

## **Appendix B – Housing and Economic Sites**

|                                                       |                                                                                   |                                                     |  |
|-------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------|--|
| <b>HELAA Reference:</b> 3                             |                                                                                   | <b>Site Name:</b> Land at Spencer Street            |  |
| <b>HELAA Result:</b> Reasonable Alternative           |                                                                                   | <b>Site Address:</b> Spencer Street                 |  |
| <b>Land Type:</b> Brownfield                          |                                                                                   | <b>Ward:</b> Bancroft                               |  |
| <b>Proposed use:</b> Housing, residential institution |                                                                                   | <b>Planning Status:</b> Under Construction          |  |
| <b>Plotted Site Area (Ha):</b> 0.68                   |                                                                                   |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.58        |                                                                                   | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 9                        |                                                                                   | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b>        |                                                                                   | Include<br>Site meets all stage 1 criteria          |  |
| <b>Availability:</b>                                  |                                                                                   | Available<br><br>Site is under construction.        |  |
| <b>Suitability:</b>                                   |                                                                                   | Suitable<br><br>Site is under construction.         |  |
| <b>Achievability:</b>                                 |                                                                                   | Achievable<br><br>Site is under construction        |  |
| <b>Housing Deliverability:</b>                        | Deliverable (years 1-5)                                                           |                                                     |  |
| <b>Economic Deliverability:</b>                       | Not Assessed                                                                      |                                                     |  |
| <b>Deliverability Explanation:</b>                    | The site is under construction. Development is projected to be completed by 2026. |                                                     |  |



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| <b>HELAA Reference:</b> 4                      |  | <b>Site Name:</b> Land astride Victoria Street                                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Victoria Street, Mansfield                                   |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                              |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Under Construction                                        |  |
| <b>Plotted Site Area (Ha):</b> 1.37            |  |                                                                                   |  |
| <b>Net developable Area Housing (Ha):</b> 1.16 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                 |  |
| <b>Site yield (Housing):</b> 41                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                               |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                        |  |
| <b>Availability:</b>                           |  | Available<br><br>Site is under construction.                                      |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Site is under construction.                                       |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>Site is under construction                                      |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                           |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                      |  |
| <b>Deliverability Explanation:</b>             |  | The site is under construction. Development is projected to be completed by 2029. |  |



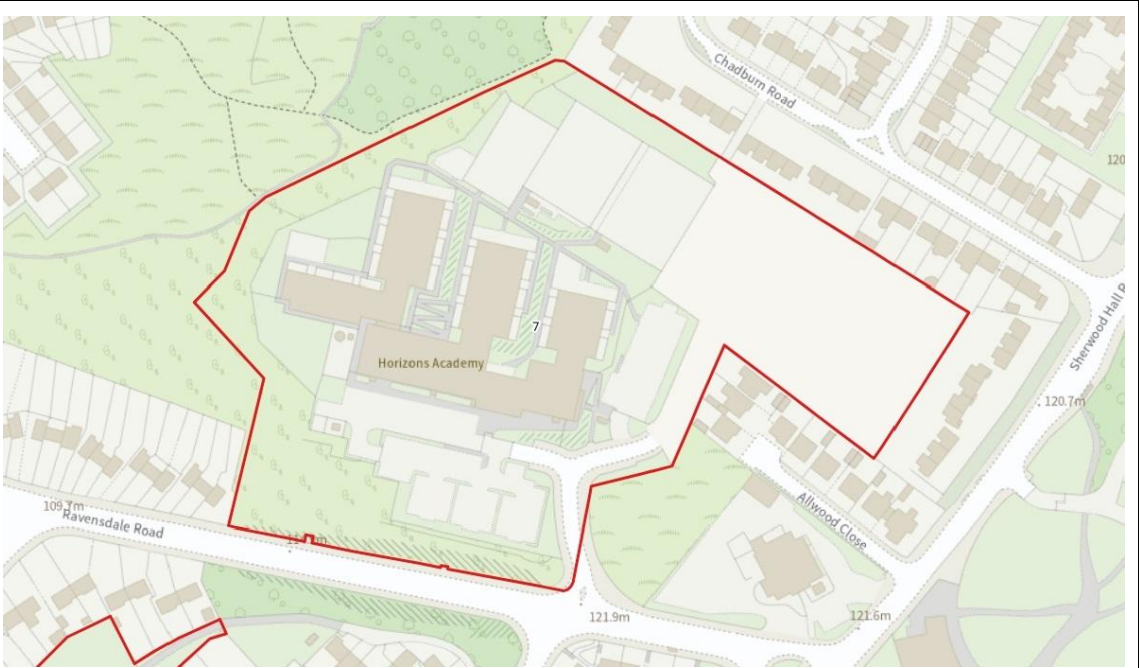
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| <b>HELAA Reference:</b> 5                      |                                                                                                                                                                                                                                                | <b>Site Name:</b> Abbey Primary School                                                                                                                                                        |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                                | <b>Site Address:</b> Abbey Road                                                                                                                                                               |
| <b>Land Type:</b> Mixed                        |                                                                                                                                                                                                                                                | <b>Ward:</b> Eakring                                                                                                                                                                          |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                                                                                | <b>Planning Status:</b> Live                                                                                                                                                                  |
| <b>Plotted Site Area (Ha):</b> 2.07            |                                                                                                                                                                                                                                                |                                                                                                                                                                                               |
| <b>Net developable Area Housing (Ha):</b> 1.76 |                                                                                                                                                                                                                                                | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                             |
| <b>Site yield (Housing):</b> 62                |                                                                                                                                                                                                                                                | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                           |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                                | Include<br>Site meets all stage 1 criteria                                                                                                                                                    |
| <b>Availability:</b>                           |                                                                                                                                                                                                                                                | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                              |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                                                | Suitable<br><br>Access will require demolition off the Patchills (agreed with the landowner). Site is considered to be suitable when assessed against all other stage 2 suitability criteria. |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                                                | Achievable<br><br>Potentially achievable subject to delivery of a suitable access, including demolition of a single property (agreed with the landowner).                                     |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                                                                       |                                                                                                                                                                                               |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                                                   |                                                                                                                                                                                               |
| <b>Deliverability Explanation:</b>             | The site is considered to be available, suitable and potentially achievable. Delivery will be reliant on adjoining landowner to progress demolition of a single property to deliver the access - who will also deliver properties on the site. |                                                                                                                                                                                               |



|                                                |                                                                                     |                                                     |  |
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| <b>HELAA Reference:</b> 6                      |                                                                                     | <b>Site Name:</b> Centenary Road                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                     | <b>Site Address:</b> Broomhill Lane, Mansfield      |  |
| <b>Land Type:</b> Mixed                        |                                                                                     | <b>Ward:</b> Broomhill                              |  |
| <b>Proposed use:</b> Housing                   |                                                                                     | <b>Planning Status:</b> Under Construction          |  |
| <b>Plotted Site Area (Ha):</b> 2.42            |                                                                                     |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 2.10 |                                                                                     | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 77                |                                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                     | Include<br>Site meets all stage 1 criteria          |  |
| <b>Availability:</b>                           |                                                                                     | Available<br><br>Site is under construction.        |  |
| <b>Suitability:</b>                            |                                                                                     | Suitable<br><br>Site is under construction.         |  |
| <b>Achievability:</b>                          |                                                                                     | Achievable<br><br>Site is under construction.       |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                             |                                                     |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                        |                                                     |  |
| <b>Deliverability Explanation:</b>             | Planning permission has been granted. First completions to be delivered by 2026/27. |                                                     |  |



|                                                                                                        |              |                                                     |
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| <b>HELAA Reference:</b> 7                                                                              |              | <b>Site Name:</b> Former Ravensdale Middle School   |
| <b>HELAA Result:</b> Discounted at stage 2                                                             |              | <b>Site Address:</b> Ravensdale Road, Mansfield     |
| <b>Land Type:</b> Mixed                                                                                |              | <b>Ward:</b> Carr Bank                              |
| <b>Proposed use:</b> Education                                                                         |              | <b>Planning Status:</b> Under Construction          |
| <b>Plotted Site Area (Ha):</b> N/A                                                                     |              |                                                     |
| <b>Net developable Area Housing (Ha):</b> 0.00                                                         |              | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 0                                                                         |              | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria              |              |                                                     |
| <b>Availability:</b> Not Available<br><br>Majority of the site is under construction for a SEN School. |              |                                                     |
| <b>Suitability:</b> Not Assessed<br><br>Site is under construction, delivering a SEN school            |              |                                                     |
| <b>Achievability:</b> Not Assessed<br><br>Site is not available.                                       |              |                                                     |
| <b>Housing Deliverability:</b>                                                                         | Not Assessed |                                                     |
| <b>Economic Deliverability:</b>                                                                        | Not Assessed |                                                     |
| <b>Deliverability Explanation:</b>                                                                     | N/A          |                                                     |

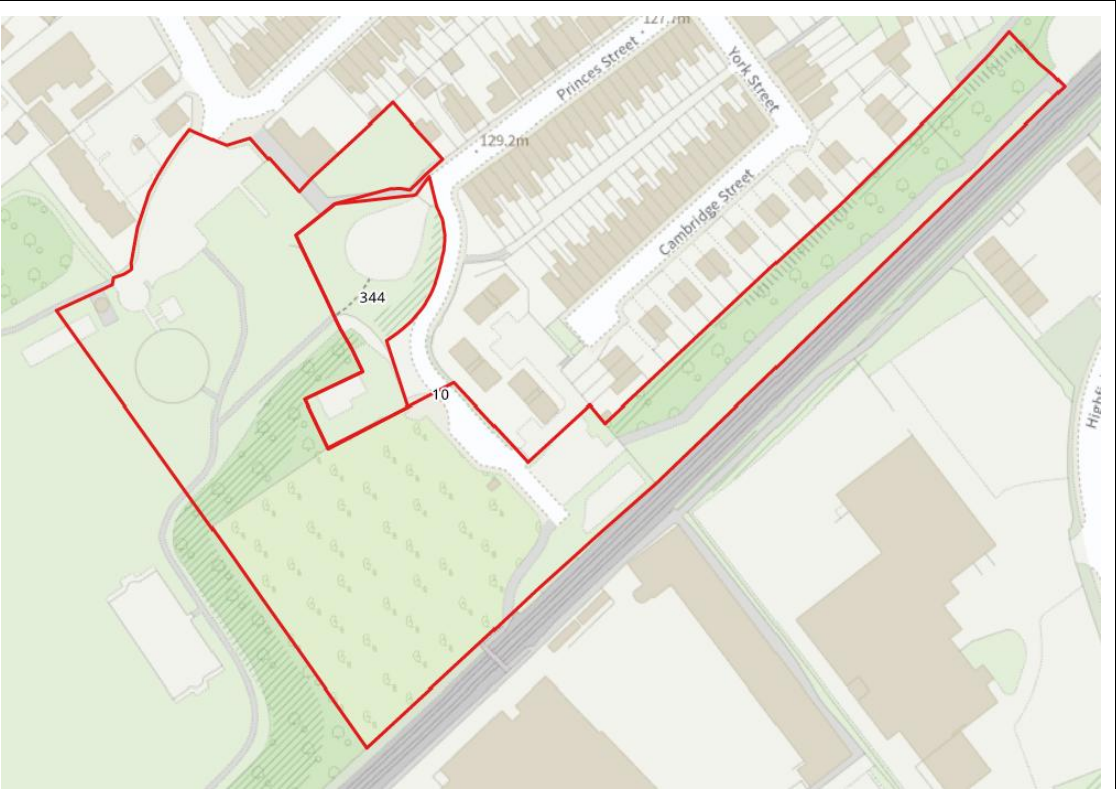


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|-----------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 8                      |  | Site Name: Former Sherwood Hall School                                                                                                                                                                                                                                             |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Stuart Avenue, Mansfield                                                                                                                                                                                                                                             |  |
| Land Type: Mixed                        |  | Ward: Kingsway Forest Town                                                                                                                                                                                                                                                         |  |
| Proposed use: Housing                   |  | Planning Status: Undetermined Planning Application                                                                                                                                                                                                                                 |  |
| Plotted Site Area (Ha): 3.16            |  |                                                                                                                                                                                                                                                                                    |  |
| Net developable Area Housing (Ha): 2.69 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                         |  |
| Site yield (Housing): 52                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                       |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                         |  |
| Availability:                           |  | Available<br><br>Site meets all of the stage 2 availability assessment criteria.                                                                                                                                                                                                   |  |
| Suitability:                            |  | Suitable<br><br>A 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. Site is considered to be suitable when assessed against all other stage 2 suitability criteria.     |  |
| Achievability:                          |  | Achievable<br><br>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.                                                                          |  |
| Housing Deliverability:                 |  | Deliverable (years 1-5)                                                                                                                                                                                                                                                            |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                                                                                                                       |  |
| Deliverability Explanation:             |  | The site is considered to be available, 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 1-5. |  |



|                                         |  |                                                   |  |
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| HELAA Reference: 9                      |  | Site Name: Land to the East of Helmsley Road      |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Helmsley Road, Rainworth            |  |
| Land Type: Mixed                        |  | Ward: Southwell                                   |  |
| Proposed use: Housing                   |  | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 2.82            |  |                                                   |  |
| Net developable Area Housing (Ha): 2.40 |  | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 84                |  | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria        |  |
| Availability:                           |  | Not Available<br><br>Site is no longer available. |  |
| Suitability:                            |  | Not Assessed                                      |  |
| Achievability: Not Assessed             |  |                                                   |  |
| Housing Deliverability:                 |  | Not Assessed                                      |  |
| Economic Deliverability:                |  | Not Assessed                                      |  |
| Deliverability Explanation:             |  | Discounted at stage 2.                            |  |

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| <b>HELAA Reference:</b> 10                                                                                                        |                                                                                                                                                                 | <b>Site Name:</b> Former Victoria Court Flats       |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                       |                                                                                                                                                                 | <b>Site Address:</b> Moor Lane, Mansfield           |
| <b>Land Type:</b> Mixed                                                                                                           |                                                                                                                                                                 | <b>Ward:</b> Grange Farm / Central                  |
| <b>Proposed use:</b> Housing                                                                                                      |                                                                                                                                                                 | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 2.07                                                                                               |                                                                                                                                                                 |                                                     |
| <b>Net developable Area Housing (Ha):</b> 1.76                                                                                    |                                                                                                                                                                 | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 62                                                                                                   |                                                                                                                                                                 | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                    |                                                                                                                                                                 | Include<br>Site meets all stage 1 criteria          |
| <b>Availability:</b> Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                             |                                                                                                                                                                 |                                                     |
| <b>Suitability:</b> Suitable<br><br>The site is considered to be suitable when assessed against all stage 2 suitability criteria. |                                                                                                                                                                 |                                                     |
| <b>Achievability:</b> Potentially Achievable<br><br>Some site remediation may be required.                                        |                                                                                                                                                                 |                                                     |
| <b>Housing Deliverability:</b>                                                                                                    | Developable (years 11+)                                                                                                                                         |                                                     |
| <b>Economic Deliverability:</b>                                                                                                   | Not Assessed                                                                                                                                                    |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                | 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. |                                                     |



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| <b>HELAA Reference:</b> 11                     |                                                                                                                                                                                                                                  | <b>Site Name:</b> Bellamy Road                                                                                                                                                                                                                                                                                                       |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                  | <b>Site Address:</b> Bellamy Road, Mansfield                                                                                                                                                                                                                                                                                         |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                                                                                                  | <b>Ward:</b> Southwell                                                                                                                                                                                                                                                                                                               |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                                                                  | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                                                                                                                                   |
| <b>Plotted Site Area (Ha):</b> 2.14            |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                      |
| <b>Net developable Area Housing (Ha):</b> 1.82 |                                                                                                                                                                                                                                  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                    |
| <b>Site yield (Housing):</b> 40                |                                                                                                                                                                                                                                  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                           |
| <b>Availability:</b>                           |                                                                                                                                                                                                                                  | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                                                                                                                  |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                                  | Suitable<br><br>The site is considered to be suitable when assessed against all stage 2 suitability criteria.                                                                                                                                                                                                                        |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                                  | Achievable<br><br>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 expectations on profit, land value and policy requirements, there is a reasonable prospect of achievability. |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                      |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                      |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                                                                                                                                      |

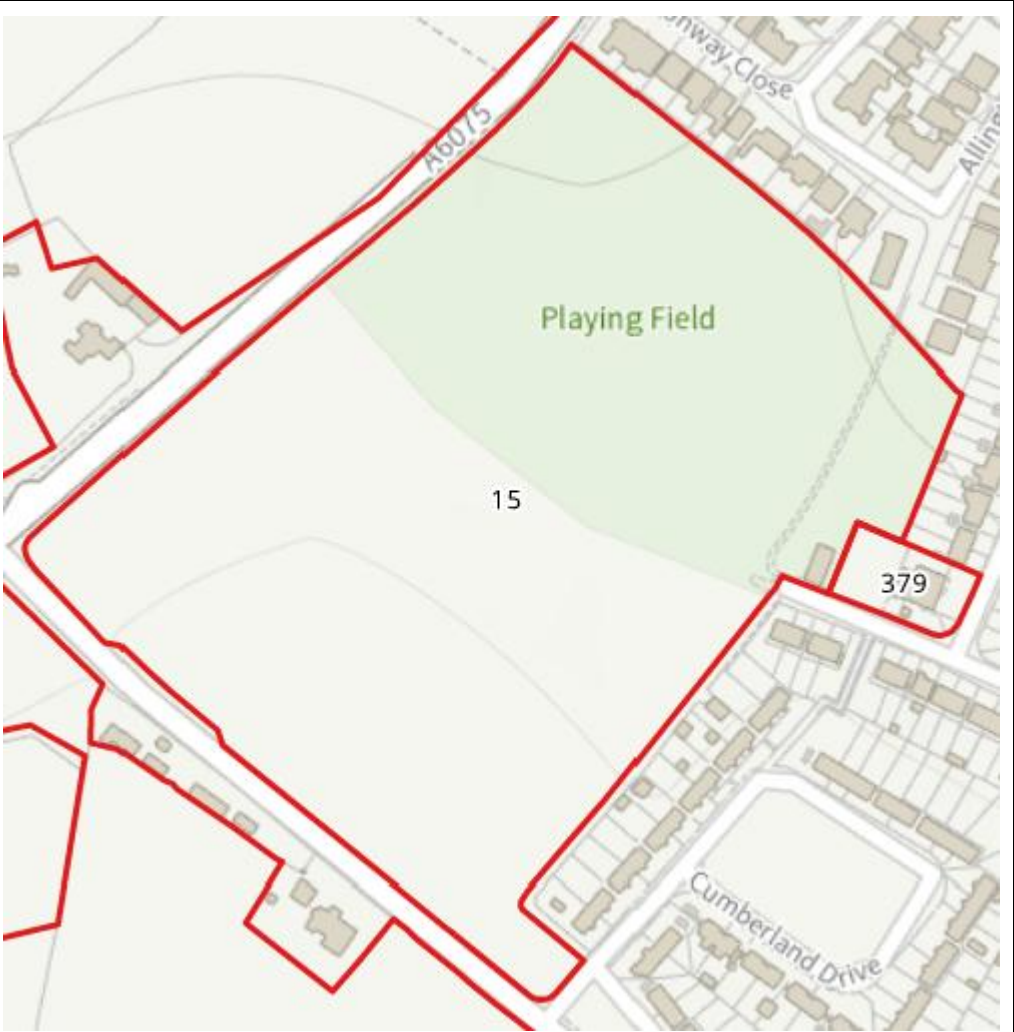


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| <b>HELAA Reference:</b> 13                     |                             | <b>Site Name:</b> Clipstone Road East (Clipstone Road East / Crown Farm Way)                                     |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                             | <b>Site Address:</b> Crown Farm Way, Mansfield                                                                   |  |
| <b>Land Type:</b> Greenfield                   |                             | <b>Ward:</b> Newlands Forest Town                                                                                |  |
| <b>Proposed use:</b> Housing                   |                             | <b>Planning Status:</b> Under Construction                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 6.53            |                             |                                                                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 4.90 |                             | <b>Net developable Area Employment (Ha):</b> 0.00                                                                |  |
| <b>Site yield (Housing):</b> 197               |                             | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                              |  |
| <b>Stage 1 Site Identification Assessment:</b> |                             | Include<br>Site meets all stage 1 criteria                                                                       |  |
| <b>Availability:</b>                           | Available                   |                                                                                                                  |  |
|                                                | Site is under construction  |                                                                                                                  |  |
| <b>Suitability:</b>                            | Suitable                    |                                                                                                                  |  |
|                                                | Site is under construction. |                                                                                                                  |  |
| <b>Achievability:</b>                          | Achievable                  |                                                                                                                  |  |
|                                                | Site is under construction. |                                                                                                                  |  |
| <b>Housing Deliverability:</b>                 |                             | Deliverable (years 1-5)                                                                                          |  |
| <b>Economic Deliverability:</b>                |                             | Not Assessed                                                                                                     |  |
| <b>Deliverability Explanation:</b>             |                             | The site is under construction. First completions were delivered in 2022/23 with anticipated completion in 2031. |  |





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| <b>HELAA Reference:</b> 15                     |  | <b>Site Name:</b> Abbott Road                                                                                                                                                                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Abbott Road / Brick Kiln Lane                                                                                                                                                                                        |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Penniment                                                                                                                                                                                                                    |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                                        |  |
| <b>Plotted Site Area (Ha):</b> 5.54            |  |                                                                                                                                                                                                                                           |  |
| <b>Net developable Area Housing (Ha):</b> 2.38 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 102               |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                       |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                       |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site is considered to be suitable when assessed against all stage 2 suitability criteria.                                                                                                                             |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                  |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                              |  |
| <b>Deliverability Explanation:</b>             |  | 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.          |  |



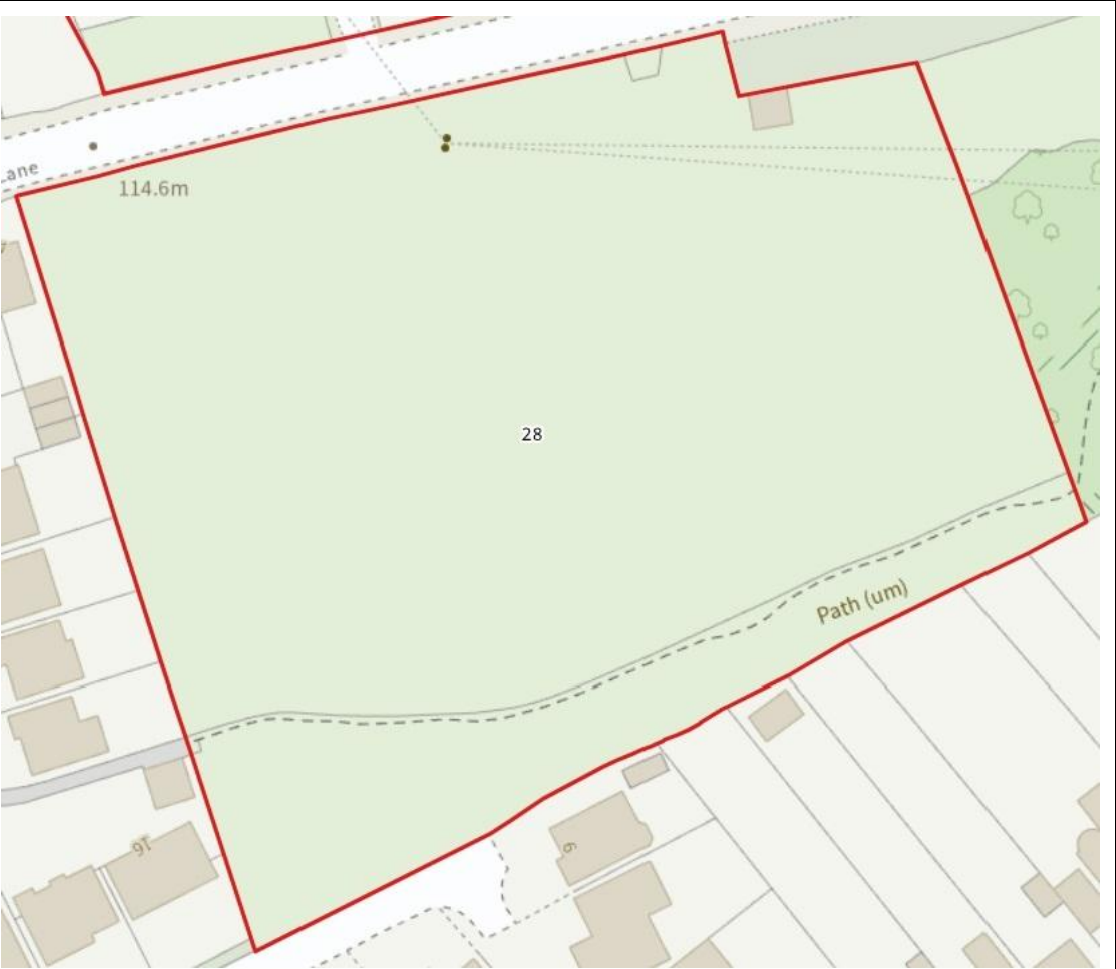
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|------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 20                     |                                                        | <b>Site Name:</b> Land at Rosebrook Primary School          |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                        | <b>Site Address:</b> Hall Barn Lane, Mansfield              |  |
| <b>Land Type:</b> Greenfield                   |                                                        | <b>Ward:</b> Penniment                                      |  |
| <b>Proposed use:</b> Housing                   |                                                        | <b>Planning Status:</b> Permission Granted                  |  |
| <b>Plotted Site Area (Ha):</b> 5.1             |                                                        |                                                             |  |
| <b>Net developable Area Housing (Ha):</b> 3.83 |                                                        | <b>Net developable Area Employment (Ha):</b> 0.00           |  |
| <b>Site yield (Housing):</b> 134               |                                                        | <b>Site yield (Employment / Commercial) (m2):</b> 0         |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                        | Include<br>Site meets all stage 1 criteria                  |  |
| <b>Availability:</b>                           |                                                        | Available<br><br>The site has outline planning permission.  |  |
| <b>Suitability:</b>                            |                                                        | Suitable<br><br>The site has outline planning permission.   |  |
| <b>Achievability:</b>                          |                                                        | Achievable<br><br>The site has outline planning permission. |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                |                                                             |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                           |                                                             |  |
| <b>Deliverability Explanation:</b>             | The site has been granted outline planning permission. |                                                             |  |

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| <b>HELAA Reference:</b> 22                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                       | <b>Site Name:</b> Playing Field, Sandy Lane                 |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                       | <b>Site Address:</b> Sandy Lane / Garratt Avenue, Mansfield |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                       | <b>Ward:</b> Eakring                                        |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                       | <b>Planning Status:</b> Live                                |
| <b>Plotted Site Area (Ha):</b> 2.58                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                       |                                                             |
| <b>Net developable Area Housing (Ha):</b> 2.19                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                       | <b>Net developable Area Employment (Ha):</b> 0.00           |
| <b>Site yield (Housing):</b> 77                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                       | <b>Site yield (Employment / Commercial) (m2):</b> 0         |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                       | Include<br>Site meets all stage 1 criteria                  |
| <b>Availability:</b> Potentially Available<br><br>MDC, as the landowner, has yet to confirm whether the land can be released for alternative uses.                                                                                                               |                                                                                                                                                                                                                                                                                                                                                       |                                                             |
| <b>Suitability:</b> Potentially Suitable<br><br>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. |                                                                                                                                                                                                                                                                                                                                                       |                                                             |
| <b>Achievability:</b> Achievable<br><br>Existing designated community open space. Contributions may be required to offset the loss of community open space.                                                                                                      |                                                                                                                                                                                                                                                                                                                                                       |                                                             |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                   | Developable (years 11+)                                                                                                                                                                                                                                                                                                                               |                                                             |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                  | Not Assessed                                                                                                                                                                                                                                                                                                                                          |                                                             |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                               | The site is considered to be potentially available, potentially suitable and achievable. It will need to be demonstrated 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. |                                                             |

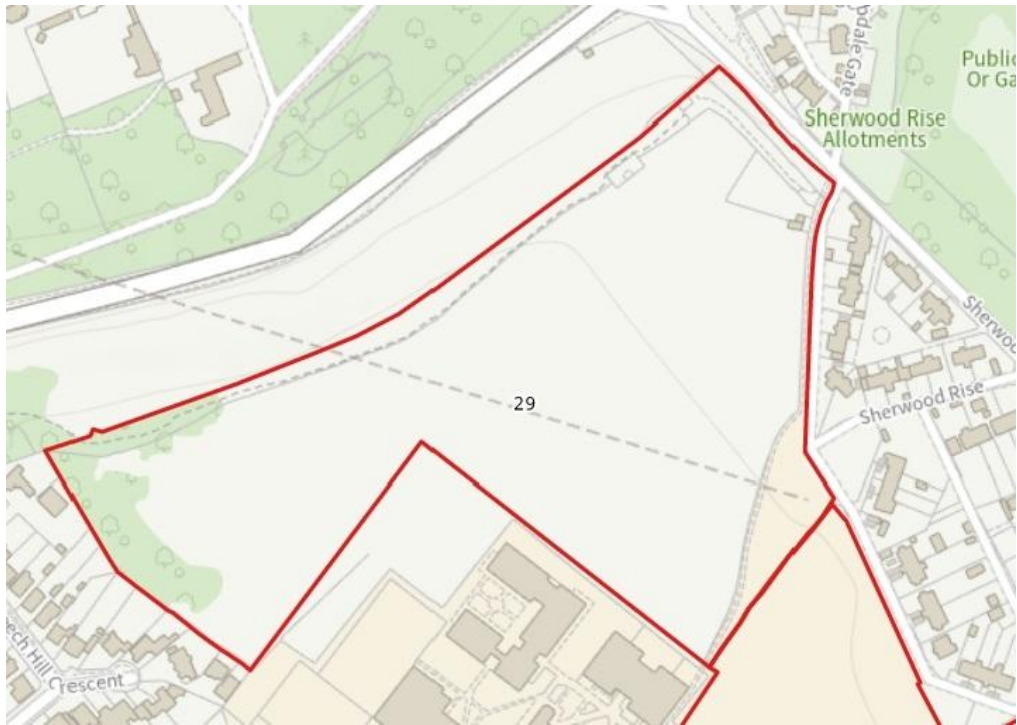
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| <b>HELAA Reference:</b> 25                     |  | <b>Site Name:</b> Ladybrook Lane / Tuckers Lane                                                                                                                                                                                                                                                                                                       |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Ladybrook Lane / Tuckers Lane, Mansfield                                                                                                                                                                                                                                                                                         |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Broomhill                                                                                                                                                                                                                                                                                                                                |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                                                                                                                                                    |  |
| <b>Plotted Site Area (Ha):</b> 1.11            |  |                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Net developable Area Housing (Ha):</b> 0.94 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                     |  |
| <b>Site yield (Housing):</b> 33                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                   |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                            |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                                                                                                                                   |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site is considered to be suitable when assessed against all stage 2 suitability criteria.                                                                                                                                                                                                                                         |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>This is a former school site, within a generally low sales value area. The site is an allocation in the adopted Local Plan. 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 the site has a reasonable prospect of delivery. |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                              |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Deliverability Explanation:</b>             |  | 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.                                                                                                                      |  |



|                                                |                                                |                                                                  |  |
|------------------------------------------------|------------------------------------------------|------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 28                     |                                                | <b>Site Name:</b> South of Debdale Lane                          |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                | <b>Site Address:</b> Debdale Lane / Emerald Close, Mansfield     |  |
| <b>Land Type:</b> Greenfield                   |                                                | <b>Ward:</b> Sherwood                                            |  |
| <b>Proposed use:</b> Housing                   |                                                | <b>Planning Status:</b> Permission Granted                       |  |
| <b>Plotted Site Area (Ha):</b> 1.08            |                                                |                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 0.92 |                                                | <b>Net developable Area Employment (Ha):</b> 0.00                |  |
| <b>Site yield (Housing):</b> 32                |                                                | <b>Site yield (Employment / Commercial) (m2):</b> 0              |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                | Include<br>Site meets all stage 1 criteria                       |  |
| <b>Availability:</b>                           |                                                | Available<br><br>The site has been granted planning permission.  |  |
| <b>Suitability:</b>                            |                                                | Suitable<br><br>The site has been granted planning permission.   |  |
| <b>Achievability:</b>                          |                                                | Achievable<br><br>The site has been granted planning permission. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 1-5)                        |                                                                  |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                   |                                                                  |  |
| <b>Deliverability Explanation:</b>             | The site has been granted planning permission. |                                                                  |  |



