm (east)
287	Melville Court
290	Sandy Lane MDC Housing Development Scheme
291	Shirland Drive Boiler House
300	Petrol Filling Station Clipstone Road West
39A	Ransom Wood Business Park (Site A)
39B	Ransom Wood Business Park (Site B)
71a	Site A, Long Stoop Way
71c	Site C, Long Stoop Way
323	Land off Helmsley Road
324	Land off Ridgeway Lane
325	Land off Peafield Lane
326	Land to the north of the A617 (Sherwood Way South) / south of Bleak Hills Lane
331	Land south of Clipstone road east - East of Crown Farm Way
334	Land north of Jenford Street
335	Land north of Old Mill Lane
338	Land south east of Mansfield Road
340	Land south of A617 and West of Blidworth lane
341	Bridleways Guest House & Holiday Homes
351	Bromley Croft, Unit 1 Oxclose Lane
352	Corner House, Union Street
354	18-20 Church Street, Mansfield
365	Former Wilko Site
372	Former Beales, Stockwell Gate
374	32-36 West Gate (former BHS)
376	Land East of Park Hall Road/North of The Fairways
377	74-76 High Street
378	Land at 669 Chesterfield Road North
379	The Local Inn, Armstrong Road
382	Land at Hereford Avenue
384	Civic Centre
387	Land North of Vale Road, former Community Centre
390	Land off Woodlands Way, Spion Kop
393	Garage/Filling Station, Church Street, Warsop
394	Land off Vale Road
395	Toothill Lane Car Park (south)
401	Land at Lindley Street
402	Land off Oakfield Lane

403	Land at Warren Farm
404	and East of Beck Lane and North of Skegby Lane

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

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

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

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

Table A2.3: All consented Reasonable Alternatives

HELAA Reference	Site Name
3	Land at Spencer Street
4	Land astride Victoria Street
6	Centenary Road
13	Clipstone Road East (Clipstone Road East / Crown Farm Way (Next to Newlands roundabout))
20	Land at Rosebrook Primary School
28	South of Debdale Lane
34	Land at Sherwood Street / Oakfield Lane
58	Fields Farm, Abbott Road
59	Land to the rear of 28 High Oakham Hill
70	Land at High Oakham House
73	Three Thorn Hollow Farm
75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club
80	Land North of Skegby Lane
81	Penniment Farm
82	Penniment Farm (employment)
87	Welbeck Farm
90	Land at Berry Hill (Lindhurst)
101	Clipstone Road East (Land south of Clipstone Road East (Land next to the pub))
106	Former Mansfield Sand Co

108	Marshalls
132	Former Strand cinema
157	The Ridge
176	Moorfield Farm
177	Hermitage Mill
180	Land adj 27, Redgate Street
184	White Hart Street / Dame Flogan Street
210	Former Meden Vale Village Hall
267	Land off Balmoral Drive
275	Old Metal Box Site
298	Football Ground Church Warsop Miners Phase 2
322	Land north of Broomhill Lane
27a	Land at Redruth Drive
27b	Land off Sherwood Oaks Close
343	Former Dance Studio, Clerkson Street
344	Land adjacent 125 Princes Street
345	Forest Edge, 19 Oak Tree Lane
346	36 Stockwell Gate
347	2 West Hill Drive
348	Land North of Church Hill Avenue
349	Rosemary Centre, Union Street
355	Former Portland Mill Site
356	Egmanton Road
357	53 Cromwell Street
358	Clerkson House, Clerkson Street
359	North Nottinghamshire Business Centre
360	19-21 Market Place
391	Land at the corner of Newgate Lane and Gladstone Street
396	Pleasley Hill Farm
397	Land to the north east of Woodview Gardens
398	Stonebridge Lane / Sookholme Lane

Appendix B Assessment of HELAA Sites

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