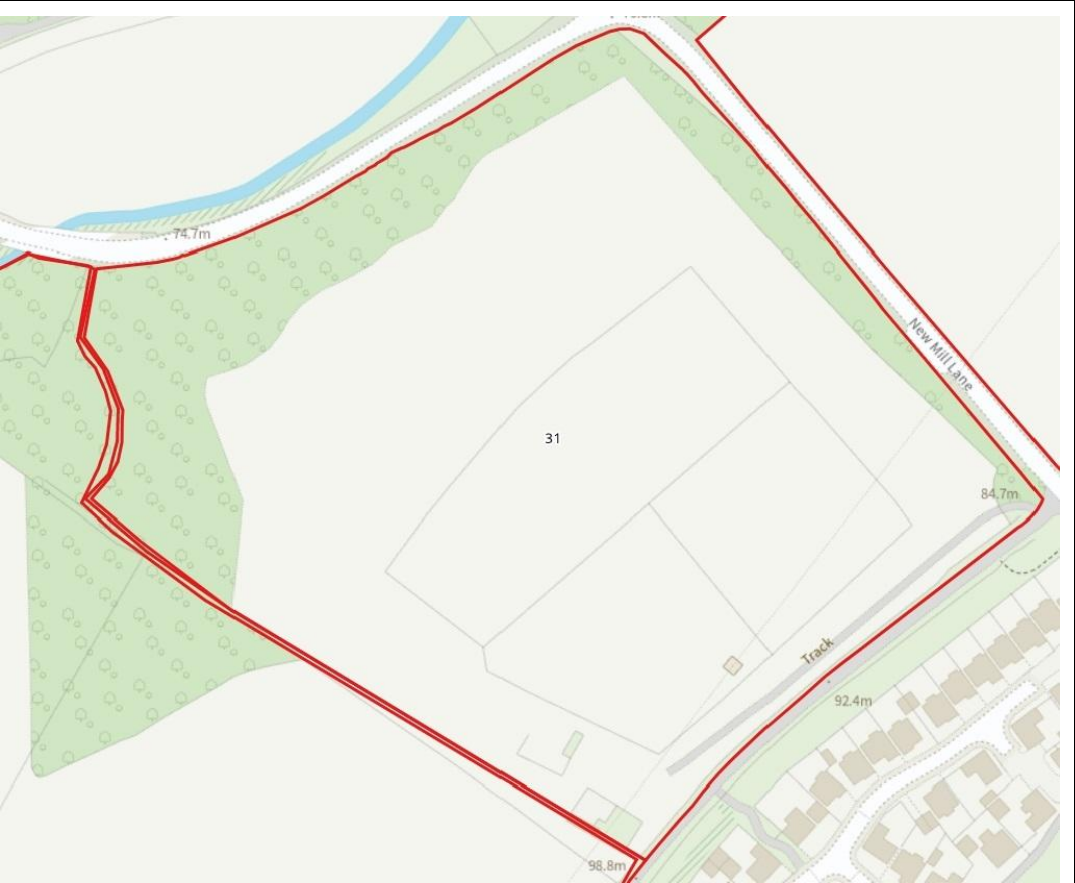
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| <b>HELAA Reference:</b> 29                     |                                                                                                                                                                             | <b>Site Name:</b> Sherwood Rise (adjacent Queen Elizabeth Academy)                                                                                                                                                                                                                                                                                                                                 |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                             | <b>Site Address:</b> Sherwood Rise                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                                             | <b>Ward:</b> Sherwood                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                             | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Plotted Site Area (Ha):</b> 5.82            |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Net developable Area Housing (Ha):</b> 2.47 |                                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site yield (Housing):</b> 87                |                                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                             | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                         |
| <b>Availability:</b>                           |                                                                                                                                                                             | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                   |
| <b>Suitability:</b>                            |                                                                                                                                                                             | Potentially Suitable<br><br>The site is adjacent to the Debdale Lane Grassland LWS. Development will need to ensure the protection of the LWS through appropriate mitigation.<br><br>Potential highway implications with the connection with regards to the gradients, road alignment and existing pedestrian crossing.<br><br>Pylons across the site which will require an appropriate stand off. |
| <b>Achievability:</b>                          |                                                                                                                                                                             | Potentially Achievable<br><br>This greenfield site is within a higher value sales area. An area of stand off between development and the electricity pylons would be required which would reduce the developable area, the site is considered to be potentially achievable.                                                                                                                        |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Deliverability Explanation:</b>             | The site is considered to be available, potentially suitable and potentially achievable. The site promoter has stated it is not yet known when the site could come forward. |                                                                                                                                                                                                                                                                                                                                                                                                    |



|                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                   |  |
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| HELAA Reference: 30                     |  | Site Name: Land at Old Mill Lane / Stinting Lane                                                                                                                                                                                                                                                                                                                                                  |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Old Mill Lane, Mansfield                                                                                                                                                                                                                                                                                                                                                            |  |
| Land Type: Mixed                        |  | Ward: Maun Valley Forest Town                                                                                                                                                                                                                                                                                                                                                                     |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                                                                                                                                                                                                                                             |  |
| Plotted Site Area (Ha): 5.78            |  |                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Net developable Area Housing (Ha): 2.47 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                                                                                                                                        |  |
| Site yield (Housing): 87                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                                                                                                                                      |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                        |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                  |  |
| Suitability:                            |  | Suitable<br><br>Electricity pylons run across the middle of the site, an area of stand off would be required between development and the pylons. For this assessment, the net developable area has been reduced by 50% to reflect the presence of the pylons. The site is considered suitable against all stage 2 suitability criteria.                                                           |  |
| Achievability:                          |  | Achievable<br><br>Greenfield site in higher value area; forms part of wider strategic site. The land promoter has confirmed an area of stand off between development and the electricity pylons can be accommodated and the site remaining viable. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a reasonable prospect of achievability. |  |
| Housing Deliverability:                 |  | Developable (years 1-5)                                                                                                                                                                                                                                                                                                                                                                           |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Deliverability Explanation:             |  | The site forms part of larger site 335 (inclusive of site 53). The site is considered to be available, suitable and achievable. Whether the site is delivered as a single site or part of site 335, completions are assumed to be brought forward on 30 which is the single point of access on to Old Mill Lane.                                                                                  |  |



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| <b>HELAA Reference:</b> 31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | <b>Site Name:</b> Land at New Mill Lane                                                                                                                                                                                   |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <b>Site Address:</b> New Mill Lane                                                                                                                                                                                        |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>Ward:</b> Maun Valley Forest Town                                                                                                                                                                                      |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>Planning Status:</b> Live                                                                                                                                                                                              |
| <b>Plotted Site Area (Ha):</b> 5.32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                           |
| <b>Net developable Area Housing (Ha):</b> 3.40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                         |
| <b>Site yield (Housing):</b> 120                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                       |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                |
| <b>Availability:</b> Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                           |
| <b>Suitability:</b> Suitable<br><br>The Maun Woods LWS is located on part of the site along the northern boundary and the western corner. This area should be deducted from the gross developable area and appropriate mitigation is possible.<br><br>Electricity pylons run across the middle of the site, an area of stand off would be required between development and the pylons. For this assessment, the net developable area has been reduced by 50% to reflect the presence of the pylons. The site is considered suitable against all stage 2 suitability criteria. |  |                                                                                                                                                                                                                           |
| <b>Achievability:</b> Achievable<br><br>Greenfield site in higher value area. The land promoter has confirmed an area of stand off between development and the electricity pylons can be accommodated and the site remaining viable. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a reasonable prospect of achievability.                                                                                                                                                                                           |  |                                                                                                                                                                                                                           |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Developable (years 1-5)                                                                                                                                                                                                   |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Not Assessed                                                                                                                                                                                                              |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | The site is considered to be available, suitable and achievable. It is reasonable to conclude the site could be developed within years 1-5. The site could potentially be brought forward as a larger site with site 335. |



|                                         |  |                                                                                                                                                                                   |  |
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| HELAA Reference: 32                     |  | Site Name: Radmanthwaite Road / Oxclose Lane                                                                                                                                      |  |
| HELAA Result: Discounted at stage 2     |  | Site Address: Radmanthwaite Road                                                                                                                                                  |  |
| Land Type: Greenfield                   |  | Ward: Sherwood                                                                                                                                                                    |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                             |  |
| Plotted Site Area (Ha): 12.51           |  |                                                                                                                                                                                   |  |
| Net developable Area Housing (Ha): 8.13 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                        |  |
| Site yield (Housing): 285               |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                      |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                        |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                  |  |
| Suitability:                            |  | Not Suitable<br><br>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. |  |
| Achievability:                          |  | Not Assessed<br><br>The site is not considered suitable.                                                                                                                          |  |
| Housing Deliverability:                 |  | Not Assessed                                                                                                                                                                      |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                      |  |
| Deliverability Explanation:             |  | N/A                                                                                                                                                                               |  |

|                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                      |  |
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| <b>HELAA Reference:</b> 34                                                             |  | <b>Site Name:</b> Land at Sherwood Street / Oakfield Lane                                                                                                                                                                                                                                                                                                            |  |
| <b>HELAA Result:</b> Reasonable Alternative                                            |  | <b>Site Address:</b> Sherwood Street                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Land Type:</b> Greenfield                                                           |  | <b>Ward:</b> Market Warsop                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Proposed use:</b> Housing                                                           |  | <b>Planning Status:</b> Permission Granted                                                                                                                                                                                                                                                                                                                           |  |
| <b>Plotted Site Area (Ha):</b> 1.21                                                    |  |                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Net developable Area Housing (Ha):</b> 1.00                                         |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                    |  |
| <b>Site yield (Housing):</b> 36                                                        |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                  |  |
| <b>Stage 1 Site Identification Assessment:</b>                                         |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                           |  |
| <b>Availability:</b> Available<br><br>The site has been granted planning permission.   |  |                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Suitability:</b> Suitable<br><br>The site has been granted planning permission.     |  |                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Achievability:</b> Achievable<br><br>The site has been granted planning permission. |  |                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Housing Deliverability:</b>                                                         |  | Deliverable (years 1-5)                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Economic Deliverability:</b>                                                        |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>                                                     |  | 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 (Policy H1v) and it is anticipated the first completions will be delivered in years 1-5. |  |



|                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                            |                                                           |
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| <b>HELAA Reference:</b> 38                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                            | <b>Site Name:</b> Land at Ratcher Hill Quarry (east)      |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                            | <b>Site Address:</b> Southwell Road West                  |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                            | <b>Ward:</b> Southwell                                    |
| <b>Proposed use:</b> Economic - industrial                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                            | <b>Planning Status:</b> Undetermined Planning Application |
| <b>Plotted Site Area (Ha):</b> 2.07                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                            |                                                           |
| <b>Net developable Area Housing (Ha):</b><br>0.00                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                            | <b>Net developable Area Employment (Ha):</b> 0.83         |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                            | <b>Site yield (Employment / Commercial) (m2):</b> 8300    |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                              |                                                                                                                                                                                            |                                                           |
| <b>Availability:</b> Available<br><br>Planning application has been submitted.                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                            |                                                           |
| <b>Suitability:</b> Suitable<br><br>Ransom Wood LWS is adjacent to the eastern boundary. Protection of the LWS and its habitats would be possible through appropriate buffer and mitigation.                                                                                                                                                                           |                                                                                                                                                                                            |                                                           |
| <b>Achievability:</b> Achievable<br><br>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.<br><br>The site forms part of the Ratcher Hill Quarry employment Area (Policy E2a) and a planning application has been submitted which has yet to be determined. |                                                                                                                                                                                            |                                                           |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                         | Not Assessed                                                                                                                                                                               |                                                           |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                        | Developable (years 6-10)                                                                                                                                                                   |                                                           |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                     | 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. |                                                           |



|                                                |              |                                                                                                 |  |
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| <b>HELAA Reference:</b> 40                     |              | <b>Site Name:</b> Land at Ratcher Hill Quarry (south west)                                      |  |
| <b>HELAA Result:</b> Discounted at stage 2     |              | <b>Site Address:</b> Southwell Road West                                                        |  |
| <b>Land Type:</b> Brownfield                   |              | <b>Ward:</b> Southwell                                                                          |  |
| <b>Proposed use:</b> Economic - industrial     |              | <b>Planning Status:</b> Local Plan Site Allocation                                              |  |
| <b>Plotted Site Area (Ha):</b> 0.75            |              |                                                                                                 |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |              | <b>Net developable Area Employment (Ha):</b> 0.30                                               |  |
| <b>Site yield (Housing):</b> 0                 |              | <b>Site yield (Employment / Commercial) (m2):</b> 3000                                          |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Include<br>Site meets all stage 1 criteria                                                      |  |
| <b>Availability:</b>                           |              | Not Available<br><br>The site is to remain in use as an existing aggregate processing facility. |  |
| <b>Suitability:</b>                            |              | Not Assessed<br><br>Site is not available.                                                      |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>Site is not available.                                                      |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                                                                 |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                                                                 |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                                                                 |  |



|                                         |  |                                                                                                                                                          |  |
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| HELAA Reference: 42                     |  | Site Name: Land at former railway station.                                                                                                               |  |
| HELAA Result: Discounted at stage 2     |  | Site Address: Mansfield Road                                                                                                                             |  |
| Land Type: Brownfield                   |  | Ward: Market Warsop                                                                                                                                      |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                    |  |
| Plotted Site Area (Ha): 1.22            |  |                                                                                                                                                          |  |
| Net developable Area Housing (Ha): 1.00 |  | Net developable Area Employment (Ha): 0.00                                                                                                               |  |
| Site yield (Housing): 35                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                             |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                               |  |
| Availability:                           |  | Potentially Available<br><br>Recent confirmation of availability has not been received.                                                                  |  |
| Suitability:                            |  | Potentially Suitable<br><br>Potential issue of suitable access, particularly in proximity of the railway bridge.                                         |  |
| Achievability:                          |  | Not Achievable<br><br>Access constraints are likely to make the scheme unviable. Potential contamination on site from its historic use as a rail siding. |  |
| Housing Deliverability:                 |  | Not Assessed                                                                                                                                             |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                             |  |
| Deliverability Explanation:             |  | N/A                                                                                                                                                      |  |



|                                                |                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                          |  |
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| <b>HELAA Reference:</b> 43                     |                                                                                                                                                                                                                                     | <b>Site Name:</b> Oakfield Lane (land adjacent recycling depot)                                                                                                                                                                                                                                          |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                     | <b>Site Address:</b> Market Warsop                                                                                                                                                                                                                                                                       |  |
| <b>Land Type:</b> Mixed                        |                                                                                                                                                                                                                                     | <b>Ward:</b> Market Warsop                                                                                                                                                                                                                                                                               |  |
| <b>Proposed use:</b> Economic - industrial     |                                                                                                                                                                                                                                     | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                                                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 1.2             |                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                          |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                                                                                                                                                                                     | <b>Net developable Area Employment (Ha):</b> 0.48                                                                                                                                                                                                                                                        |  |
| <b>Site yield (Housing):</b> 0                 |                                                                                                                                                                                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 4800                                                                                                                                                                                                                                                   |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                     | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                               |  |
| <b>Availability:</b>                           |                                                                                                                                                                                                                                     | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                                                                                      |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                                     | Suitable<br><br>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.                                                                                                                |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                                     | Achievable<br><br>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 in conjunction with site 63. |  |
| <b>Housing Deliverability:</b>                 | Not Assessed                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                          |  |
| <b>Economic Deliverability:</b>                | Developable (years 11+)                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                          |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                                                                                                          |  |



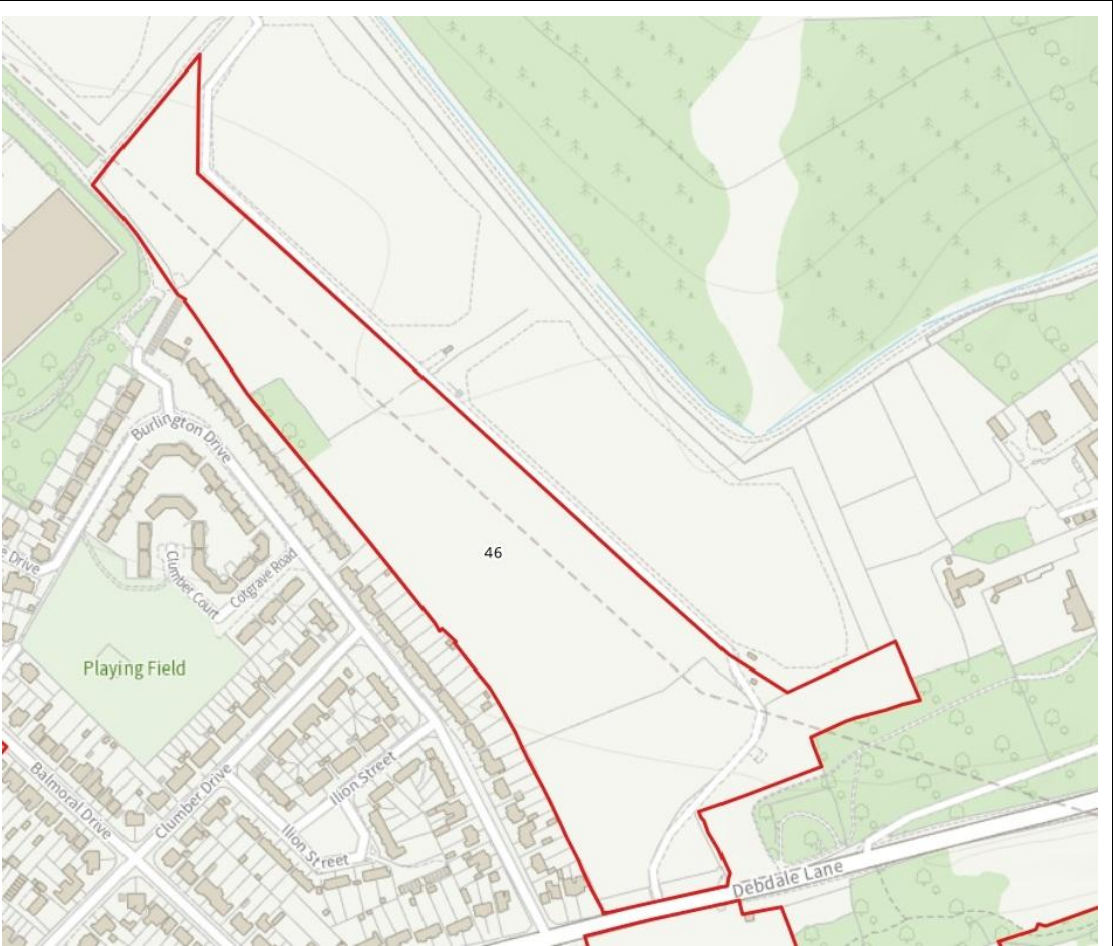
|                                                |                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 44                     | <b>Site Name:</b> Land off Baums Lane                                                                                                                                                                                                                                                                  |
| <b>HELAA Result:</b> Reasonable Alternative    | <b>Site Address:</b> Baums Lane                                                                                                                                                                                                                                                                        |
| <b>Land Type:</b> Brownfield                   | <b>Ward:</b> Central                                                                                                                                                                                                                                                                                   |
| <b>Proposed use:</b> Housing                   | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                           |
| <b>Plotted Site Area (Ha):</b> 0.24            |                                                                                                                                                                                                                                                                                                        |
| <b>Net developable Area Housing (Ha):</b> 0.24 | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                      |
| <b>Site yield (Housing):</b> 8                 | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                    |
| <b>Stage 1 Site Identification Assessment:</b> | <p>Include</p> <p>Site has the potential to accommodate more than 5 homes based on the HELAA methodology.</p>                                                                                                                                                                                          |
| <b>Availability:</b>                           | <p>Potentially Available</p> <p>Confirmation required from the landowner the site is available.</p>                                                                                                                                                                                                    |
| <b>Suitability:</b>                            | <p>Potentially Suitable</p> <p>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.</p>                         |
| <b>Achievability:</b>                          | <p>Potentially Achievable</p> <p>Brownfield site in a medium value area. Potentially some contamination from the former use as a light industrial unit which has been demolished. It is considered that there is a moderate prospect of achievability.</p>                                             |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                                                                                                                               |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                                                                                                           |
| <b>Deliverability Explanation:</b>             | 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. |



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| <b>HELAA Reference:</b> 45                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             | <b>Site Name:</b> Land at Spion Kop                 |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             | <b>Site Address:</b> Off Mansfield Road             |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                             | <b>Ward:</b> Market Warsop                          |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                             | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 2.47                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                             |                                                     |
| <b>Net developable Area Housing (Ha):</b> 2.10                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 74                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                                                     |
| <b>Availability:</b> Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                 |                                                                                                                                                             |                                                     |
| <b>Suitability:</b> Potentially Suitable<br><br>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. |                                                                                                                                                             |                                                     |
| <b>Achievability:</b> Achievable<br><br>A medium sized greenfield site within a lower value area. No identified abnormal costs associated with developing the site.                                                                                                                                                                                                                                   |                                                                                                                                                             |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                        | Developable (years 11+)                                                                                                                                     |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                       | Not Assessed                                                                                                                                                |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                    | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards. |                                                     |



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| <b>HELAA Reference:</b> 46                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                             | <b>Site Name:</b> Land at Debdale Lane / Burlington Drive |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                             | <b>Site Address:</b> Debdale Lane                         |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                             | <b>Ward:</b> Sherwood                                     |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                             | <b>Planning Status:</b> Live                              |
| <b>Plotted Site Area (Ha):</b> 5.97                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                                                           |
| <b>Net developable Area Housing (Ha):</b> 4.48                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.00         |
| <b>Site yield (Housing):</b> 157                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 0       |
| <b>Stage 1 Site Identification Assessment:</b> <div> <div>Include</div> <div>Site meets all stage 1 criteria</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                                                           |
| <b>Availability:</b> <div> <div>Potentially Available</div> <div>No recent confirmation of availability has been received from the land owner.</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                             |                                                           |
| <b>Suitability:</b> <div> <div>Potentially Suitable</div> <div> <p>The site is adjacent to an area of Solar Panels. Electricity pylons are located on the site which would require an area of stand off.</p> <p>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.</p> <p>The site gradients could be an issue and junction spacing on Vale Road if the site opposite (Site no. 28). If gradients are not achievable, the site runs a risk of not getting the internal road adopted by the HA.</p> </div> </div> |                                                                                                                                                             |                                                           |
| <b>Achievability:</b> <div> <div>Potentially Achievable</div> <div> <p>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.</p> </div> </div>                                                                                                                                                                                                                                                           |                                                                                                                                                             |                                                           |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Developable (years 11+)                                                                                                                                     |                                                           |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Not Assessed                                                                                                                                                |                                                           |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards. |                                                           |

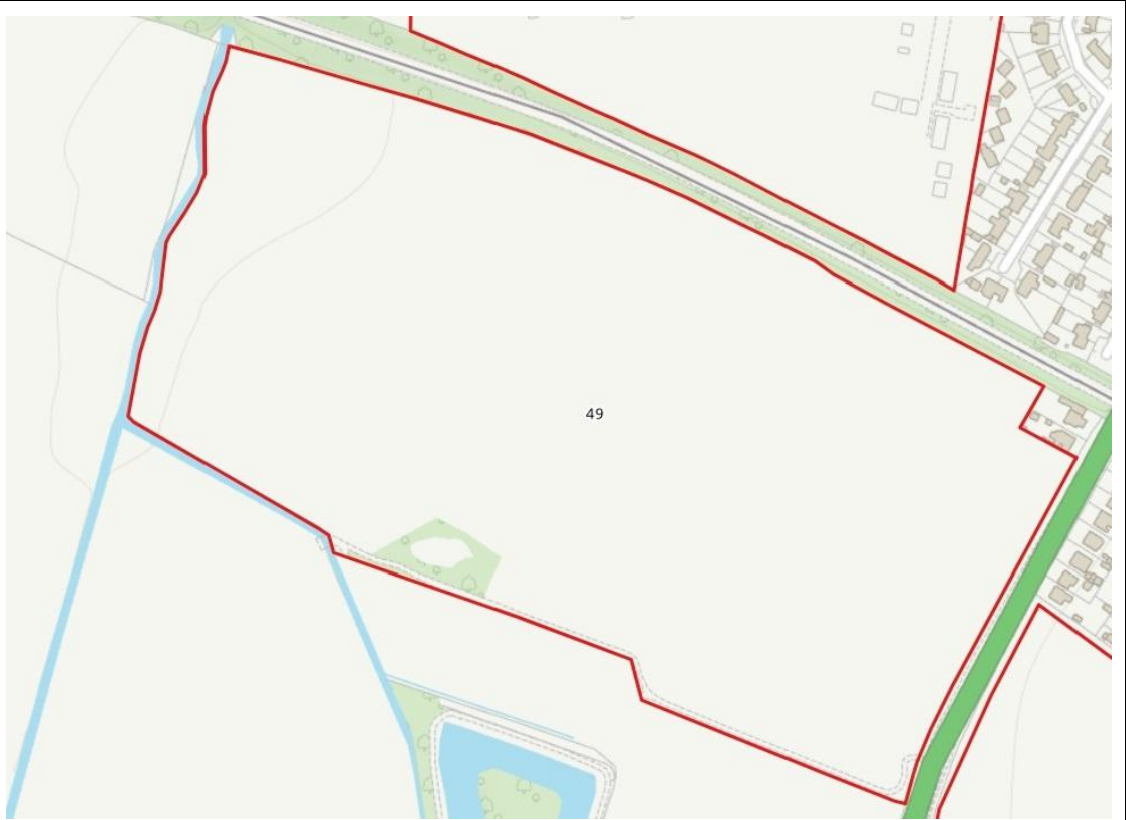


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| <b>HELAA Reference:</b> 48                                                                                                                                                                                                                         |  | <b>Site Name:</b> Small holding off Peafield Lane                                                                                                           |  |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                        |  | <b>Site Address:</b> Peafield Lane                                                                                                                          |  |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                       |  | <b>Ward:</b> Hornby                                                                                                                                         |  |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                       |  | <b>Planning Status:</b> Live                                                                                                                                |  |
| <b>Plotted Site Area (Ha):</b> 1.95                                                                                                                                                                                                                |  |                                                                                                                                                             |  |
| <b>Net developable Area Housing (Ha):</b> 1.66                                                                                                                                                                                                     |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                           |  |
| <b>Site yield (Housing):</b> 58                                                                                                                                                                                                                    |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                         |  |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                     |  | Include<br>Site meets all stage 1 criteria                                                                                                                  |  |
| <b>Availability:</b> Potentially Available<br><br>No recent confirmation of availability has been received from the land owner.                                                                                                                    |  |                                                                                                                                                             |  |
| <b>Suitability:</b> Potentially Suitable<br><br>The site is only considered suitable if it were developed following or together with sites 50 / 325. The site is considered suitable when assessed against all other stage 2 suitability criteria. |  |                                                                                                                                                             |  |
| <b>Achievability:</b> Potentially Achievable<br><br>A greenfield site within a higher value area. Some off-site junction improvements are likely required, but costs could be less if delivered with or following development of site 50 or 325.   |  |                                                                                                                                                             |  |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                     |  | Developable (years 11+)                                                                                                                                     |  |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                    |  | Not Assessed                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                 |  | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards. |  |

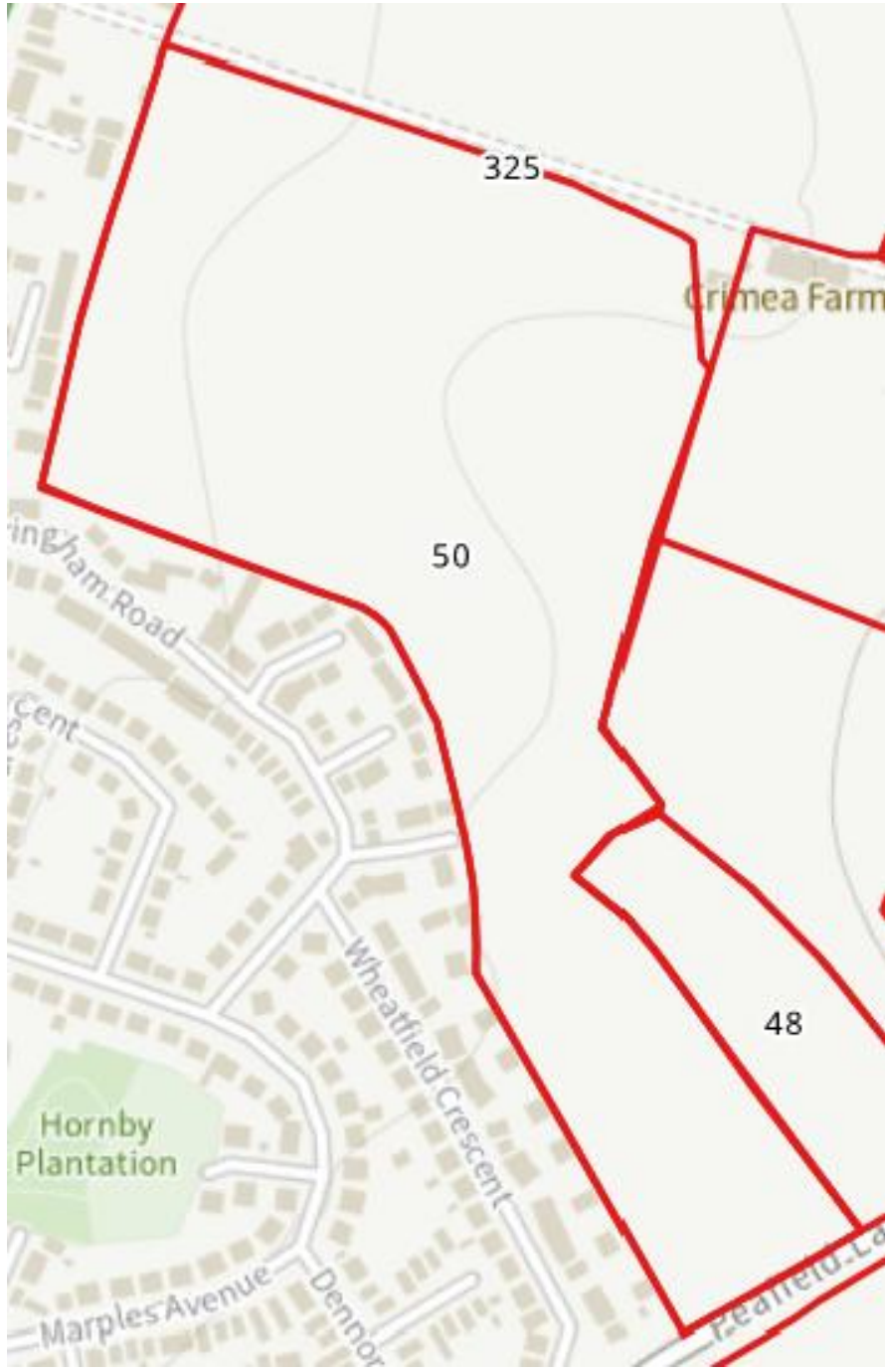
An aerial photograph of a rural area. A large, irregularly shaped greenfield site is outlined with a thick red line. The site is labeled with the number '48' in the center. To the left of the site, there is a residential area with several houses and a road. To the right, a road runs diagonally, and a small building labeled 'Peafield Cottage' is visible. The site is situated between the residential area and the road.



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| <b>HELAA Reference:</b> 49                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                             | <b>Site Name:</b> Land off Mansfield Road (A60)     |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                             | <b>Site Address:</b>                                |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                             | <b>Ward:</b> Market Warsop                          |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                             | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 15.67                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                             |                                                     |
| <b>Net developable Area Housing (Ha):</b> 7.64                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 267                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             | Include<br>Site meets all stage 1 criteria          |
| <b>Availability:</b> Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                             |                                                     |
| <b>Suitability:</b> Potentially Suitable<br><br>The HA are not opposed to the principle of the development, however, raise significant concern regarding key aspects of the proposals in terms of highway safety and severity of impact.<br><br>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.<br><br>The Robin Hood Railway line runs adjacent to the northern boundary of the site - appropriate buffering will be required to account for any potential reopening of the line. |                                                                                                                                                             |                                                     |
| <b>Achievability:</b> Achievable<br><br>A medium greenfield site which has been demonstrated to be deliverable with delivery of likely mitigation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                             |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Developable (years 1-5)                                                                                                                                     |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Not Assessed                                                                                                                                                |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards. |                                                     |



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|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 50                     |                                                                                                                                                                                                                                 | <b>Site Name:</b> Land off Peafield Lane                                                                                                                                                                                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                 | <b>Site Address:</b> Land off Peafield Lane                                                                                                                                                                             |  |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                                                                                                 | <b>Ward:</b> Hornby                                                                                                                                                                                                     |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                                                                 | <b>Planning Status:</b> Live                                                                                                                                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 13.37           |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 8.69 |                                                                                                                                                                                                                                 | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                       |  |
| <b>Site yield (Housing):</b> 330               |                                                                                                                                                                                                                                 | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                 | Include<br>Site meets all stage 1 criteria                                                                                                                                                                              |  |
| <b>Availability:</b>                           |                                                                                                                                                                                                                                 | Available<br><br>The site meets all Stage 2 availability assessment criteria.                                                                                                                                           |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                                 | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability assessment criteria.                                                                                                      |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                                 | Achievable<br><br>A large greenfield site within a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of delivery. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                                                        |                                                                                                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                                    |                                                                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>             | The site is considered to be available, suitable and achievable. A medium site under single ownership with no barriers to development. A planning application has been submitted to the council which has yet to be determined. |                                                                                                                                                                                                                         |  |





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| <b>HELAA Reference:</b> 51                     |  | <b>Site Name:</b> Land off Netherfield Lane                                                                                                                                         |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Netherfield Lane                                                                                                                                               |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Netherfield                                                                                                                                                            |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                        |  |
| <b>Plotted Site Area (Ha):</b> 4.95            |  |                                                                                                                                                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 4.20 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                   |  |
| <b>Site yield (Housing):</b> 147               |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                 |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                          |  |
| <b>Availability:</b>                           |  | Available<br><br>The site meets all Stage 2 availability assessment criteria.                                                                                                       |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                             |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>Greenfield site within a higher value area. No abnormal costs to development have been identified. The site is considered to have good prospect of achievability. |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                                                                                                                             |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                        |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, suitable and achievable. A planning application has been submitted which has yet to be determined.                                          |  |



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| <b>HELAA Reference:</b> 53                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                           | <b>Site Name:</b> Land between Old Mill Lane & New Mill Lane |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                           | <b>Site Address:</b> Old Mill Lane & New Mill Lane           |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                           | <b>Ward:</b> Maun Valley Forest Town                         |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                           | <b>Planning Status:</b> Live                                 |
| <b>Plotted Site Area (Ha):</b> 8.73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                           |                                                              |
| <b>Net developable Area Housing (Ha):</b> 5.56                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                           | <b>Net developable Area Employment (Ha):</b> 0.00            |
| <b>Site yield (Housing):</b> 195                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                           | <b>Site yield (Employment / Commercial) (m2):</b> 0          |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                           | Include<br>Site meets all stage 1 criteria                   |
| <b>Availability:</b> Available<br><br>Confirmation from landowner received through submission of larger site 335.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |                                                              |
| <b>Suitability:</b> Potentially Suitable<br><br>The site has a moderate risk of fluvial flooding (FZ2 and FZ3) associated with the River Maun which runs adjacent to the northern boundary of the site.<br><br>The Maun Woodlands LWS also cross into the north of the site, running along the northern boundary. The Maun Vallery Park LNR is adjacent to the northern boundary. Development would need to avoid and mitigate any adverse impacts on the LWS and LNR.<br><br>Development of the would only be possible if it were brought forward after development of sites 31 or 30 to enable access. |                                                                                                                                                                                                                                                                                                                           |                                                              |
| <b>Achievability:</b> Achievable<br><br>Greenfield site in higher value area; forms part of wider strategic site. The land promoter has confirmed an area of stand off between development and the electricity pylons can be accommodated and the site remaining viable. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a reasonable prospect of achievability.                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                           |                                                              |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Developable (years 6-10)                                                                                                                                                                                                                                                                                                  |                                                              |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Not Assessed                                                                                                                                                                                                                                                                                                              |                                                              |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 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. If |                                                              |



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|  | the site is not delivered individually, it is assumed to come forward from year 6 onwards following completion of sites 30 or 31. |  |
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| <b>HELAA Reference:</b> 58                     | <b>Site Name:</b> Fields Farm, Abbott Road                       |
| <b>HELAA Result:</b> Reasonable Alternative    | <b>Site Address:</b> Abbott Road                                 |
| <b>Land Type:</b> Greenfield                   | <b>Ward:</b> Brick Kiln                                          |
| <b>Proposed use:</b> Housing                   | <b>Planning Status:</b> Permission Granted                       |
| <b>Plotted Site Area (Ha):</b> 7.71            |                                                                  |
| <b>Net developable Area Housing (Ha):</b> 5.78 | <b>Net developable Area Employment (Ha):</b> 0.00                |
| <b>Site yield (Housing):</b> 183               | <b>Site yield (Employment / Commercial) (m2):</b> 0              |
| <b>Stage 1 Site Identification Assessment:</b> | Include<br>Site meets all stage 1 criteria                       |
| <b>Availability:</b>                           | Available<br><br>The site has been granted planning permission.  |
| <b>Suitability:</b>                            | Suitable<br><br>The site has been granted planning permission.   |
| <b>Achievability:</b>                          | Achievable<br><br>The site has been granted planning permission. |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                          |
| <b>Economic Deliverability:</b>                | Not Assessed                                                     |
| <b>Deliverability Explanation:</b>             | The site has been granted planning permission.                   |



|                                                   |                             |                                                                                                                                  |  |
|---------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 59                        |                             | <b>Site Name:</b> Land to the rear of 28 High Oakham Hill                                                                        |  |
| <b>HELAA Result:</b> Reasonable Alternative       |                             | <b>Site Address:</b> High Oakham Hill Mansfield Nottinghamshire NG18 5AH                                                         |  |
| <b>Land Type:</b> Mixed                           |                             | <b>Ward:</b> Oakham                                                                                                              |  |
| <b>Proposed use:</b> Housing                      |                             | <b>Planning Status:</b> Under Construction                                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 2.37               |                             |                                                                                                                                  |  |
| <b>Net developable Area Housing (Ha):</b><br>2.00 |                             | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                |  |
| <b>Site yield (Housing):</b> 58                   |                             | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                              |  |
| <b>Stage 1 Site Identification Assessment:</b>    |                             | Include<br>Site meets all stage 1 criteria                                                                                       |  |
| <b>Availability:</b>                              | Available                   |                                                                                                                                  |  |
|                                                   | Site is under construction. |                                                                                                                                  |  |
| <b>Suitability:</b>                               | Suitable                    |                                                                                                                                  |  |
|                                                   | Site is under construction. |                                                                                                                                  |  |
| <b>Achievability:</b>                             | Achievable                  |                                                                                                                                  |  |
|                                                   | Site is under construction  |                                                                                                                                  |  |
| <b>Housing Deliverability:</b>                    |                             | Deliverable (years 1-5)                                                                                                          |  |
| <b>Economic Deliverability:</b>                   |                             | Not Assessed                                                                                                                     |  |
| <b>Deliverability Explanation:</b>                |                             | The site is under construction. First completions were delivered in 2019/20. The site is anticipated to be completed in 2026/27. |  |

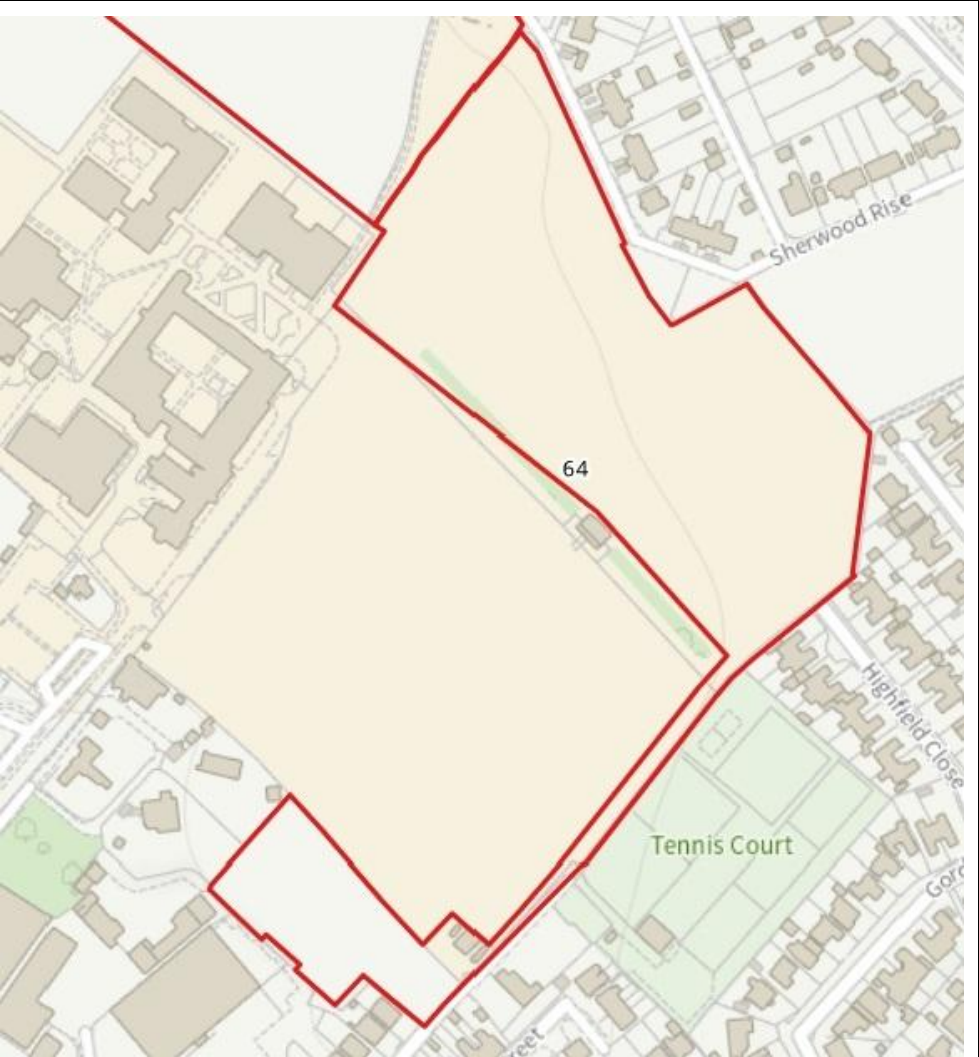


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|------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 62                     |              | <b>Site Name:</b> Land at Southwell Road East                                                                                                                                                                                                                                  |  |
| <b>HELAA Result:</b> Discounted at stage 2     |              | <b>Site Address:</b> 125 - 145 Southwell Road East                                                                                                                                                                                                                             |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Southwell                                                                                                                                                                                                                                                         |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                   |  |
| <b>Plotted Site Area (Ha):</b> 0.94            |              |                                                                                                                                                                                                                                                                                |  |
| <b>Net developable Area Housing (Ha):</b> 0.80 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                              |  |
| <b>Site yield (Housing):</b> 28                |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                            |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                     |  |
| <b>Availability:</b>                           |              | Potentially Available<br><br>No recent confirmation of availability received from the landowner.                                                                                                                                                                               |  |
| <b>Suitability:</b>                            |              | Not Suitable<br><br>The existing single lane access between two existing properties would not be suitable.<br><br>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. |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                                                       |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                                                                                                                                                                                                                                                |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                                                                                                                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                                                                                                                                                                                                                                                |  |



|                                                |                                                                                                                                                                                                                                           |                                                                                                                                                                                           |  |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 63                     |                                                                                                                                                                                                                                           | <b>Site Name:</b> Land at Oakfield Lane                                                                                                                                                   |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                           | <b>Site Address:</b> Oakfield Lane                                                                                                                                                        |  |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                                                                                                           | <b>Ward:</b> Market Warsop                                                                                                                                                                |  |
| <b>Proposed use:</b> Economic - industrial     |                                                                                                                                                                                                                                           | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                        |  |
| <b>Plotted Site Area (Ha):</b> 1.09            |                                                                                                                                                                                                                                           |                                                                                                                                                                                           |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                                                                                                                                                                                           | <b>Net developable Area Employment (Ha):</b> 0.65                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 0                 |                                                                                                                                                                                                                                           | <b>Site yield (Employment / Commercial) (m2):</b> 4360                                                                                                                                    |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                           | Include<br>Site meets all stage 1 criteria                                                                                                                                                |  |
| <b>Availability:</b>                           |                                                                                                                                                                                                                                           | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                          |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                                           | Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                                           | Achievable<br><br>The location may suit starter or lower value economic uses. It is considered that development for employment uses has a moderate prospect of delivery.                  |  |
| <b>Housing Deliverability:</b>                 | Not Assessed                                                                                                                                                                                                                              |                                                                                                                                                                                           |  |
| <b>Economic Deliverability:</b>                | Developable (years 11+)                                                                                                                                                                                                                   |                                                                                                                                                                                           |  |
| <b>Deliverability Explanation:</b>             | The site is concluded to be available, suitable and achievable. An allocation in the adopted Local Plan, in conjunction with site 43, but is a lower value greenfield location which is assumed to be delivered later in the plan period. |                                                                                                                                                                                           |  |

|                                                                                                                                                                                                                                                    |  |                                                                                                                                                                 |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 64                                                                                                                                                                                                                         |  | <b>Site Name:</b> Pheasant Hill and Highfield Close                                                                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                        |  | <b>Site Address:</b> Highfield Close                                                                                                                            |  |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                       |  | <b>Ward:</b> Sherwood                                                                                                                                           |  |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                       |  | <b>Planning Status:</b> Live                                                                                                                                    |  |
| <b>Plotted Site Area (Ha):</b> 3.31                                                                                                                                                                                                                |  |                                                                                                                                                                 |  |
| <b>Net developable Area Housing (Ha):</b> 2.81                                                                                                                                                                                                     |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                               |  |
| <b>Site yield (Housing):</b> 98                                                                                                                                                                                                                    |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                             |  |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                     |  | Include<br>Site meets all stage 1 criteria                                                                                                                      |  |
| <b>Availability:</b> Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                              |  |                                                                                                                                                                 |  |
| <b>Suitability:</b> Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                        |  |                                                                                                                                                                 |  |
| <b>Achievability:</b> Potentially Achievable<br><br>A greenfield site in a medium value area. Access costs may impact viability. No abnormal costs have been identified and the site is considered as having a moderate prospect of achievability. |  |                                                                                                                                                                 |  |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                     |  | Developable (years 11+)                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                    |  | Not Assessed                                                                                                                                                    |  |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                 |  | The site is considered to be available, suitable and potentially achievable. The site promoter has stated it is not yet known when the site could come forward. |  |



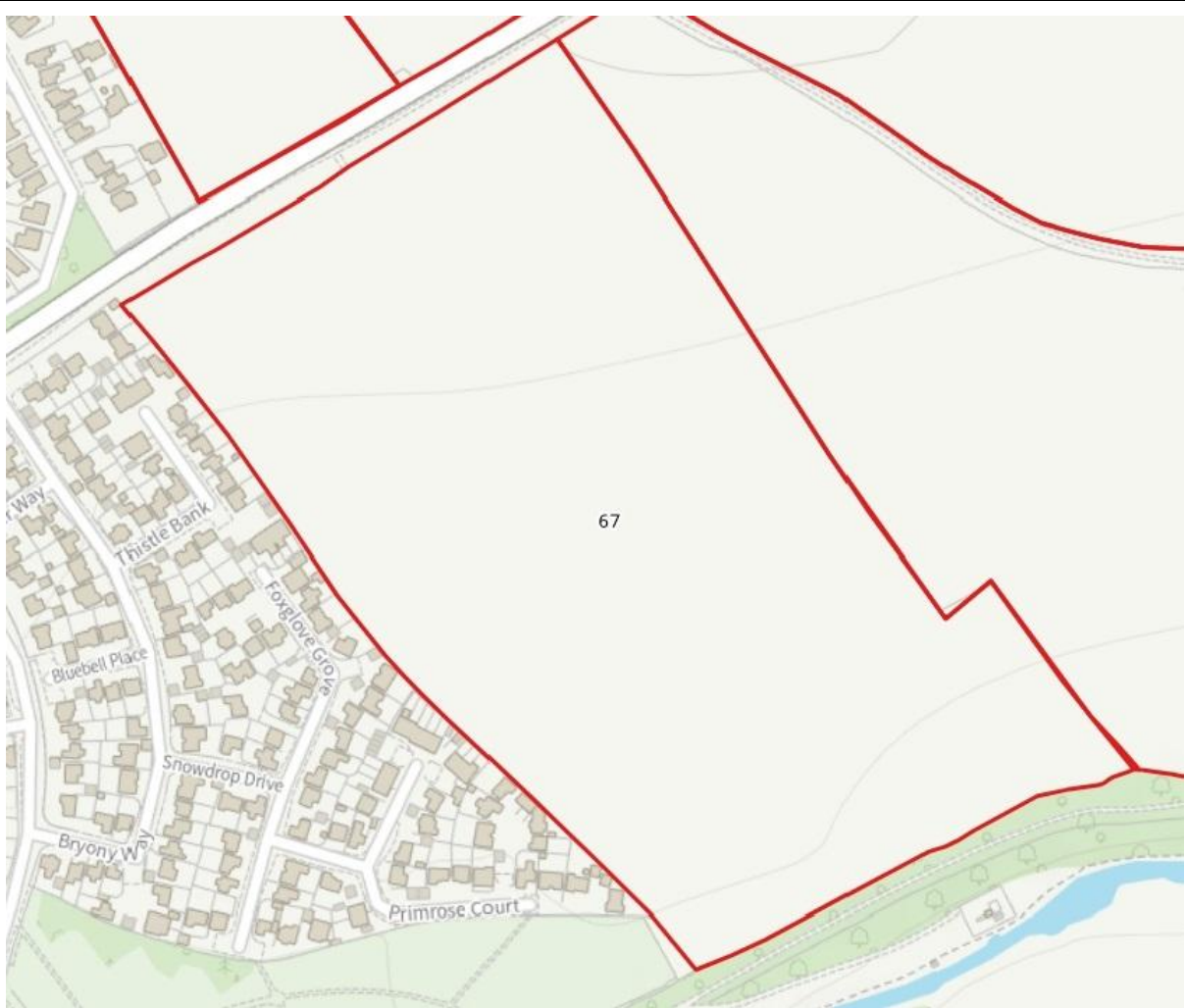
|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 65                            | <b>Site Name:</b> Former Blake Crescent Allotments                                                                                                                                                                                                                                                                                                                                                             |
| <b>HELAA Result:</b> Reasonable Alternative           | <b>Site Address:</b> Alock Avenue                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Land Type:</b> Greenfield                          | <b>Ward:</b> Carr Bank                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Proposed use:</b> Housing, residential institution | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Plotted Site Area (Ha):</b> 0.42                   |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Net developable Area Housing (Ha):</b> 0.42        | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                              |
| <b>Site yield (Housing):</b> 15                       | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                            |
| <b>Stage 1 Site Identification Assessment:</b>        | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Availability:</b>                                  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                               |
| <b>Suitability:</b>                                   | Potentially Suitable<br><br>Potential access from Ravensdale Road / Alcock Avenue which will need to be widened. The gradient of the point of access could be an issue, and internal issues regarding widths of the access roads could also be an issue, including for construction traffic and refuse vehicles. The site is considered suitable when assessed against all other stage 2 suitability criteria. |
| <b>Achievability:</b>                                 | Achievable<br><br>A greenfield site to the rear of existing properties in a lower value area. No abnormal costs have been identified.                                                                                                                                                                                                                                                                          |
| <b>Housing Deliverability:</b>                        | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Economic Deliverability:</b>                       | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Deliverability Explanation:</b>                    | The site is available, achievable and potentially suitable. A small site identified for a residential institution / assisted living.                                                                                                                                                                                                                                                                           |



|                                         |  |                                                                                                                                                                                                                                                                                                           |  |
|-----------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 66                     |  | Site Name: Harrop White Road Allotments                                                                                                                                                                                                                                                                   |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Harrop White Road                                                                                                                                                                                                                                                                           |  |
| Land Type: Greenfield                   |  | Ward: Broomhill                                                                                                                                                                                                                                                                                           |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                                                                                                                                                     |  |
| Plotted Site Area (Ha): 0.28            |  |                                                                                                                                                                                                                                                                                                           |  |
| Net developable Area Housing (Ha): 0.28 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                                                |  |
| Site yield (Housing): 10                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                                              |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                          |  |
| Suitability:                            |  | Potentially Suitable<br><br>Check access with NCC Highways.<br><br>Check availability of allotments.                                                                                                                                                                                                      |  |
| Achievability:                          |  | Potentially Achievable<br><br>A former allotment, greenfield site in a medium value area.<br><br>Access via Danvers Drive, however a small section of 3rd party land is required which is a risk to achieveability and needs to be explored further.<br><br>Based on a reasonable expectations on profit, |  |
| Housing Deliverability:                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                  |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                                                                                                                                              |  |
| Deliverability Explanation:             |  | The site is potentially achievable, potentially suitable and available. A small greenfield site without planning permission, but could be delivered over a short time period.                                                                                                                             |  |



|                                                   |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                           |  |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 67                        |                                                                                                                                                                                                                                                                     | <b>Site Name:</b> Land at Peafield Lane                                                                                                                                                                                   |  |
| <b>HELAA Result:</b> Reasonable Alternative       |                                                                                                                                                                                                                                                                     | <b>Site Address:</b> Peafield Lane                                                                                                                                                                                        |  |
| <b>Land Type:</b> Greenfield                      |                                                                                                                                                                                                                                                                     | <b>Ward:</b> Hornby                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                      |                                                                                                                                                                                                                                                                     | <b>Planning Status:</b> Undetermined Planning Application                                                                                                                                                                 |  |
| <b>Plotted Site Area (Ha):</b> 11.15              |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                           |  |
| <b>Net developable Area Housing (Ha):</b><br>7.25 |                                                                                                                                                                                                                                                                     | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 254                  |                                                                                                                                                                                                                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                       |  |
| <b>Stage 1 Site Identification Assessment:</b>    |                                                                                                                                                                                                                                                                     | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                |  |
| <b>Availability:</b>                              | Available                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                           |  |
|                                                   | A planning application has been submitted and confirmation has been received the site is available.                                                                                                                                                                 |                                                                                                                                                                                                                           |  |
| <b>Suitability:</b>                               | Suitable                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                           |  |
|                                                   | Planning application demonstrate access constraints can potentially be overcome.<br>The site is considered suitable when assessed against all other stage 2 suitability criteria.                                                                                   |                                                                                                                                                                                                                           |  |
| <b>Achievability:</b>                             | 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.<br><br>Most significant costs li |                                                                                                                                                                                                                           |  |
| <b>Housing Deliverability:</b>                    |                                                                                                                                                                                                                                                                     | Developable (years 6-10)                                                                                                                                                                                                  |  |
| <b>Economic Deliverability:</b>                   |                                                                                                                                                                                                                                                                     | Not Assessed                                                                                                                                                                                                              |  |
| <b>Deliverability Explanation:</b>                |                                                                                                                                                                                                                                                                     | 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. |  |



|                                                |  |                                                                     |  |
|------------------------------------------------|--|---------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 68                     |  | <b>Site Name:</b> Kirkland Avenue Industrial Park                   |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Kirkland Avenue                                |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Bancroft                                               |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Expired planning permission                 |  |
| <b>Plotted Site Area (Ha):</b> 0.7             |  |                                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.60 |  | <b>Net developable Area Employment (Ha):</b> 0.00                   |  |
| <b>Site yield (Housing):</b> 21                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                 |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                          |  |
| <b>Availability:</b>                           |  | Available<br><br>The site has been granted planning permission.     |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site has been granted planning permission.      |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site has been granted planning permission.    |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                             |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                        |  |
| <b>Deliverability Explanation:</b>             |  | A small greenfield site which has been granted planning permission. |  |

|                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                   |                                                           |
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| <b>HELAA Reference:</b> 69                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                   | <b>Site Name:</b> Gregory Quarry                          |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                   | <b>Site Address:</b> Gregory Quarry, Nottingham Road      |
| <b>Land Type:</b> Brownfield                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                   | <b>Ward:</b> Oakham                                       |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                   | <b>Planning Status:</b> Undetermined Planning Application |
| <b>Plotted Site Area (Ha):</b> 3.8                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                           |
| <b>Net developable Area Housing (Ha):</b><br>2.10                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                   | <b>Net developable Area Employment (Ha):</b> 0.00         |
| <b>Site yield (Housing):</b> 64                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                   | <b>Site yield (Employment / Commercial) (m2):</b> 0       |
| <b>Stage 1 Site Identification Assessment:</b> <div> <div>Include</div> <div>Site meets all stage 1 criteria</div> </div>                                                                                                                                                                                                         |                                                                                                                                                                                                   |                                                           |
| <b>Availability:</b> <div> <div>Available</div> <div>A planning application has been submitted and confirmation has been received the site is available.</div> </div>                                                                                                                                                             |                                                                                                                                                                                                   |                                                           |
| <b>Suitability:</b> <div> <div>Suitable</div> <div>The site is considered suitable when assessed against all other stage 2 suitability criteria.</div> </div>                                                                                                                                                                     |                                                                                                                                                                                                   |                                                           |
| <b>Achievability:</b> <div> <div>Achievable</div> <div>A greenfield site within the Mansfield urban area located within a reasonable walking distance to a range of services and facilities within a medium value sales area. Based on a reasonable expectations on profit, land value and policy requirements, site</div> </div> |                                                                                                                                                                                                   |                                                           |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                    | Deliverable (years 1-5)                                                                                                                                                                           |                                                           |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                   | Not Assessed                                                                                                                                                                                      |                                                           |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                | The site is 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. |                                                           |



|                                         |  |                                                                                                                                  |  |
|-----------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 70                     |  | Site Name: Land at High Oakham House                                                                                             |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: High Oakham Drive                                                                                                  |  |
| Land Type: Mixed                        |  | Ward: Lindhurst                                                                                                                  |  |
| Proposed use: Housing                   |  | Planning Status: Under Construction                                                                                              |  |
| Plotted Site Area (Ha): 9.23            |  |                                                                                                                                  |  |
| Net developable Area Housing (Ha): 0.00 |  | Net developable Area Employment (Ha): 0.00                                                                                       |  |
| Site yield (Housing): 28                |  | Site yield (Employment / Commercial) (m2): 0                                                                                     |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                       |  |
| Availability:                           |  | Available<br>Site is under construction.                                                                                         |  |
| Suitability:                            |  | Suitable<br>Site is under construction.                                                                                          |  |
| Achievability:                          |  | Achievable<br>Site is under construction.                                                                                        |  |
| Housing Deliverability:                 |  | Deliverable (years 1-5)                                                                                                          |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                     |  |
| Deliverability Explanation:             |  | The site is under construction. First completions were delivered in 2023/24. The site is anticipated to be completed by 2027/28. |  |



|                                                |  |                                                                                                                                                                                                                                                                                          |  |
|------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 72                     |  | <b>Site Name:</b> Land at Clipstone Road West                                                                                                                                                                                                                                            |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> East of A6117 & South of B6030, Clipstone Road West                                                                                                                                                                                                                 |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Kingsway Forest Town                                                                                                                                                                                                                                                        |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                             |  |
| <b>Plotted Site Area (Ha):</b> 1.26            |  |                                                                                                                                                                                                                                                                                          |  |
| <b>Net developable Area Housing (Ha):</b> 1.10 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                        |  |
| <b>Site yield (Housing):</b> 37                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                      |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                               |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>Check availability - previous HELAA stated pitches still required.                                                                                                                                                                                          |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>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.                                                                          |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                 |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                             |  |
| <b>Deliverability Explanation:</b>             |  | 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.                                                                                                       |  |



|                                                                                           |                                                                              |                                                              |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>HELAA Reference:</b> 73                                                                |                                                                              | <b>Site Name:</b> Three Thorn Hollow Farm                    |
| <b>HELAA Result:</b> Reasonable Alternative                                               |                                                                              | <b>Site Address:</b> Three Thorn Hollow Farm, Blidworth Lane |
| <b>Land Type:</b> Greenfield                                                              |                                                                              | <b>Ward:</b> Southwell                                       |
| <b>Proposed use:</b> Housing                                                              |                                                                              | <b>Planning Status:</b> Under Construction                   |
| <b>Plotted Site Area (Ha):</b> 10.58                                                      |                                                                              |                                                              |
| <b>Net developable Area Housing (Ha):</b>                                                 |                                                                              | <b>Net developable Area Employment (Ha):</b>                 |
| <b>Site yield (Housing):</b> 190                                                          |                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0          |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria |                                                                              |                                                              |
| <b>Availability:</b> Available<br><br>Site is under construction.                         |                                                                              |                                                              |
| <b>Suitability:</b> Suitable<br><br>Site is under construction.                           |                                                                              |                                                              |
| <b>Achievability:</b> Achievable<br><br>Site is under construction.                       |                                                                              |                                                              |
| <b>Housing Deliverability:</b>                                                            | Deliverable (years 1-5)                                                      |                                                              |
| <b>Economic Deliverability:</b>                                                           | Not Assessed                                                                 |                                                              |
| <b>Deliverability Explanation:</b>                                                        | The site is under construction. First completions were delivered in 2023/24. |                                                              |



|                                         |                                                |                                                                                               |  |
|-----------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------|--|
| HELAA Reference: 75                     |                                                | Site Name: Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club |  |
| HELAA Result: Reasonable Alternative    |                                                | Site Address: Botany Avenue                                                                   |  |
| Land Type: Brownfield                   |                                                | Ward: Bancroft                                                                                |  |
| Proposed use: Housing                   |                                                | Planning Status: Permission Granted                                                           |  |
| Plotted Site Area (Ha): 0.97            |                                                |                                                                                               |  |
| Net developable Area Housing (Ha): 0.82 |                                                | Net developable Area Employment (Ha): 0.00                                                    |  |
| Site yield (Housing): 29                |                                                | Site yield (Employment / Commercial) (m2): 0                                                  |  |
| Stage 1 Site Identification Assessment: |                                                | Include<br>Site meets all stage 1 criteria                                                    |  |
| Availability:                           |                                                | Available<br><br>The site has been granted planning permission.                               |  |
| Suitability:                            |                                                | Suitable<br><br>The site has been granted planning permission.                                |  |
| Achievability:                          |                                                | Achievable<br><br>The site has been granted planning permission.                              |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                        |                                                                                               |  |
| Economic Deliverability:                | Not Assessed                                   |                                                                                               |  |
| Deliverability Explanation:             | The site has been granted planning permission. |                                                                                               |  |



|                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |  |
|-------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 76                      |  | <b>Site Name:</b> Land off Jubilee Way                                                                                                                                                                                                                                                                                                                                           |  |
| <b>HELAA Result:</b> Reasonable Alternative     |  | <b>Site Address:</b> Land East of Jubilee Way North                                                                                                                                                                                                                                                                                                                              |  |
| <b>Land Type:</b> Greenfield                    |  | <b>Ward:</b> Oak Tree                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Proposed use:</b> Mixed use                  |  | <b>Planning Status:</b> Undetermined Planning Application                                                                                                                                                                                                                                                                                                                        |  |
| <b>Plotted Site Area (Ha):</b> 46.83            |  |                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 25.80 |  | <b>Net developable Area Employment (Ha):</b> 1.60                                                                                                                                                                                                                                                                                                                                |  |
| <b>Site yield (Housing):</b> 800                |  | <b>Site yield (Employment / Commercial) (m2):</b> 16000                                                                                                                                                                                                                                                                                                                          |  |
| <b>Stage 1 Site Identification Assessment:</b>  |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Availability:</b>                            |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                 |  |
| <b>Suitability:</b>                             |  | Suitable<br><br>The site is a strategic allocation in the adopted Local Plan and has been demonstrated to be suitable. Appropriate mitigation and buffering will be required to mitigate against potential impacts in the adjacent LWS.                                                                                                                                          |  |
| <b>Achievability:</b>                           |  | Achievable<br><br>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 reasonable expectations of profit, land value and the site is an allocation in the adopted Local Plan, the site is considered to be achievable. |  |
| <b>Housing Deliverability:</b>                  |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>              |  | A strategic allocation in the adopted Local Plan 2013-2033. First completions on the site are anticipated in 2032/2033.                                                                                                                                                                                                                                                          |  |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>HELAA Reference:</b> 78                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             | <b>Site Name:</b> Land off Bosworth Street          |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             | <b>Site Address:</b> Bosworth Street                |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             | <b>Ward:</b> Wainwright                             |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 0.33                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                             |                                                     |
| <b>Net developable Area Housing (Ha):</b> 0.33                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 12                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b> <div> <div>Include</div> <div>Site meets all stage 1 criteria</div> </div>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                             |                                                     |
| <b>Availability:</b> <div> <div>Potentially Available</div> <div>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.</div> </div>                                                                                                                                                                                                                              |                                                                                                                                                             |                                                     |
| <b>Suitability:</b> <div> <div>Potentially Suitable</div> <div>The access is limited in width and could only be provided as in-an-out option subject to tracking, however, the proposed 12 units may be overly-optimistic for the existing access arrangements unless one of the accesses could be widened by demolishing a dwelling on land running along one of the accesses. The access would still have to comply with design details in current HDG.</div> </div> |                                                                                                                                                             |                                                     |
| <b>Achievability:</b> <div> <div>Potentially Achievable</div> <div>Potential cost associated with the purchase of the adjoining site to the west to make the site deliverable.</div> </div>                                                                                                                                                                                                                                                                            |                                                                                                                                                             |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | Developable (years 11+)                                                                                                                                     |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        | Not Assessed                                                                                                                                                |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards. |                                                     |



|                                         |                                                                              |                                              |  |
|-----------------------------------------|------------------------------------------------------------------------------|----------------------------------------------|--|
| HELAA Reference: 80                     |                                                                              | Site Name: Land North of Skegby Lane         |  |
| HELAA Result: Reasonable Alternative    |                                                                              | Site Address: Skegby Lane                    |  |
| Land Type: Greenfield                   |                                                                              | Ward: Brick Kiln                             |  |
| Proposed use: Housing                   |                                                                              | Planning Status: Under Construction          |  |
| Plotted Site Area (Ha): 7.55            |                                                                              |                                              |  |
| Net developable Area Housing (Ha): 0.00 |                                                                              | Net developable Area Employment (Ha): 0.00   |  |
| Site yield (Housing): 150               |                                                                              | Site yield (Employment / Commercial) (m2): 0 |  |
| Stage 1 Site Identification Assessment: |                                                                              | Include<br>Site meets all stage 1 criteria   |  |
| Availability:                           |                                                                              | Available<br><br>Site is under construction. |  |
| Suitability:                            |                                                                              | Suitable<br><br>Site is under construction   |  |
| Achievability:                          |                                                                              | Achievable<br><br>Site is under construction |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                      |                                              |  |
| Economic Deliverability:                | Not Assessed                                                                 |                                              |  |
| Deliverability Explanation:             | The site is under construction. First completions were delivered in 2023/24. |                                              |  |

|                                          |                                                                              |                                                   |  |
|------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------|--|
| HELAA Reference: 81                      |                                                                              | Site Name: Penniment Farm                         |  |
| HELAA Result: Reasonable Alternative     |                                                                              | Site Address: Land at Penniment Farm, Abbott Road |  |
| Land Type: Greenfield                    |                                                                              | Ward: Pleasley                                    |  |
| Proposed use: Housing                    |                                                                              | Planning Status: Under Construction               |  |
| Plotted Site Area (Ha): 21.47            |                                                                              |                                                   |  |
| Net developable Area Housing (Ha): 16.05 |                                                                              | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 400                |                                                                              | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment:  |                                                                              | Include<br>Site meets all stage 1 criteria        |  |
| Availability:                            |                                                                              | Available<br><br>Site is under construction.      |  |
| Suitability:                             |                                                                              | Suitable<br><br>Site is under construction        |  |
| Achievability:                           |                                                                              | Achievable<br><br>Site is under construction      |  |
| Housing Deliverability:                  | Deliverable (years 1-5)                                                      |                                                   |  |
| Economic Deliverability:                 | Not Assessed                                                                 |                                                   |  |
| Deliverability Explanation:              | The site is under construction. First completions were delivered in 2023/24. |                                                   |  |

A map showing the location of Penniment Farm. The site is outlined in red and is a greenfield area. It is situated next to a green field labeled 'A617'. To the east of the site are residential streets: Water Lane, Avalon Road, Morgana Road, Lancelot Way, and Abbott Lea. A road labeled 'Penniment Lane' runs along the southern boundary of the site. The number '81' is visible on the map, likely corresponding to the HELAA Reference number.

|                                         |                                            |                                                              |  |
|-----------------------------------------|--------------------------------------------|--------------------------------------------------------------|--|
| HELAA Reference: 82                     |                                            | Site Name: Penniment Farm (employment)                       |  |
| HELAA Result: Reasonable Alternative    |                                            | Site Address: Land South of Penniment Farm, Abbott Road      |  |
| Land Type: Greenfield                   |                                            | Ward: Pleasley                                               |  |
| Proposed use: Economic - mixed          |                                            | Planning Status: Permission Granted                          |  |
| Plotted Site Area (Ha): 12.7            |                                            |                                                              |  |
| Net developable Area Housing (Ha): 0.00 |                                            | Net developable Area Employment (Ha): 0.00                   |  |
| Site yield (Housing): 0                 |                                            | Site yield (Employment / Commercial) (m2): 39384             |  |
| Stage 1 Site Identification Assessment: |                                            | Include<br>Site has been granted planning permission         |  |
| Availability:                           |                                            | Available<br><br>Site has been granted planning permission.  |  |
| Suitability:                            |                                            | Suitable<br><br>Site has been granted planning permission.   |  |
| Achievability:                          |                                            | Achievable<br><br>Site has been granted planning permission. |  |
| Housing Deliverability:                 | Not Assessed                               |                                                              |  |
| Economic Deliverability:                | Deliverable (years 1-5)                    |                                                              |  |
| Deliverability Explanation:             | Site has been granted planning permission. |                                                              |  |



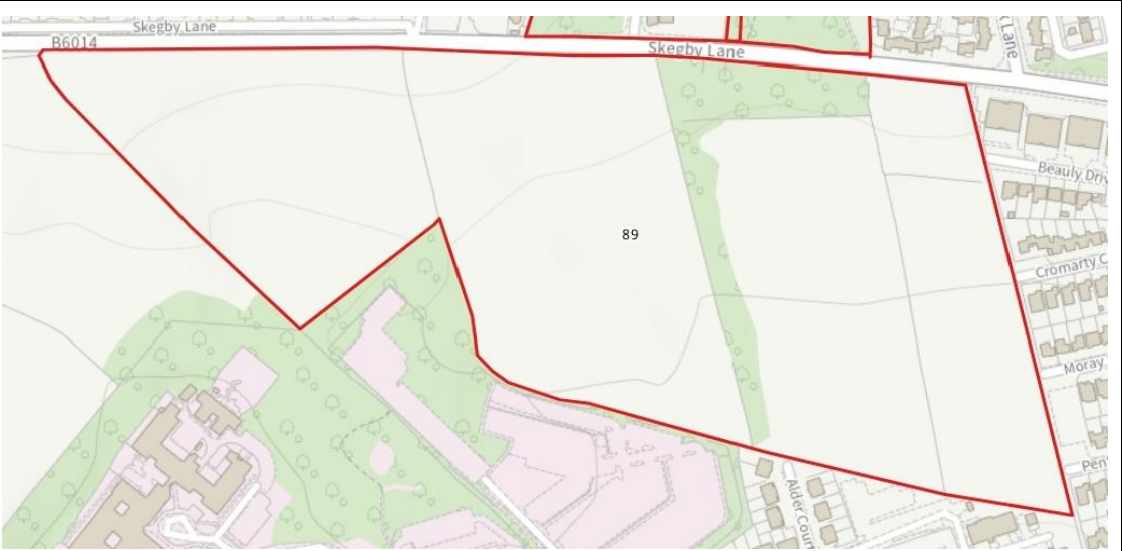
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| <b>HELAA Reference:</b> 83                     |  | <b>Site Name:</b> Grove Street Car Park                                                                                                                                                                                                                                               |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Land at Grove Street                                                                                                                                                                                                                                             |  |
| <b>Land Type:</b> Central                      |  | <b>Ward:</b> Portland                                                                                                                                                                                                                                                                 |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                          |  |
| <b>Plotted Site Area (Ha):</b> 0.29            |  |                                                                                                                                                                                                                                                                                       |  |
| <b>Net developable Area Housing (Ha):</b> 0.29 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                     |  |
| <b>Site yield (Housing):</b> 10                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                   |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                            |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>The site is within a wider area safeguarded for employment use. It has yet to be determined whether the site is available for housing.                                                                                                                   |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>The site is partially within a Conservation Area and close to a number of listed buildings. Sensitive design of development would be required.<br><br>Site can only be considered suitable if it is demonstrated the car park is surplus to requirements. |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>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.                                                    |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 11+)                                                                                                                                                                                                                                                               |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                          |  |
| <b>Deliverability Explanation:</b>             |  | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered developable from year 11 onwards.                                                                                                                                 |  |



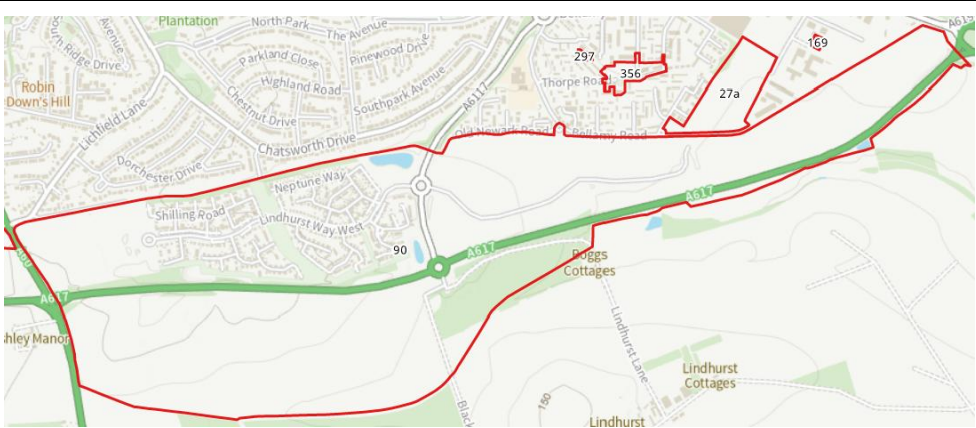


|                                         |                                                |                                                                  |  |
|-----------------------------------------|------------------------------------------------|------------------------------------------------------------------|--|
| HELAA Reference: 87                     |                                                | Site Name: Welbeck Farm                                          |  |
| HELAA Result: Reasonable Alternative    |                                                | Site Address: Netherfield Lane                                   |  |
| Land Type: Greenfield                   |                                                | Ward: Netherfield                                                |  |
| Proposed use: Housing                   |                                                | Planning Status: Permission Granted                              |  |
| Plotted Site Area (Ha): 0.8             |                                                |                                                                  |  |
| Net developable Area Housing (Ha): 0.68 |                                                | Net developable Area Employment (Ha): 0.00                       |  |
| Site yield (Housing): 18                |                                                | Site yield (Employment / Commercial) (m2): 0                     |  |
| Stage 1 Site Identification Assessment: |                                                | Include<br>Site meets all stage 1 criteria                       |  |
| Availability:                           |                                                | Available<br><br>The site has been granted planning permission.  |  |
| Suitability:                            |                                                | Suitable<br><br>The site has been granted planning permission.   |  |
| Achievability:                          |                                                | Achievable<br><br>The site has been granted planning permission. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                        |                                                                  |  |
| Economic Deliverability:                | Not Assessed                                   |                                                                  |  |
| Deliverability Explanation:             | The site has been granted planning permission. |                                                                  |  |

|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>HELAA Reference:</b> 89                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              | <b>Site Name:</b> Land off Skegby Lane              |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              | <b>Site Address:</b> Land South of Skegby Lane      |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                              | <b>Ward:</b> Grange Farm                            |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                              | <b>Planning Status:</b> Local Plan Site Allocation  |
| <b>Plotted Site Area (Ha):</b> 12.55                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                     |
| <b>Net developable Area Housing (Ha):</b> 6.24                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 218                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                              |                                                     |
| <b>Availability:</b> Available<br><br>Site meets all of the stage 2 availability criteria.                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |                                                     |
| <b>Suitability:</b> Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |                                                     |
| <b>Achievability:</b> Potentially Achievable<br><br>Greenfield site within a medium value area. Potential ecological value may result in high value BNG which could impact on the viability of the site. The site does however form part of a cross-boundary larger site adjoining the parcels of land to the west within Ashfield district. |                                                                                                                                                                                                                                              |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                               | Developable (years 6-10)                                                                                                                                                                                                                     |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                              | Not Assessed                                                                                                                                                                                                                                 |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                           | The site is considered to be available, suitable and potentially 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. |                                                     |



|                                         |  |                                                                                                                                                                                                                                                                                                 |  |
|-----------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 90                     |  | Site Name: Land at Berry Hill (Lindhurst)                                                                                                                                                                                                                                                       |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Land adjacent the MARR between Nottingham Road and Southwell Road West                                                                                                                                                                                                            |  |
| Land Type: Greenfield                   |  | Ward: Lindhurst                                                                                                                                                                                                                                                                                 |  |
| Proposed use: Mixed use                 |  | Planning Status: Phase 1 completed / Phase 2 under construction / Outline planning permission (Phase 2) / Phases 3-6 do not have planning permission                                                                                                                                            |  |
| Plotted Site Area (Ha): 145.15          |  |                                                                                                                                                                                                                                                                                                 |  |
| Net developable Area Housing (Ha): 0.00 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                                      |  |
| Site yield (Housing): 1700              |  | Site yield (Employment / Commercial) (m2): 180000                                                                                                                                                                                                                                               |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                      |  |
| Availability:                           |  | Available<br>Site is under construction.                                                                                                                                                                                                                                                        |  |
| Suitability:                            |  | Suitable<br>Site is under construction.                                                                                                                                                                                                                                                         |  |
| Achievability:                          |  | Achievable<br>Site is under construction.                                                                                                                                                                                                                                                       |  |
| Housing Deliverability:                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                        |  |
| Economic Deliverability:                |  | Developable (years 6-10)                                                                                                                                                                                                                                                                        |  |
| Deliverability Explanation:             |  | 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 planning permission with first completions anticipated in 2026/2027. Phases 3-6 do not have planning permission. |  |



|                                                                                                                                                                 |                                                                                                                         |                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 91                                                                                                                                      |                                                                                                                         | <b>Site Name:</b> Strip of land off Cauldwell Road (opposite the College) |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                     |                                                                                                                         | <b>Site Address:</b> Cauldwell Road                                       |
| <b>Land Type:</b> Greenfield                                                                                                                                    |                                                                                                                         | <b>Ward:</b> Lindhurst                                                    |
| <b>Proposed use:</b> Housing                                                                                                                                    |                                                                                                                         | <b>Planning Status:</b> Live                                              |
| <b>Plotted Site Area (Ha):</b> 1.3                                                                                                                              |                                                                                                                         |                                                                           |
| <b>Net developable Area Housing (Ha):</b> 1.10                                                                                                                  |                                                                                                                         | <b>Net developable Area Employment (Ha):</b> 0.00                         |
| <b>Site yield (Housing):</b> 39                                                                                                                                 |                                                                                                                         | <b>Site yield (Employment / Commercial) (m2):</b> 0                       |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria                                                                       |                                                                                                                         |                                                                           |
| <b>Availability:</b> Available<br><br>The site has been granted planning permission                                                                             |                                                                                                                         |                                                                           |
| <b>Suitability:</b> Suitable<br><br>The site is part of a larger allocation in the Ashfield District Local Plan which has been granted planning permission.     |                                                                                                                         |                                                                           |
| <b>Achievability:</b> Achievable<br><br>The site is part of a larger allocation in the Ashfield District Local Plan which has been granted planning permission. |                                                                                                                         |                                                                           |
| <b>Housing Deliverability:</b>                                                                                                                                  | Developable (years 6-10)                                                                                                |                                                                           |
| <b>Economic Deliverability:</b>                                                                                                                                 | Not Assessed                                                                                                            |                                                                           |
| <b>Deliverability Explanation:</b>                                                                                                                              | The site is part of a larger allocation in the Ashfield District Local Plan which has been granted planning permission. |                                                                           |



|                                                |  |                                                                                                                                                                                                                                 |  |
|------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 94                     |  | <b>Site Name:</b> Bath Mill                                                                                                                                                                                                     |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Bath Lane                                                                                                                                                                                                  |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Carr Bank                                                                                                                                                                                                          |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Expired planning permission                                                                                                                                                                             |  |
| <b>Plotted Site Area (Ha):</b> 0.69            |  |                                                                                                                                                                                                                                 |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                               |  |
| <b>Site yield (Housing):</b> 18                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                             |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                      |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>No further confirmation has been received from the landowner the site is available following the lapse in planning permission.                                                                     |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>The site was granted planning permission which has now lapsed.                                                                                                                                      |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>Potentially significant heritage and ecological constraints on the site which would require sensitive design and remediation of the former Bath Mill which could potentially impact on viability. |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 11+)                                                                                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                    |  |
| <b>Deliverability Explanation:</b>             |  | The site was granted planning permission which has now lapsed. No confirmation has been received the site is available.                                                                                                         |  |



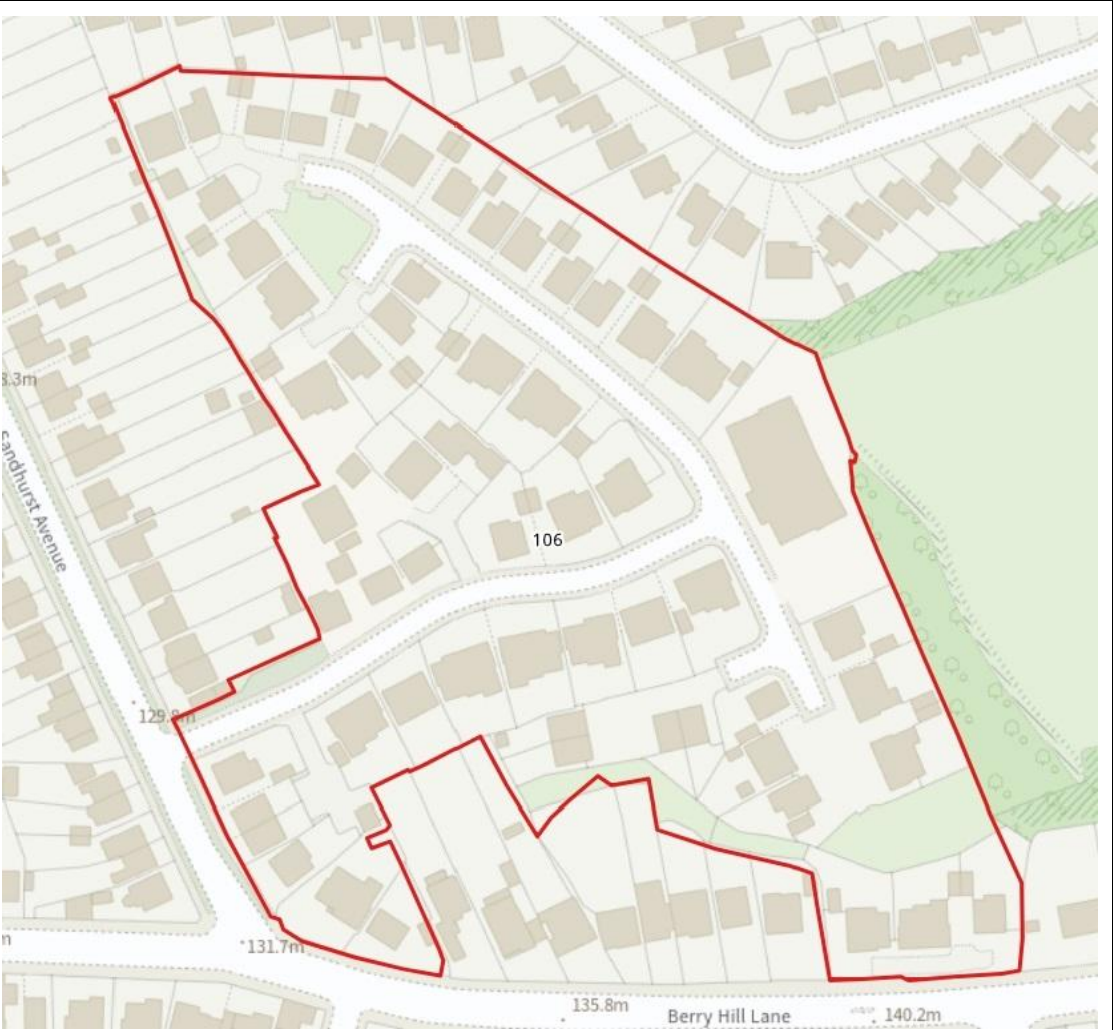
|                                         |              |                                                |  |
|-----------------------------------------|--------------|------------------------------------------------|--|
| HELAA Reference: 100                    |              | Site Name: Land at the rear of Cherry Paddocks |  |
| HELAA Result: Discounted at stage 2     |              | Site Address: Cherry Grove, Market Warsop      |  |
| Land Type: Greenfield                   |              | Ward: Meden                                    |  |
| Proposed use: Housing                   |              | Planning Status: Expired planning permission   |  |
| Plotted Site Area (Ha): 0.7             |              |                                                |  |
| Net developable Area Housing (Ha): 0.60 |              | Net developable Area Employment (Ha): 0.00     |  |
| Site yield (Housing): 20                |              | Site yield (Employment / Commercial) (m2): 0   |  |
| Stage 1 Site Identification Assessment: |              | Include<br>Site meets all stage 1 criteria     |  |
| Availability:    Not Available          |              |                                                |  |
| Suitability:    Not Assessed            |              |                                                |  |
| Achievability:    Not Assessed          |              |                                                |  |
| Housing Deliverability:                 | Not Assessed |                                                |  |
| Economic Deliverability:                | Not Assessed |                                                |  |
| Deliverability Explanation:             | N/A          |                                                |  |



|                                                |                                                                              |                                                                                                  |  |
|------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 101                    |                                                                              | <b>Site Name:</b> Clipstone Road East (Land south of Clipstone Road East (Land next to the pub)) |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                              | <b>Site Address:</b> Clipstone Road East                                                         |  |
| <b>Land Type:</b> Greenfield                   |                                                                              | <b>Ward:</b> Newlands Forest Town                                                                |  |
| <b>Proposed use:</b> Housing                   |                                                                              | <b>Planning Status:</b> Under Construction                                                       |  |
| <b>Plotted Site Area (Ha):</b> 10.56           |                                                                              |                                                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00                                                |  |
| <b>Site yield (Housing):</b> 313               |                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                              |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                              | Include<br>Site meets all stage 1 criteria                                                       |  |
| <b>Availability:</b>                           |                                                                              | Available<br><br>Site is under construction.                                                     |  |
| <b>Suitability:</b>                            |                                                                              | Suitable<br><br>Site is under construction                                                       |  |
| <b>Achievability:</b>                          |                                                                              | Achievable<br><br>Site is under construction.                                                    |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                      |                                                                                                  |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                 |                                                                                                  |  |
| <b>Deliverability Explanation:</b>             | The site is under construction. First completions were delivered in 2022/23. |                                                                                                  |  |

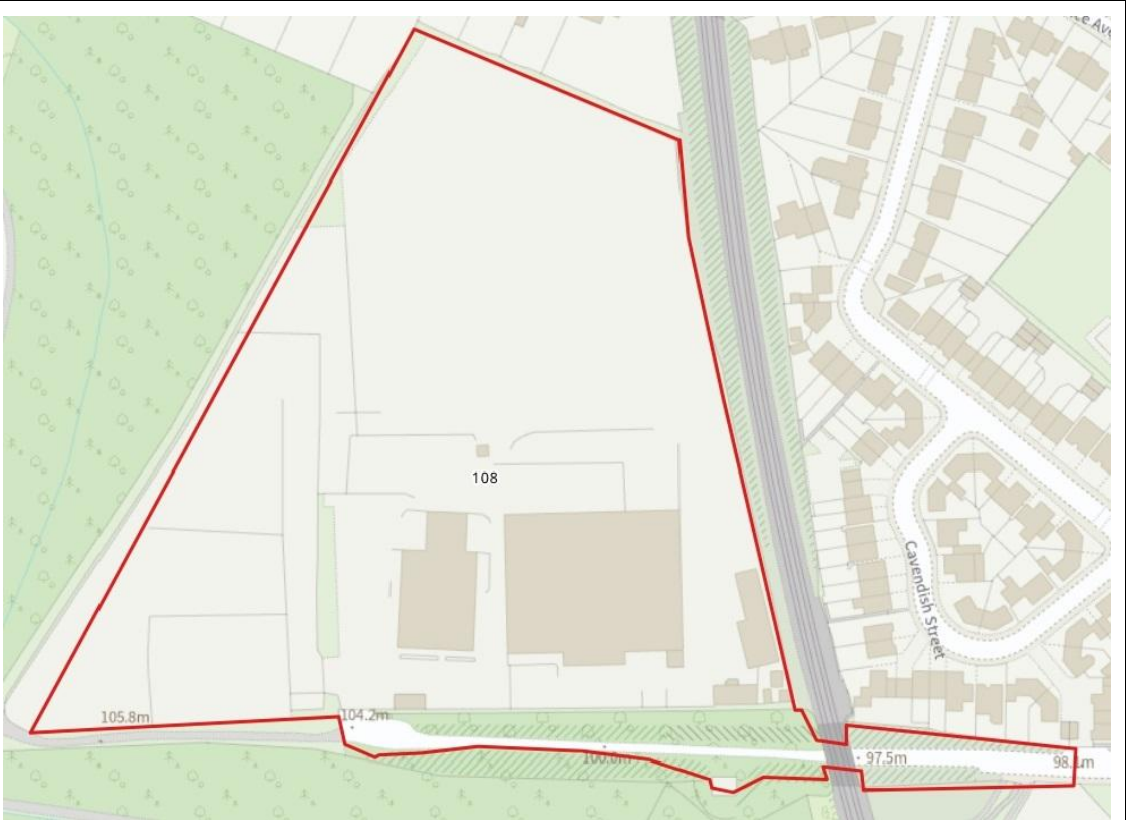


|                                                |                                                                              |                                                     |  |
|------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------|--|
| <b>HELAA Reference:</b> 106                    |                                                                              | <b>Site Name:</b> Former Mansfield Sand Co          |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                              | <b>Site Address:</b> Sandhurst Avenue               |  |
| <b>Land Type:</b> Greenfield                   |                                                                              | <b>Ward:</b> Oakham                                 |  |
| <b>Proposed use:</b> Housing                   |                                                                              | <b>Planning Status:</b> Under Construction          |  |
| <b>Plotted Site Area (Ha):</b> 3.35            |                                                                              |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 73                |                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                              | Include<br>Site meets all stage 1 criteria          |  |
| <b>Availability:</b>                           |                                                                              | Available<br><br>Site is under construction.        |  |
| <b>Suitability:</b>                            |                                                                              | Suitable<br><br>Site is under construction.         |  |
| <b>Achievability:</b>                          |                                                                              | Achievable<br><br>Site is under construction.       |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                      |                                                     |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                 |                                                     |  |
| <b>Deliverability Explanation:</b>             | The site is under construction. First completions were delivered in 2022/23. |                                                     |  |



|                                                |              |                                                     |  |
|------------------------------------------------|--------------|-----------------------------------------------------|--|
| <b>HELAA Reference:</b> 107                    |              | <b>Site Name:</b> 20 Abbott Road                    |  |
| <b>HELAA Result:</b> Discounted at stage 1     |              | <b>Site Address:</b>                                |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Rufford                                |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                        |  |
| <b>Plotted Site Area (Ha):</b> 0.23            |              |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.23 |              | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 8                 |              | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Exclude<br>Site is below the site size threshold.   |  |
| <b>Availability:</b>                           |              | Not Assessed<br><br>Site discounted at stage 1.     |  |
| <b>Suitability:</b>                            |              | Not Assessed<br><br>Site discounted at stage 1.     |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>Site discounted at stage 1.     |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                     |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                     |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                     |  |

|                                         |                                                                                                        |                                                                  |  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--|
| HELAA Reference: 108                    |                                                                                                        | Site Name: Marshalls                                             |  |
| HELAA Result: Reasonable Alternative    |                                                                                                        | Site Address: Oxclose Lane                                       |  |
| Land Type: Brownfield                   |                                                                                                        | Ward: Sherwood                                                   |  |
| Proposed use: Housing                   |                                                                                                        | Planning Status: Permission Granted                              |  |
| Plotted Site Area (Ha): 3.58            |                                                                                                        |                                                                  |  |
| Net developable Area Housing (Ha): 0.00 |                                                                                                        | Net developable Area Employment (Ha): 0.00                       |  |
| Site yield (Housing): 150               |                                                                                                        | Site yield (Employment / Commercial) (m2): 0                     |  |
| Stage 1 Site Identification Assessment: |                                                                                                        | Include<br>Site meets all stage 1 criteria                       |  |
| Availability:                           |                                                                                                        | Available<br><br>The site has been granted planning permission.  |  |
| Suitability:                            |                                                                                                        | Suitable<br><br>The site has been granted planning permission.   |  |
| Achievability:                          |                                                                                                        | Achievable<br><br>The site has been granted planning permission. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                                                |                                                                  |  |
| Economic Deliverability:                | Not Assessed                                                                                           |                                                                  |  |
| Deliverability Explanation:             | The site has been granted outline planning permission with approval of reserved matters in April 2025. |                                                                  |  |



|                                                |              |                                                                                                                |  |
|------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 116                    |              | <b>Site Name:</b> Garden Land                                                                                  |  |
| <b>HELAA Result:</b> Discounted at stage 2     |              | <b>Site Address:</b> off The Links                                                                             |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Ling Forest                                                                                       |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                                                                                   |  |
| <b>Plotted Site Area (Ha):</b> 0.48            |              |                                                                                                                |  |
| <b>Net developable Area Housing (Ha):</b> 0.48 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                              |  |
| <b>Site yield (Housing):</b> 17                |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                            |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Include<br>Site meets all stage 1 criteria                                                                     |  |
| <b>Availability:</b>                           |              | Potentially Available<br><br>No further update received from the landowner regarding availability of the site. |  |
| <b>Suitability:</b>                            |              | Not Suitable<br><br>There does not appear to be a clear point of access.                                       |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>The site is not considered suitable.                                                       |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                                                                                |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                                                                                |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                                                                                |  |



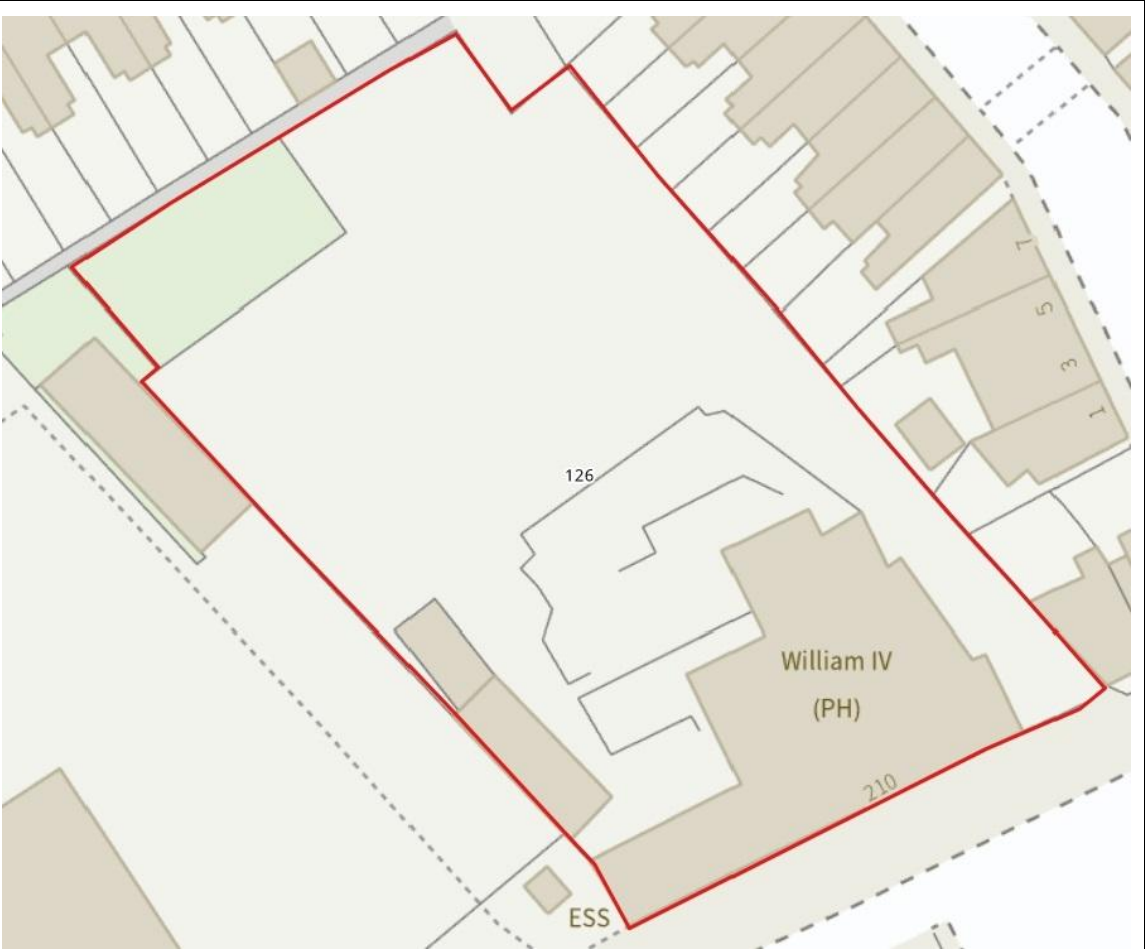
|                                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 117                    | <b>Site Name:</b> Ravensdale Allotment site                                                                                                                                                                                                                                                                                                                                                                |
| <b>HELAA Result:</b> Reasonable Alternative    | <b>Site Address:</b> off Ravensdale Road                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Land Type:</b> Greenfield                   | <b>Ward:</b> Carr Bank                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Proposed use:</b> Housing                   | <b>Planning Status:</b> Undetermined Planning Application                                                                                                                                                                                                                                                                                                                                                  |
| <b>Plotted Site Area (Ha):</b> 0.39            |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Net developable Area Housing (Ha):</b> 0.39 | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                          |
| <b>Site yield (Housing):</b> 14                | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                        |
| <b>Stage 1 Site Identification Assessment:</b> | <div>Include</div> <div>Site meets all stage 1 criteria</div>                                                                                                                                                                                                                                                                                                                                              |
| <b>Availability:</b>                           | <div>Potentially Available</div> <div>A planning application for the site was submitted in 2019 but subsequently withdrawn. No further information has been submitted by the landowner confirm whether the site is available.</div>                                                                                                                                                                        |
| <b>Suitability:</b>                            | <div>Potentially Suitable</div> <div> <p>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.</p> <p>The site is designated as allotments in the adopted Local Plan and it will need to be demonstrated whether they are surplus to requirements.</p> </div> |
| <b>Achievability:</b>                          | <div>Potentially Achievable</div> <div>Greenfield site in lower value area. Close to STW sewage processing site. Adjacent site has had permission for a number of years but has not been developed. Planning application submitted (2019/0249/FUL) which is currently pending determination.</div>                                                                                                         |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Deliverability Explanation:</b>             | The site is considered to be potentially available, potentially, suitable and potentially achievable. The site is designated as allotments in the adopted Local Plan and it will need to be demonstrated whether they are surplus to requirements.                                                                                                                                                         |



|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                          |                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>HELAA Reference:</b> 118                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                          | <b>Site Name:</b> Land and buildings off Debdale Lane |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                          | <b>Site Address:</b> Off Debdale Lane                 |
| <b>Land Type:</b> Brownfield                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                          | <b>Ward:</b> Yeoman Hill                              |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                          | <b>Planning Status:</b> Live                          |
| <b>Plotted Site Area (Ha):</b> 0.48                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                          |                                                       |
| <b>Net developable Area Housing (Ha):</b> 0.48                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                          | <b>Net developable Area Employment (Ha):</b> 0.00     |
| <b>Site yield (Housing):</b> 17                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                          | <b>Site yield (Employment / Commercial) (m2):</b> 0   |
| <b>Stage 1 Site Identification Assessment:</b> <div> <div>Include</div> <div>Site meets all stage 1 criteria</div> </div>                                                                                                                                                                                        |                                                                                                                                                                                                          |                                                       |
| <b>Availability:</b> Potentially Available<br><br>Site is in employment use. No further update has been received regarding the availability for alternative uses.                                                                                                                                                |                                                                                                                                                                                                          |                                                       |
| <b>Suitability:</b> Potentially Suitable<br><br>The site would result in the loss of an existing employment use.<br><br>Potential conflict with neighbouring uses of employment land and the railway line.<br><br>The site has a moderate risk of surface water flooding which could be appropriately mitigated. |                                                                                                                                                                                                          |                                                       |
| <b>Achievability:</b> Potentially Achievable<br><br>A small brownfield site within a lower value area close to busy junction, railway station and surrounded by employment uses. On balance the site is not currently considered achievable.                                                                     |                                                                                                                                                                                                          |                                                       |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                   | Developable (years 6-10)                                                                                                                                                                                 |                                                       |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                  | Not Assessed                                                                                                                                                                                             |                                                       |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                               | The site is considered to be potentially available, potentially suitable and potentially achievable. The site is an existing employment use which has yet to be demonstrated as surplus to requirements. |                                                       |



|                                                   |              |                                                                                          |  |
|---------------------------------------------------|--------------|------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 126                       |              | <b>Site Name:</b> William IV Public House                                                |  |
| <b>HELAA Result:</b> Discounted at stage 2        |              | <b>Site Address:</b> 210 Stockwell Gate                                                  |  |
| <b>Land Type:</b> Brownfield                      |              | <b>Ward:</b> Bancroft                                                                    |  |
| <b>Proposed use:</b> Housing                      |              | <b>Planning Status:</b> Live                                                             |  |
| <b>Plotted Site Area (Ha):</b> 0.23               |              |                                                                                          |  |
| <b>Net developable Area Housing (Ha):</b><br>0.23 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                        |  |
| <b>Site yield (Housing):</b> 8                    |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                      |  |
| <b>Stage 1 Site Identification Assessment:</b>    |              | Include<br>Site meets all stage 1 criteria                                               |  |
| <b>Availability:</b>                              |              | Not Available<br><br>Confirmation received from the landowner the site is not available. |  |
| <b>Suitability:</b>                               |              | Not Assessed                                                                             |  |
| <b>Achievability:</b>                             |              | Not Assessed                                                                             |  |
| <b>Housing Deliverability:</b>                    | Not Assessed |                                                                                          |  |
| <b>Economic Deliverability:</b>                   | Not Assessed |                                                                                          |  |
| <b>Deliverability Explanation:</b>                | N/A          |                                                                                          |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 128                    |              | Site Name: Clumber Street Car Park                |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Clumber Street                      |  |
| Land Type: Brownfield                   |              | Ward: Central                                     |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.2             |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.08        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 800    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Discounted at stage 1         |  |
| Suitability:                            |              | Not Assessed<br><br>Discounted at stage 1         |  |
| Achievability:                          |              | Not Assessed<br><br>Discounted at stage 1         |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |

|                                         |  |                                                       |  |
|-----------------------------------------|--|-------------------------------------------------------|--|
| HELAA Reference: 129                    |  | Site Name: Land adjacent Crates and Grapes PH         |  |
| HELAA Result: Discounted at stage 1     |  | Site Address: 29 High St, Warsop, Mansfield, NG20 0AB |  |
| Land Type: Brownfield                   |  | Ward: Meden                                           |  |
| Proposed use: Economic                  |  | Planning Status: Live                                 |  |
| Plotted Site Area (Ha): 0.08            |  |                                                       |  |
| Net developable Area Housing (Ha): 0.00 |  | Net developable Area Employment (Ha): 0.03            |  |
| Site yield (Housing): 0                 |  | Site yield (Employment / Commercial) (m2): 800        |  |
| Stage 1 Site Identification Assessment: |  | Exclude<br>Site is below the site size threshold.     |  |
| Availability:    Not Assessed           |  |                                                       |  |
| Suitability:    Not Assessed            |  |                                                       |  |
| Achievability:    Not Assessed          |  |                                                       |  |
| Housing Deliverability:                 |  | Not Assessed                                          |  |
| Economic Deliverability:                |  | Not Assessed                                          |  |
| Deliverability Explanation:             |  | N/A                                                   |  |

|                                         |  |                                                   |  |
|-----------------------------------------|--|---------------------------------------------------|--|
| HELAA Reference: 130                    |  | Site Name: Church Street car park                 |  |
| HELAA Result: Discounted at stage 1     |  | Site Address: Church Street, Market Warsop        |  |
| Land Type: Brownfield                   |  | Ward: Meden                                       |  |
| Proposed use: Economic                  |  | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.04            |  |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |  | Net developable Area Employment (Ha): 0.04        |  |
| Site yield (Housing): 0                 |  | Site yield (Employment / Commercial) (m2): 400    |  |
| Stage 1 Site Identification Assessment: |  | Exclude<br>Site is below the site size threshold. |  |
| Availability:    Not Assessed           |  |                                                   |  |
| Suitability:    Not Assessed            |  |                                                   |  |
| Achievability:    Not Assessed          |  |                                                   |  |
| Housing Deliverability:                 |  | Not Assessed                                      |  |
| Economic Deliverability:                |  | Not Assessed                                      |  |
| Deliverability Explanation:             |  | N/A                                               |  |



|                                         |              |                                                 |  |
|-----------------------------------------|--------------|-------------------------------------------------|--|
| HELAA Reference: 131                    |              | Site Name: Toothill Lane Car Park               |  |
| HELAA Result: Discounted at stage 2     |              | Site Address: Toothill Lane                     |  |
| Land Type: Brownfield                   |              | Ward: Central                                   |  |
| Proposed use: Mixed use                 |              | Planning Status: Live                           |  |
| Plotted Site Area (Ha): 0.19            |              |                                                 |  |
| Net developable Area Housing (Ha): 0.19 |              | Net developable Area Employment (Ha): 0.19      |  |
| Site yield (Housing): 7                 |              | Site yield (Employment / Commercial) (m2): 1100 |  |
| Stage 1 Site Identification Assessment: |              | Include<br>Site meets all stage 1 criteria      |  |
| Availability:    Not Available          |              |                                                 |  |
| Suitability:    Not Assessed            |              |                                                 |  |
| Achievability:    Not Assessed          |              |                                                 |  |
| Housing Deliverability:                 | Not Assessed |                                                 |  |
| Economic Deliverability:                | Not Assessed |                                                 |  |
| Deliverability Explanation:             | N/A          |                                                 |  |



|                                         |                                       |                                                                  |  |
|-----------------------------------------|---------------------------------------|------------------------------------------------------------------|--|
| HELAA Reference: 132                    |                                       | Site Name: Former Strand cinema                                  |  |
| HELAA Result: Reasonable Alternative    |                                       | Site Address: Burns Lane / Church Street                         |  |
| Land Type: Brownfield                   |                                       | Ward: Meden                                                      |  |
| Proposed use: Housing                   |                                       | Planning Status: Permission Granted                              |  |
| Plotted Site Area (Ha): 0.49            |                                       |                                                                  |  |
| Net developable Area Housing (Ha): 0.42 |                                       | Net developable Area Employment (Ha): 0.20                       |  |
| Site yield (Housing): 19                |                                       | Site yield (Employment / Commercial) (m2): 0                     |  |
| Stage 1 Site Identification Assessment: |                                       | Include<br>Site meets all stage 1 criteria                       |  |
| Availability:                           |                                       | Available<br><br>The site has been granted planning permission.  |  |
| Suitability:                            |                                       | Suitable<br><br>The site has been granted planning permission.   |  |
| Achievability:                          |                                       | Achievable<br><br>The site has been granted planning permission. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)               |                                                                  |  |
| Economic Deliverability:                | Not Assessed                          |                                                                  |  |
| Deliverability Explanation:             | Planning permission has been granted. |                                                                  |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 133                    |              | Site Name: Handley Arcade Car Park                |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Toothill Lane                       |  |
| Land Type: Brownfield                   |              | Ward: Central                                     |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.11            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.11        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 400    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Discounted at Stage 1         |  |
| Suitability:                            |              | Not Assessed<br><br>Discounted at Stage 1         |  |
| Achievability:                          |              | Not Assessed<br><br>Discounted at Stage 1         |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |

A map showing the location of the Handley Arcade Car Park. The site is outlined in red and labeled '133' and 'Car Park'. It is situated next to a green area with diagonal lines, possibly a park or green space. Surrounding areas are labeled with numbers 7, 8, 6, 11, and 15, and the word 'de' is visible on the left.

|                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 134                                                                                                                                                                                                                                                    |  | <b>Site Name:</b> Land at Belvedere Street                                                                                                                                                                                                                                                                                               |  |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                    |  | <b>Site Address:</b> Stockwell Gate                                                                                                                                                                                                                                                                                                      |  |
| <b>Land Type:</b> Brownfield                                                                                                                                                                                                                                                   |  | <b>Ward:</b> Central                                                                                                                                                                                                                                                                                                                     |  |
| <b>Proposed use:</b> Economic - retail                                                                                                                                                                                                                                         |  | <b>Planning Status:</b> Expired planning permission                                                                                                                                                                                                                                                                                      |  |
| <b>Plotted Site Area (Ha):</b> 0.51                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Net developable Area Housing (Ha):</b> 0.00                                                                                                                                                                                                                                 |  | <b>Net developable Area Employment (Ha):</b> 0.20                                                                                                                                                                                                                                                                                        |  |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                                                                                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 2040                                                                                                                                                                                                                                                                                   |  |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                 |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                               |  |
| <b>Availability:</b> Available                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Suitability:</b> Suitable<br><br>The site is near to a number of listed buildings, however sensitive design would be possible to mitigate the impact on their setting.<br><br>The site is considered suitable when assessed against all other stage 2 suitability criteria. |  |                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Achievability:</b> Achievable                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                 |  | Not Assessed                                                                                                                                                                                                                                                                                                                             |  |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                 |  |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                             |  | Outline permission granted in July 2018 (2018/0321/OUT) which lapsed in July 2021. Although the site is an allocation in the adopted Local Plan (RT6b) 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. |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 136                    |              | Site Name: Nottingham Road Retail Park            |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Nottingham Road                     |  |
| Land Type: Brownfield                   |              | Ward: Oakham                                      |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.11            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 400    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |

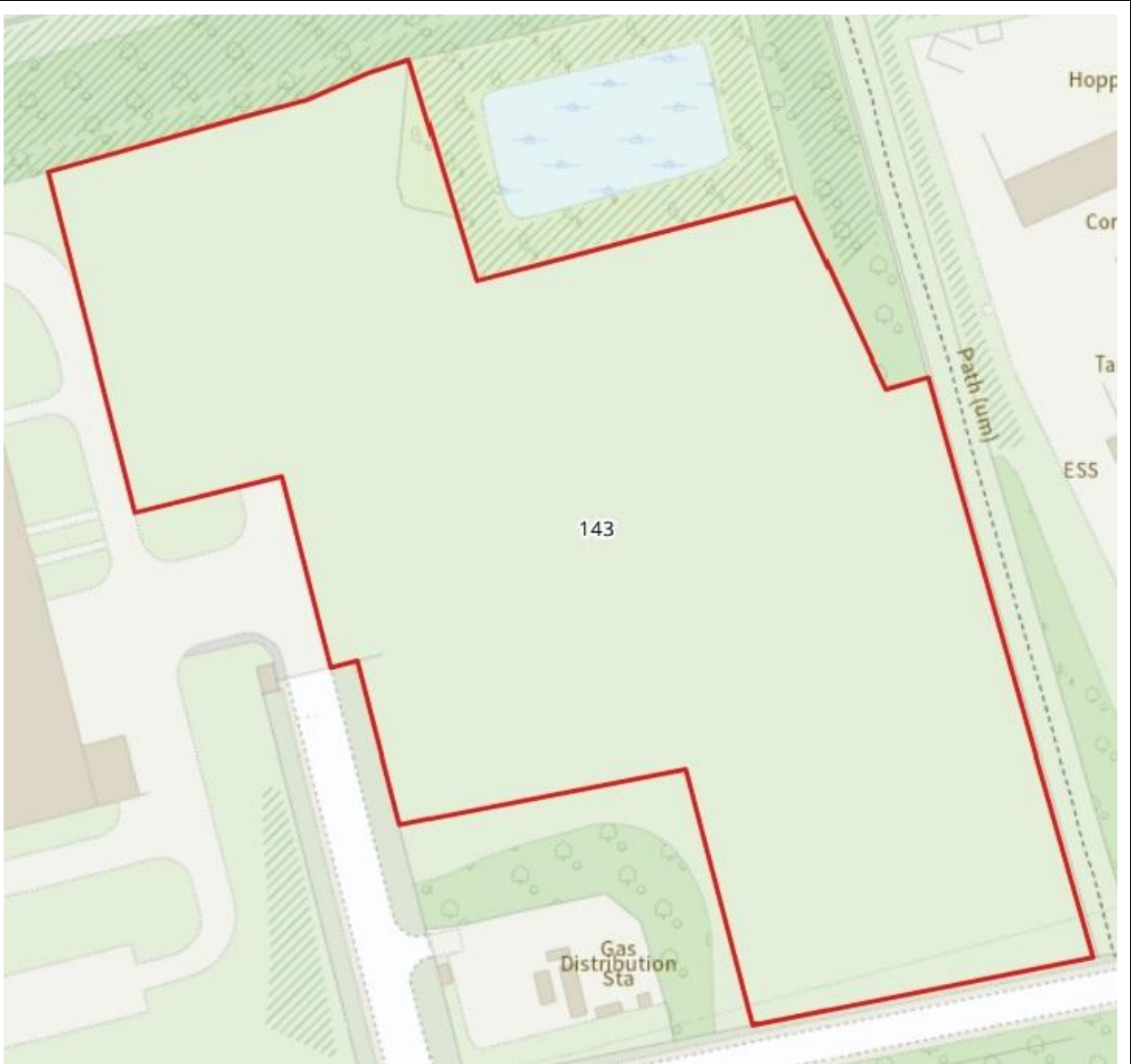
|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 141                    |              | Site Name: Oakham Business Park (Site A)          |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Hamilton Way                        |  |
| Land Type: Greenfield                   |              | Ward: Grange Farm                                 |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.17            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.07        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 680    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 142                    |              | Site Name: Oakham Business Park (Site B)          |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Hamilton Way                        |  |
| Land Type: Greenfield                   |              | Ward: Oakham                                      |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.22            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.09        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 900    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                                                                                                                                                                                                        |                                                                                                                                                    |                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>HELAA Reference:</b> 143                                                                                                                                                                                            |                                                                                                                                                    | <b>Site Name:</b> Crown Farm Industrial Estate (Site A)   |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                            |                                                                                                                                                    | <b>Site Address:</b> Crown Farm Way                       |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                           |                                                                                                                                                    | <b>Ward:</b> Kingsway Forest Town                         |
| <b>Proposed use:</b> Economic - industrial                                                                                                                                                                             |                                                                                                                                                    | <b>Planning Status:</b> Undetermined Planning Application |
| <b>Plotted Site Area (Ha):</b> 2.77                                                                                                                                                                                    |                                                                                                                                                    |                                                           |
| <b>Net developable Area Housing (Ha):</b><br>0.00                                                                                                                                                                      |                                                                                                                                                    | <b>Net developable Area Employment (Ha):</b> 1.11         |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                         |                                                                                                                                                    | <b>Site yield (Employment / Commercial) (m2):</b> 11100   |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria                                                                                                                              |                                                                                                                                                    |                                                           |
| <b>Availability:</b> Available<br><br>Site meets all state 2 availability assessment criteria.                                                                                                                         |                                                                                                                                                    |                                                           |
| <b>Suitability:</b> Suitable<br><br>The site is considered suitable when assessed against all stage 2 assessment criteria.                                                                                             |                                                                                                                                                    |                                                           |
| <b>Achievability:</b> Achievable<br><br>Good quality employment site is expected to secure a strong rentals in relation to Mansfield market. A planning application has been submitted which has yet to be determined. |                                                                                                                                                    |                                                           |
| <b>Housing Deliverability:</b>                                                                                                                                                                                         | Not Assessed                                                                                                                                       |                                                           |
| <b>Economic Deliverability:</b>                                                                                                                                                                                        | Developable (years 6-10)                                                                                                                           |                                                           |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                     | The site is considered to be potentially available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use. |                                                           |



|                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                    |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>HELAA Reference:</b> 145                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                    | <b>Site Name:</b> Sherwood Business Park (Site A)      |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                    | <b>Site Address:</b> Southwell Road West               |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                    | <b>Ward:</b> Southwell                                 |
| <b>Proposed use:</b> Economic - retail                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                    | <b>Planning Status:</b> Local Plan Site Allocation     |
| <b>Plotted Site Area (Ha):</b> 0.51                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Net developable Area Housing (Ha):</b> 0.00                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    | <b>Net developable Area Employment (Ha):</b> 0.20      |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    | <b>Site yield (Employment / Commercial) (m2):</b> 2000 |
| <b>Stage 1 Site Identification Assessment:</b> Include<br>Site meets all stage 1 criteria                                                                                                                                                                                         |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Availability:</b> Potentially Available<br><br>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.    |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Suitability:</b> Suitable<br><br>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. |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Achievability:</b> Achievable<br><br>Site is considered to have reasonable prospects of achievability.                                                                                                                                                                         |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                    | Not Assessed                                                                                                                                                                                                                                                       |                                                        |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                   | Developable (years 11+)                                                                                                                                                                                                                                            |                                                        |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                | 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. |                                                        |



|                                                |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                               |  |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 146                    |                                                                                                                                                                                                                                                                    | <b>Site Name:</b> Sherwood Business Park (Site B)                                                                                                                                                                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                                                    | <b>Site Address:</b> Southwell Road West                                                                                                                                                                                                                      |  |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                                                                                                                                    | <b>Ward:</b> Southwell                                                                                                                                                                                                                                        |  |
| <b>Proposed use:</b> Economic - industrial     |                                                                                                                                                                                                                                                                    | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 0.27            |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                               |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                                                                                                                                                                                                                    | <b>Net developable Area Employment (Ha):</b> 0.11                                                                                                                                                                                                             |  |
| <b>Site yield (Housing):</b> 0                 |                                                                                                                                                                                                                                                                    | <b>Site yield (Employment / Commercial) (m2):</b> 1100                                                                                                                                                                                                        |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                                                    | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                    |  |
| <b>Availability:</b>                           |                                                                                                                                                                                                                                                                    | Potentially Available<br><br>Site is not being proactively promoted by the landowner, however the site is safeguarded for employment use in the adopted Local Plan (Policy E3r).                                                                              |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                                                                    | Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                                                                    | Achievable<br><br>Site is considered to have reasonable prospects of achievability.                                                                                                                                                                           |  |
| <b>Housing Deliverability:</b>                 | Not Assessed                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                               |  |
| <b>Economic Deliverability:</b>                | Developable (years 11+)                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                               |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                                                               |  |





|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                    |                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>HELAA Reference:</b> 148                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    | <b>Site Name:</b> Millenium Business Park (Site A)     |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    | <b>Site Address:</b> Concorde Way                      |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                    | <b>Ward:</b> Sherwood                                  |
| <b>Proposed use:</b> Economic - industrial                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                    | <b>Planning Status:</b> Local Plan Site Allocation     |
| <b>Plotted Site Area (Ha):</b> 0.32                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Net developable Area Housing (Ha):</b> 0.00                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                    | <b>Net developable Area Employment (Ha):</b> 0.13      |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                    | <b>Site yield (Employment / Commercial) (m2):</b> 1300 |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                    | Include<br>Site meets all stage 1 criteria             |
| <b>Availability:</b> Potentially Available<br><br>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. |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Suitability:</b> Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                                                    |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Achievability:</b> Achievable<br><br>The site would form a logical extension to Millenium Business Park. A greenfield site with no abnormal costs identified.                                                                                                               |                                                                                                                                                                                                                                                                    |                                                        |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                 | Not Assessed                                                                                                                                                                                                                                                       |                                                        |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                | Developable (years 11+)                                                                                                                                                                                                                                            |                                                        |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                             | 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. |                                                        |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 149                    |              | Site Name: Land off Grove Way                     |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Grove Street                        |  |
| Land Type: Brownfield                   |              | Ward: Yeoman Hill                                 |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.08            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.03        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 800    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                                |  |                                                                                                      |  |
|------------------------------------------------|--|------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 151                    |  | <b>Site Name:</b> Carpark opposite Birch House                                                       |  |
| <b>HELAA Result:</b> Discounted at stage 1     |  | <b>Site Address:</b> Ransom Wood, Southwell Road West                                                |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Southwell                                                                               |  |
| <b>Proposed use:</b> Economic                  |  | <b>Planning Status:</b> Live                                                                         |  |
| <b>Plotted Site Area (Ha):</b> 0.22            |  |                                                                                                      |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |  | <b>Net developable Area Employment (Ha):</b> 0.09                                                    |  |
| <b>Site yield (Housing):</b> 0                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 880                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Exclude<br>Site is below the site size threshold.                                                    |  |
| <b>Availability:</b>                           |  | Not Assessed<br><br>Site discounted at stage 1.                                                      |  |
| <b>Suitability:</b>                            |  | Not Assessed<br><br>Site discounted at stage 1.                                                      |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>Prominent location in a well proven commercial area. No abnormal costs identified. |  |
| <b>Housing Deliverability:</b>                 |  | Not Assessed                                                                                         |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                         |  |
| <b>Deliverability Explanation:</b>             |  | N/A                                                                                                  |  |



|                                         |                                                                                                                                                                                                                               |                                               |  |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--|
| HELAA Reference: 157                    |                                                                                                                                                                                                                               | Site Name: The Ridge                          |  |
| HELAA Result: Reasonable Alternative    |                                                                                                                                                                                                                               | Site Address: The Park                        |  |
| Land Type: Greenfield                   |                                                                                                                                                                                                                               | Ward: Carr Bank                               |  |
| Proposed use: Housing                   |                                                                                                                                                                                                                               | Planning Status: Under Construction           |  |
| Plotted Site Area (Ha): 1.66            |                                                                                                                                                                                                                               |                                               |  |
| Net developable Area Housing (Ha): 1.40 |                                                                                                                                                                                                                               | Net developable Area Employment (Ha): 0.00    |  |
| Site yield (Housing): 43                |                                                                                                                                                                                                                               | Site yield (Employment / Commercial) (m2): 0  |  |
| Stage 1 Site Identification Assessment: |                                                                                                                                                                                                                               | Include<br>Site meets all stage 1 criteria    |  |
| Availability:                           |                                                                                                                                                                                                                               | Available<br><br>Site is under construction.  |  |
| Suitability:                            |                                                                                                                                                                                                                               | Suitable<br><br>Site is under construction.   |  |
| Achievability:                          |                                                                                                                                                                                                                               | Achievable<br><br>Site is under construction. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                                                                                                                                                                       |                                               |  |
| Economic Deliverability:                | Not Assessed                                                                                                                                                                                                                  |                                               |  |
| Deliverability Explanation:             | 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. |                                               |  |

|                                         |  |                                              |  |
|-----------------------------------------|--|----------------------------------------------|--|
| HELAA Reference: 160                    |  | Site Name: 32 Warsop Road                    |  |
| HELAA Result: Discounted at stage 2     |  | Site Address:                                |  |
| Land Type: Greenfield                   |  | Ward: Yeoman Hill                            |  |
| Proposed use: Housing                   |  | Planning Status: Permission Granted          |  |
| Plotted Site Area (Ha): 0.07            |  |                                              |  |
| Net developable Area Housing (Ha): 0.07 |  | Net developable Area Employment (Ha): 0.00   |  |
| Site yield (Housing): 5                 |  | Site yield (Employment / Commercial) (m2): 0 |  |
| Stage 1 Site Identification Assessment: |  | Exclude<br>Site is below site size threshold |  |
| Availability:                           |  | Not Assessed                                 |  |
| Suitability:                            |  | Not Assessed                                 |  |
| Achievability:                          |  | Not Assessed                                 |  |
| Housing Deliverability:                 |  | Not Assessed                                 |  |
| Economic Deliverability:                |  | Not Assessed                                 |  |
| Deliverability Explanation:             |  | N/A                                          |  |



|                                                |  |                                                                                                                                                                                      |  |
|------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 165                    |  | <b>Site Name:</b> Ashmead Chambers                                                                                                                                                   |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> 11-21, Regent Street                                                                                                                                            |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                                                                                                                 |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Expired planning permission                                                                                                                                  |  |
| <b>Plotted Site Area (Ha):</b> 0.08            |  |                                                                                                                                                                                      |  |
| <b>Net developable Area Housing (Ha):</b> 0.08 |  | <b>Net developable Area Employment (Ha):</b>                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 8                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                  |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                           |  |
| <b>Availability:</b>                           |  | Available<br><br>The site has been granted planning permission.                                                                                                                      |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>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). |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site has been granted planning permission.                                                                                                                     |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 1-5)                                                                                                                                                              |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, suitable and achievable. A small brownfield site which could be delivered over a short time period.                                          |  |

|                                         |  |                                                      |  |
|-----------------------------------------|--|------------------------------------------------------|--|
| HELAA Reference: 169                    |  | Site Name: Land Adjacent Unit 3, Sherwood Oaks Close |  |
| HELAA Result: Discounted at stage 1     |  | Site Address:                                        |  |
| Land Type: Greenfield                   |  | Ward: Southwell                                      |  |
| Proposed use: Economic                  |  | Planning Status: Permission Granted                  |  |
| Plotted Site Area (Ha): 0.12            |  |                                                      |  |
| Net developable Area Housing (Ha): 0.00 |  | Net developable Area Employment (Ha): 0.06           |  |
| Site yield (Housing): 0                 |  | Site yield (Employment / Commercial) (m2): 630       |  |
| Stage 1 Site Identification Assessment: |  | Exclude<br>Site is below the site size threshold.    |  |
| Availability:                           |  | Not Assessed<br><br>Site discounted at stage 1.      |  |
| Suitability:                            |  | Not Assessed<br><br>Site discounted at stage 1.      |  |
| Achievability:                          |  | Not Assessed<br><br>Site discounted at stage 1.      |  |
| Housing Deliverability:                 |  | Not Assessed                                         |  |
| Economic Deliverability:                |  | Not Assessed                                         |  |
| Deliverability Explanation:             |  | N/A                                                  |  |



|                                                |              |                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 171                    |              | <b>Site Name:</b> High Oakham Farm (west)                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>HELAA Result:</b> Discounted at stage 2     |              | <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Lindhurst                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 10.43           |              |                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Net developable Area Housing (Ha):</b> 6.78 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Site yield (Housing):</b> 237               |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Availability:</b>                           |              | Potentially Available<br><br>Confirmed as available in HELAA 2018 update from landowner required.                                                                                                                                                                                                                                                                                                  |  |
| <b>Suitability:</b>                            |              | Not Suitable<br><br>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.<br><br>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. |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                                                                                                                                                                                                                                                                                                                                                                    |  |





|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 172                    |              | Site Name: Land Adjacent The Stables              |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Newlands Road                       |  |
| Land Type: Greenfield                   |              | Ward: Newlands Forest Town                        |  |
| Proposed use: Housing                   |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.06            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.06 |              | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 2                 |              | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |

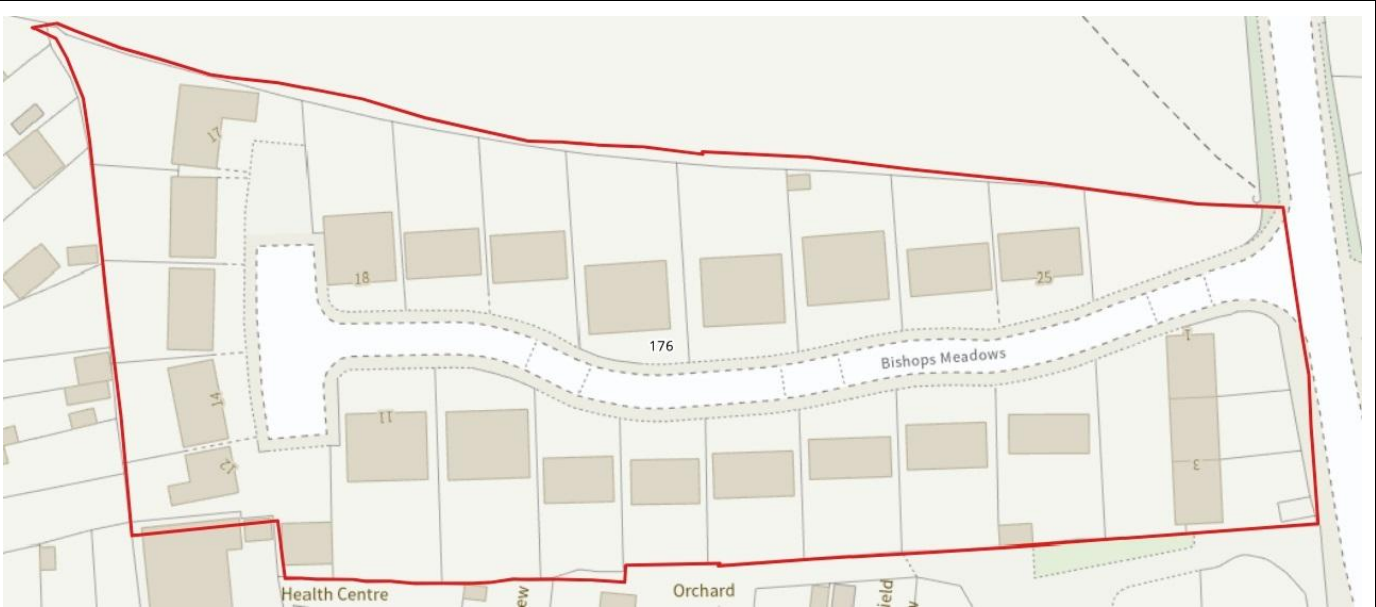


|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 173                    |              | Site Name: Land adjacent Amethyst Gardens         |  |
| HELAA Result: Discounted at stage 1     |              | Site Address:                                     |  |
| Land Type: Greenfield                   |              | Ward: Kings Walk                                  |  |
| Proposed use: Housing                   |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.06            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.06 |              | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 2                 |              | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                                |              |                                                     |  |
|------------------------------------------------|--------------|-----------------------------------------------------|--|
| <b>HELAA Reference:</b> 174                    |              | <b>Site Name:</b> Mansfield Manor Hotel             |  |
| <b>HELAA Result:</b> Discounted at stage 1     |              | <b>Site Address:</b> Windmill Lane                  |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Carr Bank                              |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                        |  |
| <b>Plotted Site Area (Ha):</b> 0.09            |              |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.09 |              | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 3                 |              | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Exclude<br>Site is below the site size threshold.   |  |
| <b>Availability:</b>                           |              | Not Assessed<br><br>Site discounted at stage 1      |  |
| <b>Suitability:</b>                            |              | Not Assessed<br><br>Site discounted at stage 1      |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>Site discounted at stage 1      |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                     |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                     |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                     |  |

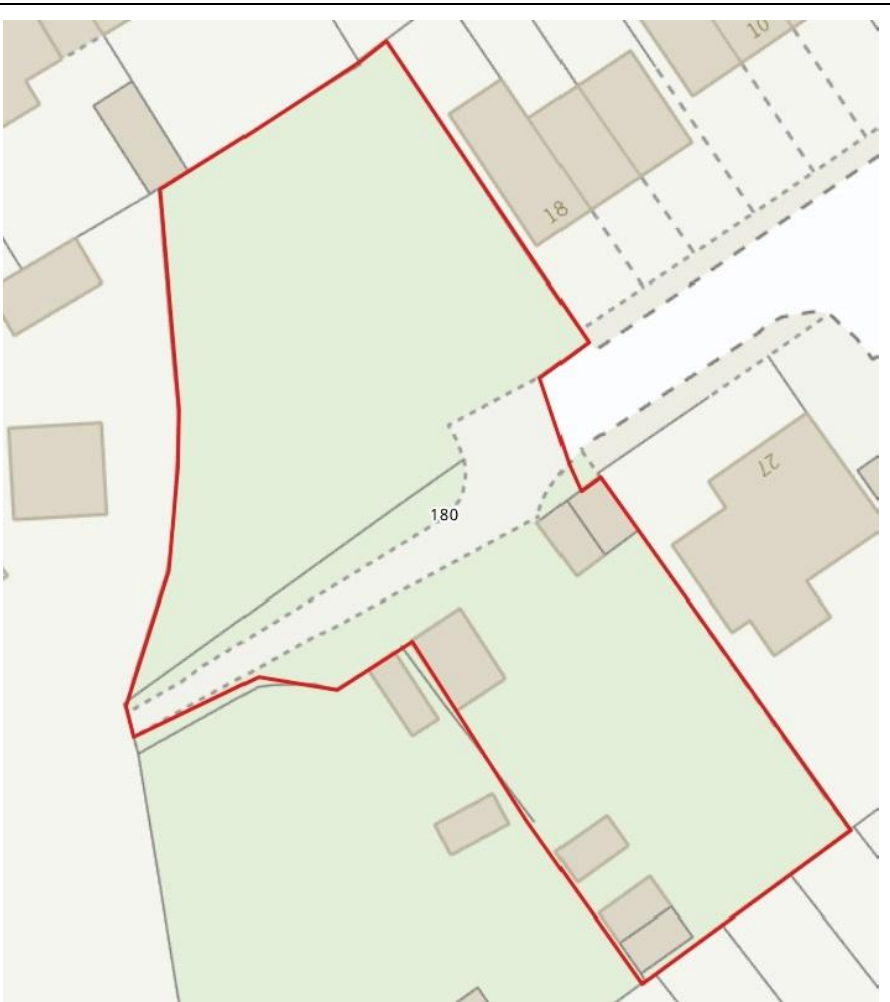
|                                                |  |                                                                                                                                     |  |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 176                    |  | <b>Site Name:</b> Moorfield Farm                                                                                                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Memorial Club, Bishops Walk. Now Bishops Meadows.                                                              |  |
| <b>Land Type:</b> Mixed                        |  | <b>Ward:</b> Warsop Carrs                                                                                                           |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Under Construction                                                                                          |  |
| <b>Plotted Site Area (Ha):</b> 1.39            |  |                                                                                                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 1.18 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                   |  |
| <b>Site yield (Housing):</b> 25                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                 |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                          |  |
| <b>Availability:</b>                           |  | Available<br><br>Site is under construction                                                                                         |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Site is under construction.                                                                                         |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>Site is under construction.                                                                                       |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                                                                             |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                        |  |
| <b>Deliverability Explanation:</b>             |  | The site is under construction. First completions were delivered in 2018/19.<br>The site is anticipated to be completed in 2026/27. |  |



|                                                |                                                                                                                                           |                                                                 |  |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 177                    |                                                                                                                                           | <b>Site Name:</b> Hermitage Mill                                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                           | <b>Site Address:</b> Hermitage Lane                             |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                           | <b>Ward:</b> Grange Farm                                        |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                           | <b>Planning Status:</b> Permission Granted                      |  |
| <b>Plotted Site Area (Ha):</b> 1.14            |                                                                                                                                           |                                                                 |  |
| <b>Net developable Area Housing (Ha):</b> 0.99 |                                                                                                                                           | <b>Net developable Area Employment (Ha):</b> 0.00               |  |
| <b>Site yield (Housing):</b> 32                |                                                                                                                                           | <b>Site yield (Employment / Commercial) (m2):</b> 0             |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                           | Include<br>Site meets all stage 1 criteria                      |  |
| <b>Availability:</b>                           |                                                                                                                                           | Available<br><br>The site has been granted planning permission. |  |
| <b>Suitability:</b>                            |                                                                                                                                           | Suitable<br><br>The site has been granted planning permission.  |  |
| <b>Achievability:</b>                          |                                                                                                                                           | Achievable<br><br>Site is under construction.                   |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                                                                                   |                                                                 |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                              |                                                                 |  |
| <b>Deliverability Explanation:</b>             | The site is under construction, however the site was affected by a fire in March 2022. Further completions are anticipated in in 2027/28. |                                                                 |  |



|                                                |                                                                              |                                                                 |  |
|------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 180                    |                                                                              | <b>Site Name:</b> Land adj 27, Redgate Street                   |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                              | <b>Site Address:</b> Redgate Street                             |  |
| <b>Land Type:</b> Brownfield                   |                                                                              | <b>Ward:</b> Penniment                                          |  |
| <b>Proposed use:</b> Housing                   |                                                                              | <b>Planning Status:</b> Under Construction                      |  |
| <b>Plotted Site Area (Ha):</b> 0.16            |                                                                              |                                                                 |  |
| <b>Net developable Area Housing (Ha):</b> 0.16 |                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00               |  |
| <b>Site yield (Housing):</b> 7                 |                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0             |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                              | Include<br>Site meets all stage 1 criteria                      |  |
| <b>Availability:</b>                           |                                                                              | Available<br><br>The site has been granted planning permission. |  |
| <b>Suitability:</b>                            |                                                                              | Suitable<br><br>The site has been granted planning permission.  |  |
| <b>Achievability:</b>                          |                                                                              | Achievable<br><br>Site is under construction.                   |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                      |                                                                 |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                 |                                                                 |  |
| <b>Deliverability Explanation:</b>             | The site is under construction. First completions were delivered in 2025/26. |                                                                 |  |



|                                         |              |                                                       |  |
|-----------------------------------------|--------------|-------------------------------------------------------|--|
| HELAA Reference: 183                    |              | Site Name: Adj 188, Southwell Road East.              |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Southwell Road East                     |  |
| Land Type: Greenfield                   |              | Ward: Southwell                                       |  |
| Proposed use: Housing                   |              | Planning Status: Permission Granted                   |  |
| Plotted Site Area (Ha): 0.1             |              |                                                       |  |
| Net developable Area Housing (Ha): 0.10 |              | Net developable Area Employment (Ha): 0.00            |  |
| Site yield (Housing): 7                 |              | Site yield (Employment / Commercial) (m2): 0          |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>The site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.       |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.       |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.       |  |
| Housing Deliverability:                 | Not Assessed |                                                       |  |
| Economic Deliverability:                | Not Assessed |                                                       |  |
| Deliverability Explanation:             | N/A          |                                                       |  |



|                                                |  |                                                                                        |  |
|------------------------------------------------|--|----------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 184                    |  | <b>Site Name:</b> Land & Buildings at White Hart                                       |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> White Hart Street/Dame Flogan Street                              |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                   |  |
| <b>Proposed use:</b> Mixed use                 |  | <b>Planning Status:</b> Permission Granted                                             |  |
| <b>Plotted Site Area (Ha):</b> 0.64            |  |                                                                                        |  |
| <b>Net developable Area Housing (Ha):</b> 0.54 |  | <b>Net developable Area Employment (Ha):</b> 0.35                                      |  |
| <b>Site yield (Housing):</b> 12                |  | <b>Site yield (Employment / Commercial) (m2):</b> 3502                                 |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                             |  |
| <b>Availability:</b>                           |  | Available<br><br>The site has been granted planning permission.                        |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site has been granted planning permission.                         |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site has been granted planning permission.                       |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                                |  |
| <b>Economic Deliverability:</b>                |  | Deliverable (years 1-5)                                                                |  |
| <b>Deliverability Explanation:</b>             |  | A brownfield town centre regeneration site for which plan permission has been granted. |  |





|                                         |              |                                                                                                                  |  |
|-----------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 185                    |              | Site Name: 52 Ratcliffe Gate                                                                                     |  |
| HELAA Result: Discounted at stage 2     |              | Site Address: Ratcliffe Gate                                                                                     |  |
| Land Type: Brownfield                   |              | Ward: Rock Hill                                                                                                  |  |
| Proposed use: Economic                  |              | Planning Status: Permission Granted                                                                              |  |
| Plotted Site Area (Ha): 0.19            |              |                                                                                                                  |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.10                                                                       |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 1000                                                                  |  |
| Stage 1 Site Identification Assessment: |              | Include<br>Site meets all stage 1 criteria                                                                       |  |
| Availability:                           |              | Not Available<br><br>Not available for housing - planning permission has been granted for a car rental facility. |  |
| Suitability:                            |              | Not Assessed<br><br>Not assessed - site is not available.                                                        |  |
| Achievability:                          |              | Not Assessed<br><br>Not assessed - site is not available.                                                        |  |
| Housing Deliverability:                 | Not Assessed |                                                                                                                  |  |
| Economic Deliverability:                | Not Assessed |                                                                                                                  |  |
| Deliverability Explanation:             | N/A          |                                                                                                                  |  |



|                                         |                                                                  |                                                                                                                                                                                                                                   |  |
|-----------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 186                    |                                                                  | Site Name: Kirkland Avenue Allotments                                                                                                                                                                                             |  |
| HELAA Result: Reasonable Alternative    |                                                                  | Site Address: Kirkland Avenue                                                                                                                                                                                                     |  |
| Land Type: Greenfield                   |                                                                  | Ward: Bancroft                                                                                                                                                                                                                    |  |
| Proposed use: Housing                   |                                                                  | Planning Status: Live                                                                                                                                                                                                             |  |
| Plotted Site Area (Ha): 1.39            |                                                                  |                                                                                                                                                                                                                                   |  |
| Net developable Area Housing (Ha): 1.18 |                                                                  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                        |  |
| Site yield (Housing): 42                |                                                                  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                      |  |
| Stage 1 Site Identification Assessment: |                                                                  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                        |  |
| Availability:                           |                                                                  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                  |  |
| Suitability:                            |                                                                  | Suitable<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                   |  |
| Achievability:                          |                                                                  | Achievable<br><br>A small greenfield site in a medium value area.<br><br>Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability. |  |
| Housing Deliverability:                 | Developable (years 1-5)                                          |                                                                                                                                                                                                                                   |  |
| Economic Deliverability:                | Not Assessed                                                     |                                                                                                                                                                                                                                   |  |
| Deliverability Explanation:             | The site is considered to be available, suitable and achievable. |                                                                                                                                                                                                                                   |  |

An aerial photograph of a greenfield site outlined in red. The site is labeled '186' in the center. To the top left, the text 'Allotment Gardens' is visible. Two dimensions are marked: '45.4m' on the left side and '141.4m' on the bottom right side. The surrounding area shows some buildings and roads.



|                                                 |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|-------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 187                     |                         | <b>Site Name:</b> Land forming part of Peafield Farm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>HELAA Result:</b> Reasonable Alternative     |                         | <b>Site Address:</b> off Peafield Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Land Type:</b> Greenfield                    |                         | <b>Ward:</b> Hornby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Proposed use:</b> Mixed use                  |                         | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Plotted Site Area (Ha):</b> 25.16            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Net developable Area Housing (Ha):</b> 15.10 |                         | <b>Net developable Area Employment (Ha):</b> 0.05                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Site yield (Housing):</b> 750                |                         | <b>Site yield (Employment / Commercial) (m2):</b> 500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Stage 1 Site Identification Assessment:</b>  |                         | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Availability:</b>                            |                         | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Suitability:</b>                             |                         | Potentially Suitable<br><br>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.<br><br>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, aa further access on to the A6075 would be possible.<br><br>The site could result in adverse impacts on the nearby LWS to the south of the site, however mitigation would be possible. |  |
| <b>Achievability:</b>                           |                         | Achievable<br><br>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 on-site and off-site infrastructure requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Housing Deliverability:</b>                  | Developable (years 11+) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Economic Deliverability:</b>                 | Developable (years 11+) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |

|                                        |                                                                                                                                                                                                                         |  |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Deliverability<br/>Explanation:</b> | 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. |  |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                           |                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>HELAA Reference:</b> 188                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                           | <b>Site Name:</b> Land forming part of Warren Farm  |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                           | <b>Site Address:</b> off New Mill Lane              |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                           | <b>Ward:</b> Holly Forest Town                      |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                           | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 12.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                           |                                                     |
| <b>Net developable Area Housing (Ha):</b> 7.96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                           | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 220                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                           | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                           | Include<br>Site meets all stage 1 criteria          |
| <b>Availability:</b> Potentially Available<br><br>Currently in agricultural use. Confirmed as available in HELAA 2018 update from landowner required.                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                           |                                                     |
| <b>Suitability:</b> Potentially Suitable<br><br>The access could potentially be achieved off New Mill Lane (South of the site), however, there may be gradient issues to overcome due to the level difference between the site and the existing highway.<br><br>A number of ancient trees are located adjacent to the eastern boundary and will therefore require protection.<br><br>The site would result in an extension in to the countryside and the built form to the north of New Mill Lane and so a smaller site may wish to be considered. |                                                                                                                                                                                                                           |                                                     |
| <b>Achievability:</b> Potentially Achievable<br><br>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.                                                                                                                                                                                                                                 |                                                                                                                                                                                                                           |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Developable (years 6-10)                                                                                                                                                                                                  |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Developable (years 6-10)                                                                                                                                                                                                  |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 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. |                                                     |



|                                                |  |                                                                                                                                                                                                                                                         |  |
|------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 189                    |  | <b>Site Name:</b> Land off Holly Road                                                                                                                                                                                                                   |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Holly Road                                                                                                                                                                                                                         |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Holly Forest Town                                                                                                                                                                                                                          |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                                                      |  |
| <b>Plotted Site Area (Ha):</b> 0.46            |  |                                                                                                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 0.46 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                       |  |
| <b>Site yield (Housing):</b> 16                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                              |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>A planning application was submitted in 2022, which was subsequently withdrawn. No further conformation has been received from the landowner the site is available.                                                        |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                                                     |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>A small greenfield site in a higher value area.                                                                                                                                                                                       |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 6-10)                                                                                                                                                                                                                                |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                            |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, suitable and achievable, but the site does not have planning permission. A planning application on the site submitted in 2022 was withdrawn. No confirmed has been received the site is available at this time. |  |

|                                                |  |                                                                                                                                                                                                                               |  |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 190                    |  | <b>Site Name:</b> The Birches                                                                                                                                                                                                 |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Park Hall Road                                                                                                                                                                                           |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Park Hall                                                                                                                                                                                                        |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                  |  |
| <b>Plotted Site Area (Ha):</b> 2.22            |  |                                                                                                                                                                                                                               |  |
| <b>Net developable Area Housing (Ha):</b> 1.89 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                             |  |
| <b>Site yield (Housing):</b> 66                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                           |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                    |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>No further confirmation has been received from the landowner to confirm availability.                                                                                                            |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                       |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site is considered to be within a medium value area. No abnormal costs have been identified with delivering the site.                                                                                   |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                      |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                  |  |
| <b>Deliverability Explanation:</b>             |  | 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. |  |

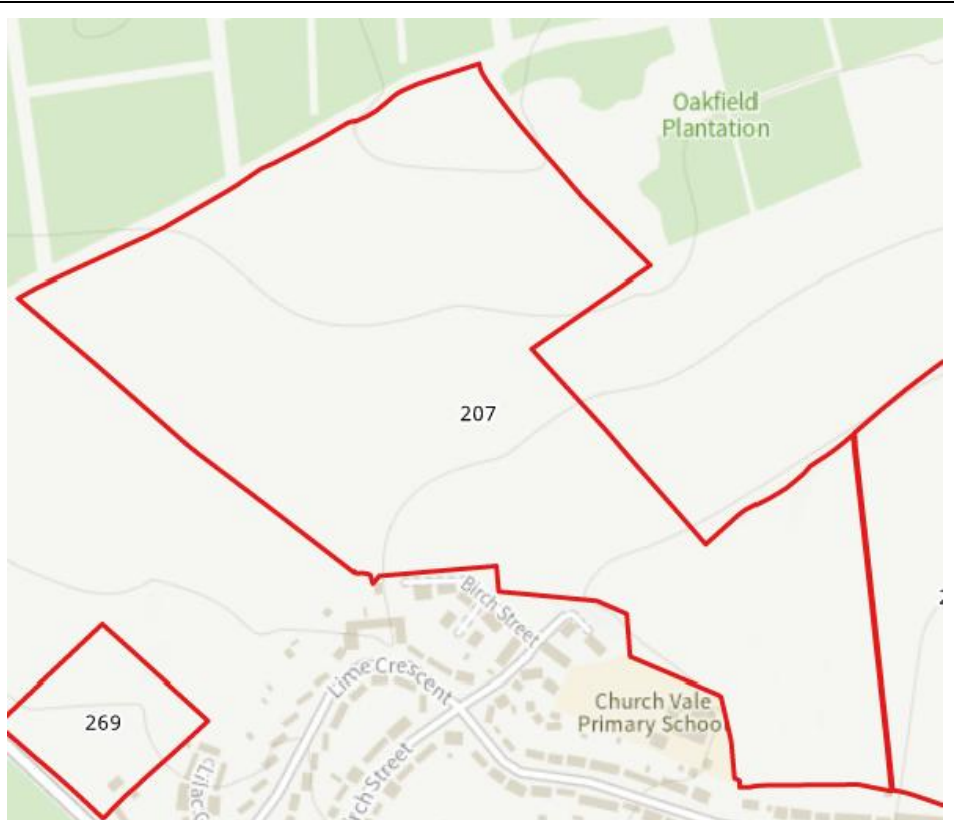


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|------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 205                    |              | <b>Site Name:</b> Land off Cuckney Hill                                                                                                                                                                                                                 |  |
| <b>HELAA Result:</b> Discounted at stage 2     |              | <b>Site Address:</b> Cuckney Hill                                                                                                                                                                                                                       |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Warsop Carrs                                                                                                                                                                                                                               |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                                                                                                                                                                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 7.54            |              |                                                                                                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 5.66 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                       |  |
| <b>Site yield (Housing):</b> 198               |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                              |  |
| <b>Availability:</b>                           |              | Potentially Available<br><br>Currently in agricultural use. No further confirmation has been received as to whether the site is available.                                                                                                              |  |
| <b>Suitability:</b>                            |              | Not Suitable<br><br>This is a greenfield site close to but does not adjoin 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. |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                                |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                                                                                                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                                                                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                                                                                                                                                                                                                         |  |

|                                         |              |                                                                                                                                                                                                                                                                          |  |
|-----------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 206                    |              | Site Name: Land North of Laurel Avenue                                                                                                                                                                                                                                   |  |
| HELAA Result: Discounted at stage 2     |              | Site Address: Laurel Avenue                                                                                                                                                                                                                                              |  |
| Land Type: Greenfield                   |              | Ward: Warsop Carrs                                                                                                                                                                                                                                                       |  |
| Proposed use: Housing                   |              | Planning Status: Live                                                                                                                                                                                                                                                    |  |
| Plotted Site Area (Ha): 5.84            |              |                                                                                                                                                                                                                                                                          |  |
| Net developable Area Housing (Ha): 4.38 |              | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                               |  |
| Site yield (Housing): 153               |              | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                             |  |
| Stage 1 Site Identification Assessment: |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                               |  |
| Availability:                           |              | Potentially Available<br><br>Currently in agricultural use. No further confirmation has been received as to whether the site is available.                                                                                                                               |  |
| Suitability:                            |              | Not Suitable<br><br>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, site 205 has been assessed as not suitable. |  |
| Achievability:                          |              | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                                                 |  |
| Housing Deliverability:                 | Not Assessed |                                                                                                                                                                                                                                                                          |  |
| Economic Deliverability:                | Not Assessed |                                                                                                                                                                                                                                                                          |  |
| Deliverability Explanation:             | N/A          |                                                                                                                                                                                                                                                                          |  |



|                                                 |                                                                                                                                                                                                |                                                            |  |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 207                     |                                                                                                                                                                                                | <b>Site Name:</b> Land North of Lime Crescent/Birch Street |  |
| <b>HELAA Result:</b> Discounted at Stage 2      |                                                                                                                                                                                                | <b>Site Address:</b> off Birch Street                      |  |
| <b>Land Type:</b> Greenfield                    |                                                                                                                                                                                                | <b>Ward:</b> Warsop Carrs                                  |  |
| <b>Proposed use:</b> Housing                    |                                                                                                                                                                                                | <b>Planning Status:</b> Live                               |  |
| <b>Plotted Site Area (Ha):</b> 21.12            |                                                                                                                                                                                                |                                                            |  |
| <b>Net developable Area Housing (Ha):</b> 13.73 |                                                                                                                                                                                                | <b>Net developable Area Employment (Ha):</b> 0.00          |  |
| <b>Site yield (Housing):</b> 480                |                                                                                                                                                                                                | <b>Site yield (Employment / Commercial) (m2):</b> 0        |  |
| <b>Stage 1 Site Identification Assessment:</b>  |                                                                                                                                                                                                | Include<br>Site meets all stage 1 criteria                 |  |
| <b>Availability:</b>                            | Potentially Available                                                                                                                                                                          |                                                            |  |
|                                                 | Currently in agricultural use. No further confirmation has been received as to whether the site is available.                                                                                  |                                                            |  |
| <b>Suitability:</b>                             | Not 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 into the countryside to the north of Church Warsop and would be not in keeping with the existing built form.                                       |                                                            |  |
| <b>Achievability:</b>                           | Not Assessed                                                                                                                                                                                   |                                                            |  |
|                                                 | The site is not suitable                                                                                                                                                                       |                                                            |  |
| <b>Housing Deliverability:</b>                  |                                                                                                                                                                                                | Not Assessed                                               |  |
| <b>Economic Deliverability:</b>                 |                                                                                                                                                                                                | Not Assessed                                               |  |
| <b>Deliverability Explanation:</b>              |                                                                                                                                                                                                | N/A                                                        |  |



|                                         |              |                                                                              |  |
|-----------------------------------------|--------------|------------------------------------------------------------------------------|--|
| HELAA Reference: 208                    |              | Site Name: Land off Netherfield Lane                                         |  |
| HELAA Result: Discounted at stage 1     |              | Site Address:                                                                |  |
| Land Type: Greenfield                   |              | Ward: Netherfield                                                            |  |
| Proposed use: Housing                   |              | Planning Status: Live                                                        |  |
| Plotted Site Area (Ha): 10.93           |              |                                                                              |  |
| Net developable Area Housing (Ha): 7.10 |              | Net developable Area Employment (Ha): 0.00                                   |  |
| Site yield (Housing): 249               |              | Site yield (Employment / Commercial) (m2): 0                                 |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Significant proportion of the site is within flood zones 2 and 3. |  |
| Availability:                           |              | Not Assessed                                                                 |  |
| Suitability:                            |              | Not Assessed                                                                 |  |
| Achievability:                          |              | Not Assessed                                                                 |  |
| Housing Deliverability:                 | Not Assessed |                                                                              |  |
| Economic Deliverability:                | Not Assessed |                                                                              |  |
| Deliverability Explanation:             | N/A          |                                                                              |  |

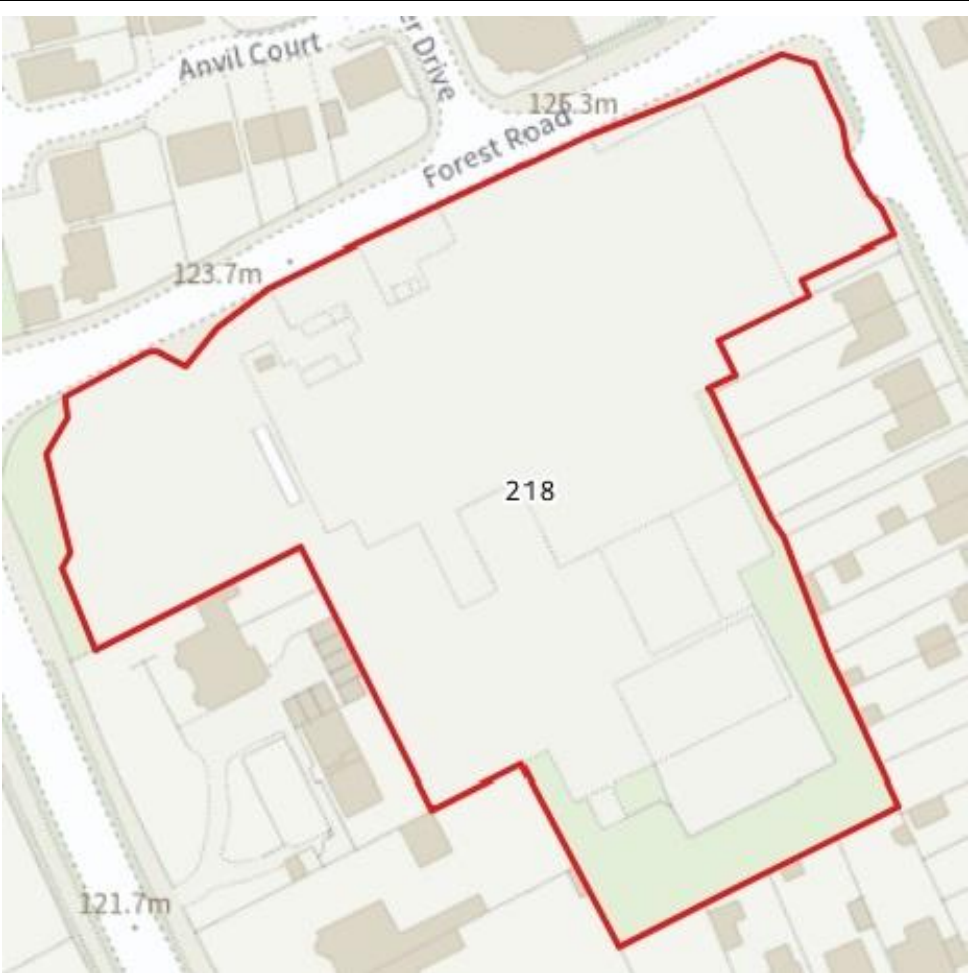


|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 209                    |              | Site Name: Land adjacent to Church Lane           |  |
| HELAA Result: Discounted at stage 1     |              | Site Address:                                     |  |
| Land Type: Greenfield                   |              | Ward: Central                                     |  |
| Proposed use: Housing                   |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.2             |              |                                                   |  |
| Net developable Area Housing (Ha): 0.20 |              | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 7                 |              | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed                                      |  |
| Suitability:                            |              | Not Assessed                                      |  |
| Achievability:                          |              | Not Assessed                                      |  |
| Site discounted at stage 1.             |              |                                                   |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |

|                                                |                                                                                     |                                                     |  |
|------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------|--|
| <b>HELAA Reference:</b> 210                    |                                                                                     | <b>Site Name:</b> Former Meden Vale Village Hall    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                     | <b>Site Address:</b> Elkesley Road                  |  |
| <b>Land Type:</b> Brownfield                   |                                                                                     | <b>Ward:</b> Netherfield                            |  |
| <b>Proposed use:</b> Housing                   |                                                                                     | <b>Planning Status:</b> Under Construction          |  |
| <b>Plotted Site Area (Ha):</b> 0.15            |                                                                                     |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.15 |                                                                                     | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 5                 |                                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                     | Include<br>Site meets all stage 1 criteria          |  |
| <b>Availability:</b>                           |                                                                                     | Available<br><br>Site is under construction.        |  |
| <b>Suitability:</b>                            |                                                                                     | Suitable<br><br>Site is under construction.         |  |
| <b>Achievability:</b>                          |                                                                                     | Achievable<br><br>Site is under construction.       |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                             |                                                     |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                        |                                                     |  |
| <b>Deliverability Explanation:</b>             | The site is under construction. Development is projected to be completed by 2026/27 |                                                     |  |



|                                         |  |                                                                                                                                                                                                                                                                                |  |
|-----------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 218                    |  | Site Name: Land off Forest Road                                                                                                                                                                                                                                                |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Mansfield                                                                                                                                                                                                                                                        |  |
| Land Type: Brownfield                   |  | Ward: Oakham                                                                                                                                                                                                                                                                   |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                                                                                                                          |  |
| Plotted Site Area (Ha): 1.18            |  |                                                                                                                                                                                                                                                                                |  |
| Net developable Area Housing (Ha): 1.00 |  | Net developable Area Employment (Ha): 0                                                                                                                                                                                                                                        |  |
| Site yield (Housing): 35                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                   |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                     |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                               |  |
| Suitability:                            |  | Suitable<br><br>The site is a brownfield site, formerly warehouse and textile premises which have been demolished. A number of trees along the western boundary are protected by TPOs. The site is considered suitable when assessed against all stage 2 suitability criteria. |  |
| Achievability:                          |  | Achievable<br><br>The site is a vacant brownfield site of predominantly an area of hardstanding. The site is considered to be in a medium value area and a sustainable location with no abnormal costs associated with redevelopment of the site identified.                   |  |
| Housing Deliverability:                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                       |  |
| Economic Deliverability:                |  | N/A                                                                                                                                                                                                                                                                            |  |
| Deliverability Explanation:             |  | The site is considered to be available, suitable and achievable. A small brownfield site which could be delivered over the medium term.                                                                                                                                        |  |



|                                                |  |                                                                                                                                                                                                                                     |  |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 219                    |  | <b>Site Name:</b> Clipstone Football Ground                                                                                                                                                                                         |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Mansfield Road                                                                                                                                                                                                 |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Newlands Forest Town                                                                                                                                                                                                   |  |
| <b>Proposed use:</b> Mixed use                 |  | <b>Planning Status:</b> Undetermined Planning Application                                                                                                                                                                           |  |
| <b>Plotted Site Area (Ha):</b> 4.84            |  |                                                                                                                                                                                                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 4.11 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                   |  |
| <b>Site yield (Housing):</b> 60                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0.00                                                                                                                                                                              |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                          |  |
| <b>Availability:</b>                           |  | Available<br><br>Planning application has been submitted which has yet to be determined.                                                                                                                                            |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                                 |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site is achievable subject to replacement sports facilities being relocated.                                                                                                                                  |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 1-5)                                                                                                                                                                                                             |  |
| <b>Economic Deliverability:</b>                |  | N/A                                                                                                                                                                                                                                 |  |
| <b>Deliverability Explanation:</b>             |  | The site is available, suitable and achievable. Planning permission has been granted on the site for the relocation of the sports facilities. It is reasonable to anticipate the first completions could be delivered in years 1-5. |  |



|                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                           |                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>HELAA Reference:</b> 266                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                           | <b>Site Name:</b> Land off Bernard Road             |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                           | <b>Site Address:</b> Bernard Road                   |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                           | <b>Ward:</b> Penniment                              |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                           | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 0.48                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |                                                     |
| <b>Net developable Area Housing (Ha):</b> 0.48                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                           | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 17                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                           | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b> <div> <div>Include</div> <div>Site meets all stage 1 criteria</div> </div>                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                           |                                                     |
| <b>Availability:</b> <div> <div>Potentially Available</div> <div>It has yet to be agreed whether the Community Open Space is surplus to requirements and the site can be released for housing development.</div> </div>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                           |                                                     |
| <b>Suitability:</b> <div> <div>Suitable</div> <div> <p>The site would result in the loss of designated Community Open Space which has yet to be agreed. It is preferable access is obtained through the adjoining development off Hall Barn Lane.</p> <p>The site is considered suitable when assessed against all other stage 2 suitability criteria.</p> </div> </div> |                                                                                                                                                                                                                                                                                                           |                                                     |
| <b>Achievability:</b> <div> <div>Achievable</div> <div>The site is considered to be in a lower value area, but no abnormal costs identified.</div> </div>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                           |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                                                                           | Developable (years 6-10)                                                                                                                                                                                                                                                                                  |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                                                                          | Not Assessed                                                                                                                                                                                                                                                                                              |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                                                                       | The site is considered to be potentially available, suitable and achievable. A small greenfield site, however it has not been demonstrated / agreed that the Community Open Space is surplus to requirements. The site is considered to be developable within years 6-10 if demonstrated to be available. |                                                     |



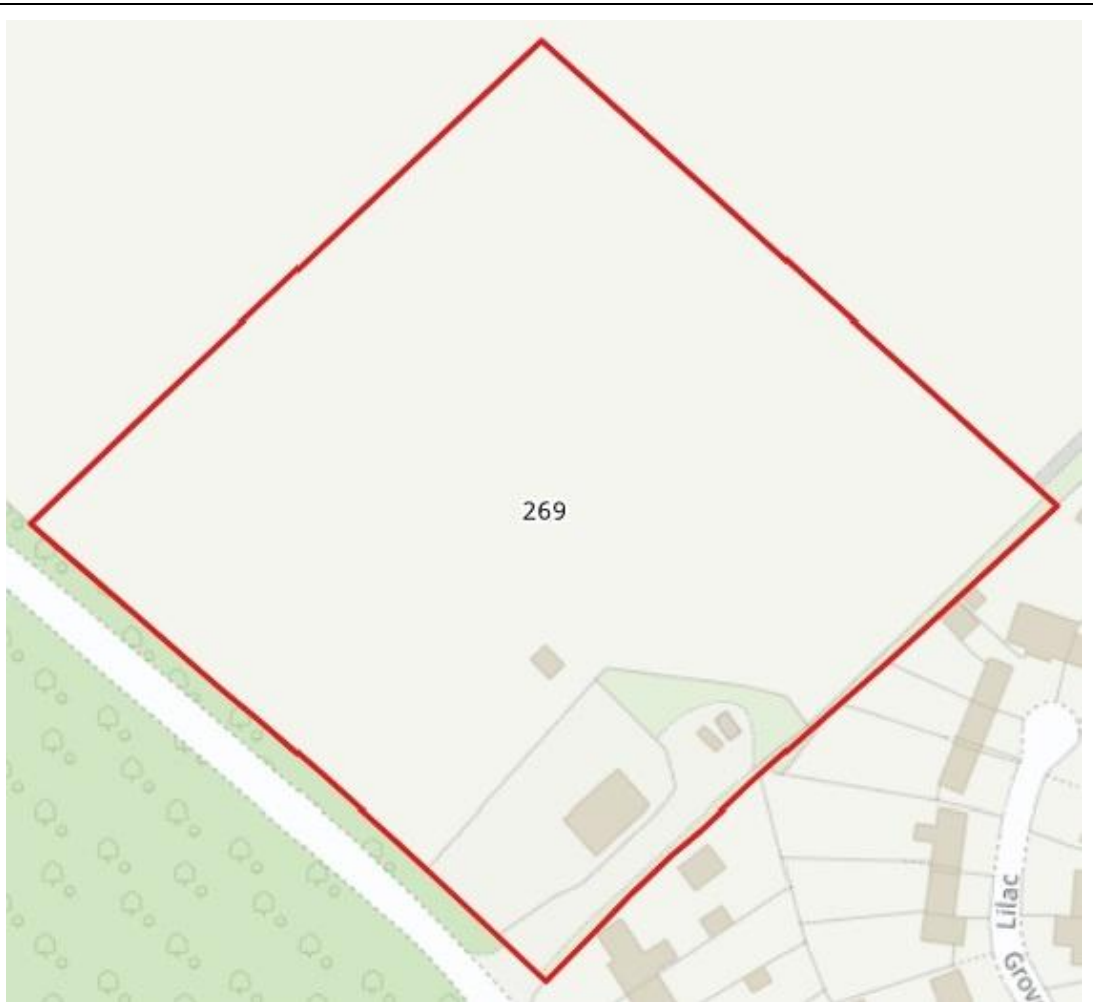
|                                         |                                                |                                                                  |  |
|-----------------------------------------|------------------------------------------------|------------------------------------------------------------------|--|
| HELAA Reference: 267                    |                                                | Site Name: Land off Balmoral Drive                               |  |
| HELAA Result: Reasonable Alternative    |                                                | Site Address: Balmoral Drive                                     |  |
| Land Type: Greenfield                   |                                                | Ward: Sherwood                                                   |  |
| Proposed use: Housing                   |                                                | Planning Status: Permission Granted                              |  |
| Plotted Site Area (Ha): 0.85            |                                                |                                                                  |  |
| Net developable Area Housing (Ha): 0.72 |                                                | Net developable Area Employment (Ha): 0.00                       |  |
| Site yield (Housing): 35                |                                                | Site yield (Employment / Commercial) (m2): 0                     |  |
| Stage 1 Site Identification Assessment: |                                                | Include<br>Site meets all stage 1 criteria                       |  |
| Availability:                           |                                                | Available<br><br>The site has been granted planning permission.  |  |
| Suitability:                            |                                                | Suitable<br><br>The site has been granted planning permission.   |  |
| Achievability:                          |                                                | Achievable<br><br>The site has been granted planning permission. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                        |                                                                  |  |
| Economic Deliverability:                | Not Assessed                                   |                                                                  |  |
| Deliverability Explanation:             | The site has been granted planning permission. |                                                                  |  |

|                                                |  |                                                                                                                                                                                      |  |
|------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 268                    |  | <b>Site Name:</b> Land at Church Street / Little Lane                                                                                                                                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Church Street                                                                                                                                                   |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Pleasley                                                                                                                                                                |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Expired planning permission                                                                                                                                  |  |
| <b>Plotted Site Area (Ha):</b> 0.28            |  |                                                                                                                                                                                      |  |
| <b>Net developable Area Housing (Ha):</b> 0.28 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                    |  |
| <b>Site yield (Housing):</b> 10                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                  |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                           |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>HELAA 2018 noted Landowner and intentions unknown.                                                                                                      |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>The access along Church Street is in poor condition and narrow at the point of the site which will need to be widened.                                   |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 11+)                                                                                                                                                              |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be potentially available, potentially suitable and potentially achievable.                                                                                 |  |





|                                                |  |                                                                                                                                                                                                                                                                                                                         |  |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 269                    |  | <b>Site Name:</b> Land to the North of 100 Wood Lane                                                                                                                                                                                                                                                                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Warsop Estate, Warsop Stock Allotments, Wood Lane                                                                                                                                                                                                                                                  |  |
| <b>Land Type:</b> Mixed                        |  | <b>Ward:</b> Warsop Carrs                                                                                                                                                                                                                                                                                               |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 1.68            |  |                                                                                                                                                                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 1.43 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                       |  |
| <b>Site yield (Housing):</b> 50                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                              |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>The site was available in the 2018 HELAA but further follow-up rquired with the landowner to confirm availability.                                                                                                                                                                         |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>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.<br><br>The site is considered suitable when assessed against all other stage 2 suitability criteria. |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>This is a mixed greenfield/brownfield site in a location where low sales values are expected. No abnormal costs have been identified. It is considered that the site has a moderate prospect of achievability.                                                                            |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                                                            |  |
| <b>Deliverability Explanation:</b>             |  | 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.                                                                                     |  |



|                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 270                                                                                                                                                                       |  | <b>Site Name:</b> High Oakham Farm (east)                                                                                                                                                                                        |  |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                       |  | <b>Site Address:</b> Land off Paddock Close                                                                                                                                                                                      |  |
| <b>Land Type:</b> Greenfield                                                                                                                                                                      |  | <b>Ward:</b> Lindhurst                                                                                                                                                                                                           |  |
| <b>Proposed use:</b> Housing                                                                                                                                                                      |  | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                               |  |
| <b>Plotted Site Area (Ha):</b> 6.57                                                                                                                                                               |  |                                                                                                                                                                                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 4.93                                                                                                                                                    |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                |  |
| <b>Site yield (Housing):</b> 40                                                                                                                                                                   |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                              |  |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                    |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                       |  |
| <b>Availability:</b> Available<br><br>Site is allocated in adopted LP (H1k).                                                                                                                      |  |                                                                                                                                                                                                                                  |  |
| <b>Suitability:</b> Suitable<br><br>Site is considered suitable when assessed against all stage 2 suitability criteria.                                                                           |  |                                                                                                                                                                                                                                  |  |
| <b>Achievability:</b> Achievable<br><br>A greenfield site in a high value area. The site is an allocation for the proposed use in the adopted Local Plan. No abnormal costs have been identified. |  |                                                                                                                                                                                                                                  |  |
| <b>Housing Deliverability:</b>                                                                                                                                                                    |  | Developable (years 6-10)                                                                                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                                                                                                                                                                   |  | Not Assessed                                                                                                                                                                                                                     |  |
| <b>Deliverability Explanation:</b>                                                                                                                                                                |  | 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. |  |

|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 271                    |              | Site Name: Commercial Gate (site A)               |  |
| HELAA Result: Discounted at stage 1     |              | Site Address:                                     |  |
| Land Type: Brownfield                   |              | Ward: Central                                     |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.08            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.08        |  |
| Site yield (Housing): 3                 |              | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                         |              |                                                       |  |
|-----------------------------------------|--------------|-------------------------------------------------------|--|
| HELAA Reference: 272                    |              | Site Name: Commercial Gate (Site B)                   |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Grove Street / Nottingham Road Car Park |  |
| Land Type: Brownfield                   |              | Ward: Central                                         |  |
| Proposed use: Economic                  |              | Planning Status: Live                                 |  |
| Plotted Site Area (Ha): 0.15            |              |                                                       |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.06            |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 600        |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold.     |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at Stage 1        |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at Stage 1        |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1        |  |
| Housing Deliverability:                 | Not Assessed |                                                       |  |
| Economic Deliverability:                | Not Assessed |                                                       |  |
| Deliverability Explanation:             | N/A          |                                                       |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 273                    |              | Site Name: Commercial Gate (Site D)               |  |
| HELAA Result: Discounted at stage 1     |              | Site Address:                                     |  |
| Land Type: Brownfield                   |              | Ward: Central                                     |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.07            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.07        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 700    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1    |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                                |                                                                                      |                                                     |  |
|------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------|--|
| <b>HELAA Reference:</b> 275                    |                                                                                      | <b>Site Name:</b> Old Metal Box Site                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                      | <b>Site Address:</b> Off Rock Valley                |  |
| <b>Land Type:</b> Brownfield                   |                                                                                      | <b>Ward:</b> Eakring                                |  |
| <b>Proposed use:</b> Housing                   |                                                                                      | <b>Planning Status:</b> Under Construction          |  |
| <b>Plotted Site Area (Ha):</b> 2.74            |                                                                                      |                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                                      | <b>Net developable Area Employment (Ha):</b> 0.00   |  |
| <b>Site yield (Housing):</b> 74                |                                                                                      | <b>Site yield (Employment / Commercial) (m2):</b> 0 |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                      | Include<br>Site meets all stage 1 criteria          |  |
| <b>Availability:</b>                           |                                                                                      | Available<br><br>Site is under construction.        |  |
| <b>Suitability:</b>                            |                                                                                      | Suitable<br><br>Site is under construction.         |  |
| <b>Achievability:</b>                          |                                                                                      | Achievable<br><br>Site is under construction.       |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                              |                                                     |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                         |                                                     |  |
| <b>Deliverability Explanation:</b>             | The site is under construction. Development is projected to be completed by 2027/28. |                                                     |  |

|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 276                    |              | Site Name: Vape HQ, Woodhouse Road                |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Woodhouse Road                      |  |
| Land Type: Brownfield                   |              | Ward: Yeoman Hill                                 |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.1             |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.10        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 1000   |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 278                    |              | Site Name: 116-120 Chesterfield Road North        |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Chesterfield Road North             |  |
| Land Type: Brownfield                   |              | Ward: Sherwood                                    |  |
| Proposed use: Economic                  |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.16            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.00 |              | Net developable Area Employment (Ha): 0.06        |  |
| Site yield (Housing): 0                 |              | Site yield (Employment / Commercial) (m2): 400    |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at Stage 1    |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                                                                                                                           |  |                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 287                                                                                                               |  | <b>Site Name:</b> Melville Court                                                                                                                                                                            |  |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                               |  | <b>Site Address:</b> Site off Perlthorpe Avenue                                                                                                                                                             |  |
| <b>Land Type:</b> Brownfield                                                                                                              |  | <b>Ward:</b> Netherfield                                                                                                                                                                                    |  |
| <b>Proposed use:</b> Housing                                                                                                              |  | <b>Planning Status:</b> Live                                                                                                                                                                                |  |
| <b>Plotted Site Area (Ha):</b> 0.38                                                                                                       |  |                                                                                                                                                                                                             |  |
| <b>Net developable Area Housing (Ha):</b> 0.38                                                                                            |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                           |  |
| <b>Site yield (Housing):</b> 13                                                                                                           |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                         |  |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                            |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                  |  |
| <b>Availability:</b> Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                     |  |                                                                                                                                                                                                             |  |
| <b>Suitability:</b> Suitable<br><br>Site is considered suitable when assessed against all stage 2 suitability criteria.                   |  |                                                                                                                                                                                                             |  |
| <b>Achievability:</b> Achievable<br><br>The site has been cleared for redevelopment. No abnormal costs identified in delivering the site. |  |                                                                                                                                                                                                             |  |
| <b>Housing Deliverability:</b>                                                                                                            |  | Developable (years 6-10)                                                                                                                                                                                    |  |
| <b>Economic Deliverability:</b>                                                                                                           |  | Not Assessed                                                                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>                                                                                                        |  | The site is considered to be available, suitable and 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. |  |



|                                         |                                                                                                                                                                                                                                 |                                                                                                                                                                                                    |  |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 290                    |                                                                                                                                                                                                                                 | Site Name: Sandy Lane MDC Housing Development Scheme                                                                                                                                               |  |
| HELAA Result: Reasonable Alternative    |                                                                                                                                                                                                                                 | Site Address: Land off Sandy Lane, behind 75, Sandy Lane and the Allotments.                                                                                                                       |  |
| Land Type: Greenfield                   |                                                                                                                                                                                                                                 | Ward: Eakring                                                                                                                                                                                      |  |
| Proposed use: Housing                   |                                                                                                                                                                                                                                 | Planning Status: Live                                                                                                                                                                              |  |
| Plotted Site Area (Ha): 0.94            |                                                                                                                                                                                                                                 |                                                                                                                                                                                                    |  |
| Net developable Area Housing (Ha): 0.80 |                                                                                                                                                                                                                                 | Net developable Area Employment (Ha): 0.00                                                                                                                                                         |  |
| Site yield (Housing): 28                |                                                                                                                                                                                                                                 | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                       |  |
| Stage 1 Site Identification Assessment: |                                                                                                                                                                                                                                 | Include<br>Site meets all stage 1 criteria                                                                                                                                                         |  |
| Availability:                           | Potentially Available                                                                                                                                                                                                           |                                                                                                                                                                                                    |  |
|                                         | MDC, as the landowner has yet to confirm whether the land can be released for alternative uses.                                                                                                                                 |                                                                                                                                                                                                    |  |
| Suitability:                            | Suitable                                                                                                                                                                                                                        |                                                                                                                                                                                                    |  |
|                                         | The site is considered suitable for residential development when assessed against all stage 2 suitability criteria. Access is currently shared with a GP surgery but is considered suitable for proposed nature of development. |                                                                                                                                                                                                    |  |
| Achievability:                          | 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.                                                                                         |                                                                                                                                                                                                    |  |
| Housing Deliverability:                 |                                                                                                                                                                                                                                 | Developable (years 6-10)                                                                                                                                                                           |  |
| Economic Deliverability:                |                                                                                                                                                                                                                                 | Not Assessed                                                                                                                                                                                       |  |
| Deliverability Explanation:             |                                                                                                                                                                                                                                 | 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. |  |



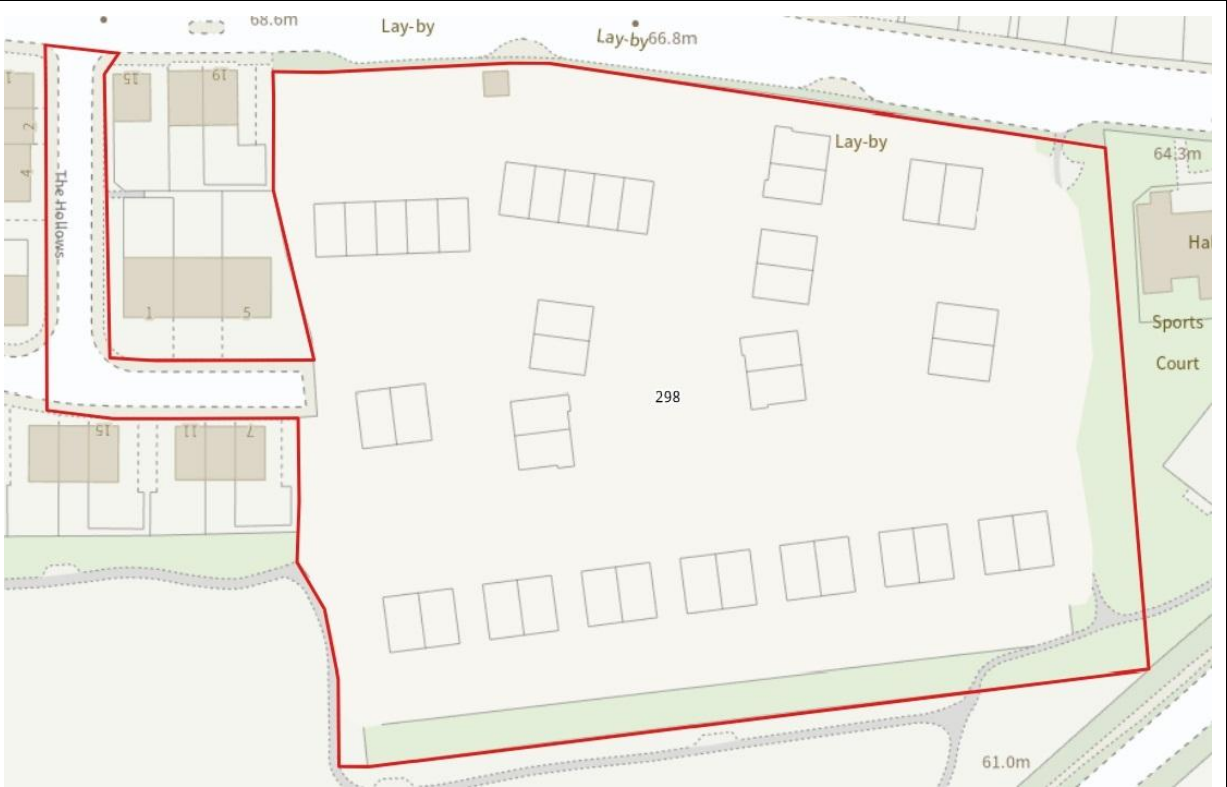
|                                                |  |                                                                                                                                                                                                    |  |
|------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 291                    |  | <b>Site Name:</b> Shirland Drive Boiler House                                                                                                                                                      |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Land off Shirland Drive, Oak Tree Lane Estate.                                                                                                                                |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Oak Tree                                                                                                                                                                              |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 0.2             |  |                                                                                                                                                                                                    |  |
| <b>Net developable Area Housing (Ha):</b> 0.20 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                  |  |
| <b>Site yield (Housing):</b> 7                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                         |  |
| <b>Availability:</b>                           |  | Available<br><br>The site meets all Stage 2 availability assessment criteria.                                                                                                                      |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>Site is currently a car park. No abnormal costs identified.                                                                                                          |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                           |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                       |  |
| <b>Deliverability Explanation:</b>             |  | 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. |  |



|                                         |              |                                                        |  |
|-----------------------------------------|--------------|--------------------------------------------------------|--|
| HELAA Reference: 297                    |              | Site Name: Land at Sharratt Court                      |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Colston Road, Mansfield.                 |  |
| Land Type: Greenfield                   |              | Ward: Southwell                                        |  |
| Proposed use: Housing                   |              | Planning Status: Permission Granted                    |  |
| Plotted Site Area (Ha): 0.12            |              |                                                        |  |
| Net developable Area Housing (Ha): 0.12 |              | Net developable Area Employment (Ha): 0.00             |  |
| Site yield (Housing): 4                 |              | Site yield (Employment / Commercial) (m2): 0           |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold.      |  |
| Availability:                           |              | Not Assessed<br><br>The site is discounted at Stage 1. |  |
| Suitability:                            |              | Not Assessed<br><br>The site is discounted at Stage 1. |  |
| Achievability:                          |              | Not Assessed<br><br>The site is discounted at Stage 1. |  |
| Housing Deliverability:                 | Not Assessed |                                                        |  |
| Economic Deliverability:                | Not Assessed |                                                        |  |
| Deliverability Explanation:             | N/A          |                                                        |  |



|                                                |                                                                                      |                                                                |  |
|------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 298                    |                                                                                      | <b>Site Name:</b> Football Ground Church Warsop Miners Phase 2 |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                      | <b>Site Address:</b> Wood Lane                                 |  |
| <b>Land Type:</b> Greenfield                   |                                                                                      | <b>Ward:</b> Warsop Carrs                                      |  |
| <b>Proposed use:</b> Housing                   |                                                                                      | <b>Planning Status:</b> Under Construction                     |  |
| <b>Plotted Site Area (Ha):</b> 1.44            |                                                                                      |                                                                |  |
| <b>Net developable Area Housing (Ha):</b> 1.22 |                                                                                      | <b>Net developable Area Employment (Ha):</b> 0.00              |  |
| <b>Site yield (Housing):</b> 43                |                                                                                      | <b>Site yield (Employment / Commercial) (m2):</b> 0            |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                      | Include<br>Site meets all stage 1 criteria                     |  |
| <b>Availability:</b>                           |                                                                                      | Available<br><br>Site is under construction.                   |  |
| <b>Suitability:</b>                            |                                                                                      | Suitable<br><br>Site is under construction.                    |  |
| <b>Achievability:</b>                          |                                                                                      | Achievable<br><br>Site is under construction.                  |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                              |                                                                |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                         |                                                                |  |
| <b>Deliverability Explanation:</b>             | The site is under construction. Development is projected to be completed by 2026/27. |                                                                |  |



|                                                |                                                                                                                                                                                     |                                                                                                                                                                         |  |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 300                    |                                                                                                                                                                                     | <b>Site Name:</b> Petrol Filling Station Clipstone Road West                                                                                                            |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                     | <b>Site Address:</b> 122, Clipstone Road West                                                                                                                           |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                                                                     | <b>Ward:</b> Newlands Forest Town                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                     | <b>Planning Status:</b> Undetermined Planning Application                                                                                                               |  |
| <b>Plotted Site Area (Ha):</b> 0.2             |                                                                                                                                                                                     |                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 0.20 |                                                                                                                                                                                     | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                       |  |
| <b>Site yield (Housing):</b> 14                |                                                                                                                                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                     | Include<br>Site meets all stage 1 criteria                                                                                                                              |  |
| <b>Availability:</b>                           |                                                                                                                                                                                     | Potentially Available<br><br>No further confirmation has been received from the landowner as to whether the site is available.                                          |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                     | Suitable<br><br>Site is considered suitable when assessed against all stage 2 suitability criteria.                                                                     |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                     | Potentially Achievable<br><br>A brownfield site in a medium value sales area; given current use some remediation is likely required the site is potentially achievable. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                            |                                                                                                                                                                         |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                        |                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>             | The site is considered to be potentially available, suitable and potentially achievable. A small brownfield site without planning permission that could be delivered in years 6-10. |                                                                                                                                                                         |  |

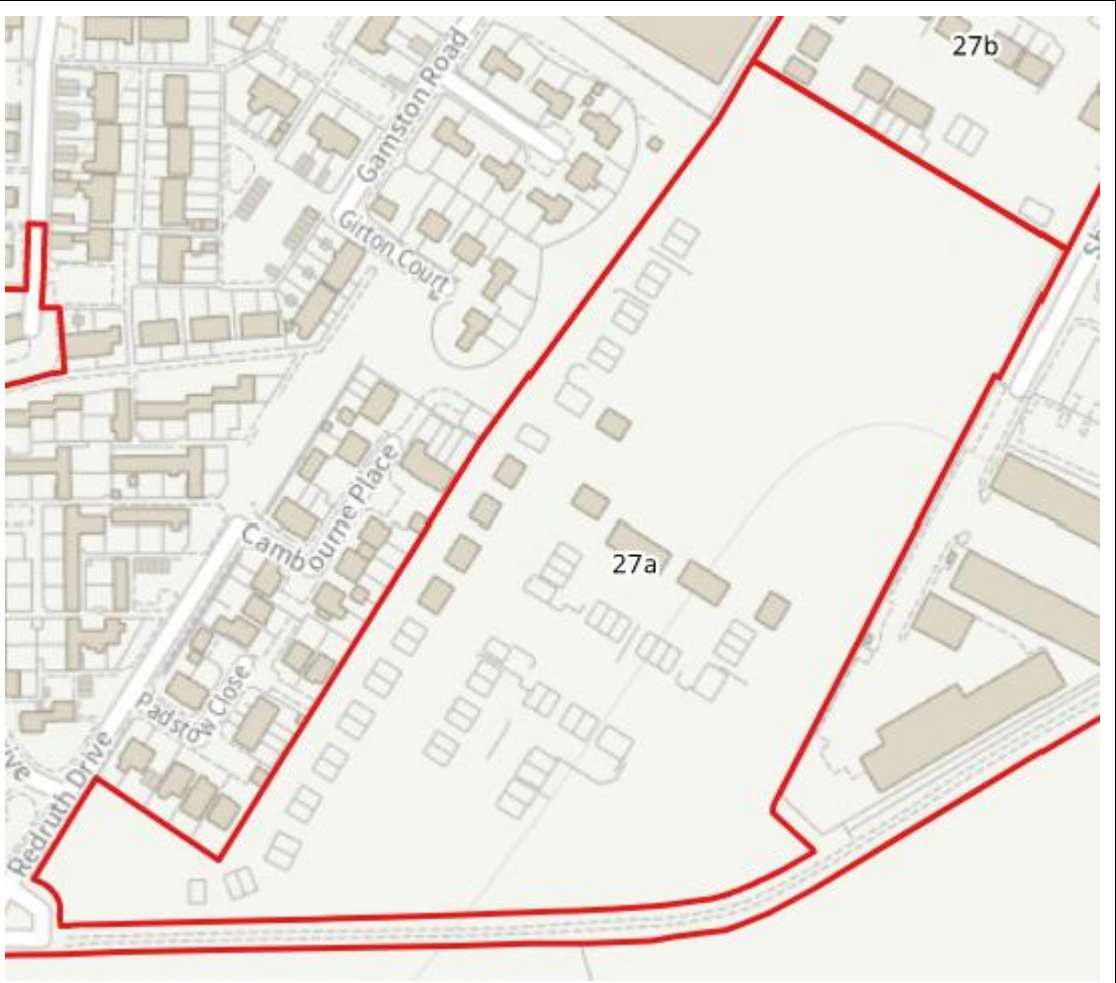


|                                         |                                                                                     |                                               |  |
|-----------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------|--|
| HELAA Reference: 322                    |                                                                                     | Site Name: Land north of Broomhill Lane       |  |
| HELAA Result: Reasonable Alternative    |                                                                                     | Site Address: Mansfield                       |  |
| Land Type: Greenfield                   |                                                                                     | Ward: Broomhill                               |  |
| Proposed use: Housing                   |                                                                                     | Planning Status: Under Construction           |  |
| Plotted Site Area (Ha): 2.82            |                                                                                     |                                               |  |
| Net developable Area Housing (Ha): 0.00 |                                                                                     | Net developable Area Employment (Ha): 0.00    |  |
| Site yield (Housing): 84                |                                                                                     | Site yield (Employment / Commercial) (m2): 0  |  |
| Stage 1 Site Identification Assessment: |                                                                                     | Include<br>Site meets all stage 1 criteria    |  |
| Availability:                           |                                                                                     | Available<br><br>Site is under construction.  |  |
| Suitability:                            |                                                                                     | Suitable<br><br>Site is under construction.   |  |
| Achievability:                          |                                                                                     | Achievable<br><br>Site is under construction. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                             |                                               |  |
| Economic Deliverability:                | Not Assessed                                                                        |                                               |  |
| Deliverability Explanation:             | The site is under construction. Development is projected to be completed by 2027/28 |                                               |  |





|                                         |                                                                                               |                                               |  |
|-----------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------|--|
| HELAA Reference: 21a                    |                                                                                               | Site Name: Land at Redruth Drive              |  |
| HELAA Result: Reasonable Alternative    |                                                                                               | Site Address: Sherwood Avenue                 |  |
| Land Type: Greenfield                   |                                                                                               | Ward: Southwell                               |  |
| Proposed use: Housing                   |                                                                                               | Planning Status: Under Construction           |  |
| Plotted Site Area (Ha): 4.98            |                                                                                               |                                               |  |
| Net developable Area Housing (Ha): 0.00 |                                                                                               | Net developable Area Employment (Ha): 0.00    |  |
| Site yield (Housing): 169               |                                                                                               | Site yield (Employment / Commercial) (m2): 0  |  |
| Stage 1 Site Identification Assessment: |                                                                                               | Include<br>Site meets all stage 1 criteria    |  |
| Availability:                           |                                                                                               | Available<br><br>Site is under construction.  |  |
| Suitability:                            |                                                                                               | Suitable<br><br>Site is under construction.   |  |
| Achievability:                          |                                                                                               | Achievable<br><br>Site is under construction. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                                       |                                               |  |
| Economic Deliverability:                | Not Assessed                                                                                  |                                               |  |
| Deliverability Explanation:             | The site is under construction. First completions are anticipated to be delivered by 2026/27. |                                               |  |



|                                         |                                                                              |                                               |  |
|-----------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------|--|
| HELAA Reference: 27b                    |                                                                              | Site Name: Land off Sherwood Oaks Close       |  |
| HELAA Result: Reasonable Alternative    |                                                                              | Site Address: Sherwood Oaks Close             |  |
| Land Type: Greenfield                   |                                                                              | Ward: Southwell                               |  |
| Proposed use: Housing                   |                                                                              | Planning Status: Under Construction           |  |
| Plotted Site Area (Ha): 1.2             |                                                                              |                                               |  |
| Net developable Area Housing (Ha): 0.00 |                                                                              | Net developable Area Employment (Ha): 0.00    |  |
| Site yield (Housing): 44                |                                                                              | Site yield (Employment / Commercial) (m2): 0  |  |
| Stage 1 Site Identification Assessment: |                                                                              | Include<br>Site meets all stage 1 criteria    |  |
| Availability:                           |                                                                              | Available<br><br>Site is under construction.  |  |
| Suitability:                            |                                                                              | Suitable<br><br>Site is under construction.   |  |
| Achievability:                          |                                                                              | Achievable<br><br>Site is under construction. |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                      |                                               |  |
| Economic Deliverability:                | Not Assessed                                                                 |                                               |  |
| Deliverability Explanation:             | The site is under construction. First completions were delivered in 2025/26. |                                               |  |



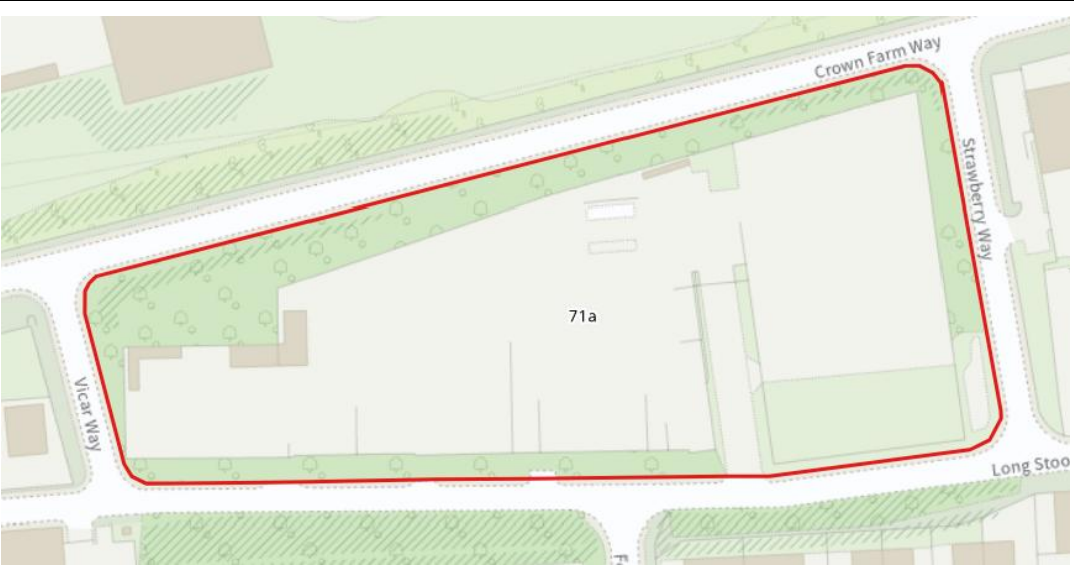
|                                         |  |                                                                                                                                                                                                                                                        |  |
|-----------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 39a                    |  | Site Name: Ransom Wood Business Park (Site A)                                                                                                                                                                                                          |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Southwell Road West                                                                                                                                                                                                                      |  |
| Land Type: Mixed                        |  | Ward: Southwell                                                                                                                                                                                                                                        |  |
| Proposed use: Economic - mixed          |  | Planning Status: Local Plan Site Allocation                                                                                                                                                                                                            |  |
| Plotted Site Area (Ha): 1.35            |  |                                                                                                                                                                                                                                                        |  |
| Net developable Area Housing (Ha): 0.00 |  | Net developable Area Employment (Ha): 0.54                                                                                                                                                                                                             |  |
| Site yield (Housing): 0                 |  | Site yield (Employment / Commercial) (m2): 5400                                                                                                                                                                                                        |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                             |  |
| Availability:                           |  | Available<br><br>The site is an undeveloped area within an area safeguarded for employment use in the adopted Local Plan (Policy E3l).                                                                                                                 |  |
| Suitability:                            |  | Suitable<br><br>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. |  |
| Achievability:                          |  | Achievable<br><br>Site is operating as a successful business park and is within the safeguarded area E3l for employment use in the adopted Local Plan.                                                                                                 |  |
| Housing Deliverability:                 |  | Not Assessed                                                                                                                                                                                                                                           |  |
| Economic Deliverability:                |  | Developable (years 11+)                                                                                                                                                                                                                                |  |
| Deliverability Explanation:             |  | The site is considered to be available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use.                                                                                                                 |  |



|                                                |  |                                                                                                                                                                                                                     |  |
|------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 39b                    |  | <b>Site Name:</b> Ransom Wood Business Park (Site B)                                                                                                                                                                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Southwell Road West                                                                                                                                                                            |  |
| <b>Land Type:</b> Mixed                        |  | <b>Ward:</b> Southwell                                                                                                                                                                                              |  |
| <b>Proposed use:</b> Economic - mixed          |  | <b>Planning Status:</b> Local Plan Site Allocation                                                                                                                                                                  |  |
| <b>Plotted Site Area (Ha):</b> 0.26            |  |                                                                                                                                                                                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |  | <b>Net developable Area Employment (Ha):</b> 0.10                                                                                                                                                                   |  |
| <b>Site yield (Housing):</b> 0                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 1000                                                                                                                                                              |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                          |  |
| <b>Availability:</b>                           |  | Available<br><br>The site is an undeveloped area within an area safeguarded for employment use in the adopted Local Plan (Policy E3l).                                                                              |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>Site is operating as a successful business park and is within the safeguarded area E3l for employment use in the adopted Local Plan.                                                              |  |
| <b>Housing Deliverability:</b>                 |  | Not Assessed                                                                                                                                                                                                        |  |
| <b>Economic Deliverability:</b>                |  | Developable (years 11+)                                                                                                                                                                                             |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, suitable and achievable. The site is safeguarded in the adopted Local Plan for employment use.                                                                              |  |



|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                         |                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>HELAA Reference:</b> 71a                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                         | <b>Site Name:</b> Site A, Long Stoop Way                             |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                    |                                                                                                                                                                                                                                         | <b>Site Address:</b> Land at Long Stoop Way, South of Crown Farm Way |
| <b>Land Type:</b> Brownfield                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                         | <b>Ward:</b> Ling Forest                                             |
| <b>Proposed use:</b> Economic - office / industrial                                                                                                                                                                                                            |                                                                                                                                                                                                                                         | <b>Planning Status:</b> Local Plan Site Allocation                   |
| <b>Plotted Site Area (Ha):</b> 2.28                                                                                                                                                                                                                            |                                                                                                                                                                                                                                         |                                                                      |
| <b>Net developable Area Housing (Ha):</b> 0.00                                                                                                                                                                                                                 |                                                                                                                                                                                                                                         | <b>Net developable Area Employment (Ha):</b> 0.91                    |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                         | <b>Site yield (Employment / Commercial) (m2):</b> 9100               |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                         | Include<br>Site meets all stage 1 criteria                           |
| <b>Availability:</b> Available<br><br>An existing employment use but potential for intensification / modernisation.                                                                                                                                            |                                                                                                                                                                                                                                         |                                                                      |
| <b>Suitability:</b> Suitable<br><br>The site is already in existing employment use. Proposed development seeks the modernisation / intensification of the site.<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria. |                                                                                                                                                                                                                                         |                                                                      |
| <b>Achievability:</b> Achievable<br><br>The site forms part of a well used existing employment park and which is within the safeguarded area E3j of the adopted Local Plan.                                                                                    |                                                                                                                                                                                                                                         |                                                                      |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                 | Not Assessed                                                                                                                                                                                                                            |                                                                      |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                | Developable (years 6-10)                                                                                                                                                                                                                |                                                                      |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                             | The site is considered to be available, suitable and achievable. The site is an existing employment use and safeguarded in the adopted Local Plan. Any intensification / modernisation of the site could be achieved within years 6-10. |                                                                      |



|                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                  |                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>HELAA Reference:</b> 71c                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                  | <b>Site Name:</b> Site C, Long Stoop Way                             |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                  | <b>Site Address:</b> Land at Long Stoop Way, South of Crown Farm Way |
| <b>Land Type:</b> Brownfield                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                  | <b>Ward:</b> Ling Forest                                             |
| <b>Proposed use:</b> Economic - office / industrial                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                  | <b>Planning Status:</b> Live                                         |
| <b>Plotted Site Area (Ha):</b> 0.6                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                  |                                                                      |
| <b>Net developable Area Housing (Ha):</b> 0.00                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                  | <b>Net developable Area Employment (Ha):</b> 0.24                    |
| <b>Site yield (Housing):</b> 0                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                  | <b>Site yield (Employment / Commercial) (m2):</b> 2400               |
| <b>Stage 1 Site Identification Assessment:</b> <div> <div>Include</div> <div>Site meets all stage 1 criteria</div> </div>                                                                                                                                              |                                                                                                                                                                                                                                                                  |                                                                      |
| <b>Availability:</b> Available <div>An existing employment use but potential for intensification / modernisation.</div>                                                                                                                                                |                                                                                                                                                                                                                                                                  |                                                                      |
| <b>Suitability:</b> Suitable <div>The site is already in existing employment use. Proposed development seeks the modernisation / intensification of the site.</div> <div>The site is considered suitable when assessed against all stage 2 suitability criteria.</div> |                                                                                                                                                                                                                                                                  |                                                                      |
| <b>Achievability:</b> Achievable <div>The site forms part of a well used existing employment park and which is within the safeguarded area E3j of the adopted Local Plan.</div>                                                                                        |                                                                                                                                                                                                                                                                  |                                                                      |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                         | Not Assessed                                                                                                                                                                                                                                                     |                                                                      |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                        | Developable (years 6-10)                                                                                                                                                                                                                                         |                                                                      |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                     | The site is considered to be potentially available, suitable and potentially achievable. The sites is in existing employment use and safeguarded in the adopted Local Plan. Any intensification / modernisation of the site could be achieved within years 6-10. |                                                                      |



|                                                |              |                                                                                                                                                                                                                                                           |  |
|------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 74d                    |              | <b>Site Name:</b> Water Lane                                                                                                                                                                                                                              |  |
| <b>HELAA Result:</b> Discounted at stage 2     |              | <b>Site Address:</b> Marr Route A616 Pleasley                                                                                                                                                                                                             |  |
| <b>Land Type:</b> Greenfield                   |              | <b>Ward:</b> Pleasley                                                                                                                                                                                                                                     |  |
| <b>Proposed use:</b> Housing                   |              | <b>Planning Status:</b> Live                                                                                                                                                                                                                              |  |
| <b>Plotted Site Area (Ha):</b> 5.11            |              |                                                                                                                                                                                                                                                           |  |
| <b>Net developable Area Housing (Ha):</b> 3.83 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 134               |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                       |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                |  |
| <b>Availability:</b>                           |              | Potentially Available<br><br>No confirmation received from the landowner to confirm the site is available.                                                                                                                                                |  |
| <b>Suitability:</b>                            |              | Not Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |              | Not Assessed<br><br>Not assessed - site is not considered suitable.                                                                                                                                                                                       |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                                                                                                                                                                                                                           |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                                                                                                                                                                                                                           |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                                                                                                                                                                                                                           |  |



|                                                |                                                                                                                                                             |                                                                                                                                                                                                                                                                             |  |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 323                    |                                                                                                                                                             | <b>Site Name:</b> Land off Helmsley Road                                                                                                                                                                                                                                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                             | <b>Site Address:</b> Rainworth, NG21 0DQ                                                                                                                                                                                                                                    |  |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                             | <b>Ward:</b> Southwell                                                                                                                                                                                                                                                      |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                             | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                |  |
| <b>Plotted Site Area (Ha):</b> 6.4             |                                                                                                                                                             |                                                                                                                                                                                                                                                                             |  |
| <b>Net developable Area Housing (Ha):</b> 4.80 |                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                           |  |
| <b>Site yield (Housing):</b> 168               |                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                         |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                             | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                  |  |
| <b>Availability:</b>                           |                                                                                                                                                             | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                                                         |  |
| <b>Suitability:</b>                            |                                                                                                                                                             | Suitable<br><br>The agent has stated that vehicular access via adopted routes is available directly to the site boundary from Helmsley Road (confirming no ransom position exists). The site is considered suitable when assessed against all Stage 2 suitability criteria. |  |
| <b>Achievability:</b>                          |                                                                                                                                                             | Achievable<br><br>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.                                                                                                |  |
| <b>Housing Deliverability:</b>                 | Developable (years 1-5)                                                                                                                                     |                                                                                                                                                                                                                                                                             |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                |                                                                                                                                                                                                                                                                             |  |
| <b>Deliverability Explanation:</b>             | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards. |                                                                                                                                                                                                                                                                             |  |



|                                                |  |                                                                                                                                                                                                                                                                                      |  |
|------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 324                    |  | <b>Site Name:</b> Land off Ridgeway Lane                                                                                                                                                                                                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Market Warsop                                                                                                                                                                                                                                                   |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Market Warsop                                                                                                                                                                                                                                                           |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                         |  |
| <b>Plotted Site Area (Ha):</b> 11.86           |  |                                                                                                                                                                                                                                                                                      |  |
| <b>Net developable Area Housing (Ha):</b> 7.71 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                    |  |
| <b>Site yield (Housing):</b> 270               |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                  |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                           |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                                                                  |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>Access to the site is constrained, with junction improvements at Ridgeway Terrace particularly constrained.                                                                                                                                              |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>The site is in a lower value area. Improvements to junction and improvements along Mansfield Road, Ridgeway Lane and Oakfield Lane. Access is constrained and would likely require demolition of at least one property to obtain access on to the A60. |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                             |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                         |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, potentially suitable and potentially achievable. A medium greenfield site without planning permission. It will need to be demonstrated whether suitable access can be obtained on to Ridgeway Terrace.                                       |  |



|                                                 |  |                                                                                                                                                                                                                                                                           |  |
|-------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 325                     |  | <b>Site Name:</b> Land off Peafield Lane                                                                                                                                                                                                                                  |  |
| <b>HELAA Result:</b> Reasonable Alternative     |  | <b>Site Address:</b> Mansfield Woodhouse East                                                                                                                                                                                                                             |  |
| <b>Land Type:</b> Greenfield                    |  | <b>Ward:</b> Hornby                                                                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                    |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                              |  |
| <b>Plotted Site Area (Ha):</b> 30               |  |                                                                                                                                                                                                                                                                           |  |
| <b>Net developable Area Housing (Ha):</b> 18.00 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 630                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                       |  |
| <b>Stage 1 Site Identification Assessment:</b>  |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                |  |
| <b>Availability:</b>                            |  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                          |  |
| <b>Suitability:</b>                             |  | Suitable<br><br>to demolish the existing semi-detached bungalow and make good the party wall with the neighbouring                                                                                                                                                        |  |
| <b>Achievability:</b>                           |  | Potentially Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                  |  | Developable (years 11+)                                                                                                                                                                                                                                                   |  |
| <b>Economic Deliverability:</b>                 |  | Not Assessed                                                                                                                                                                                                                                                              |  |
| <b>Deliverability Explanation:</b>              |  | The site is considered to be available, suitable but potentially achievable. A large site which would require a long lead in period to deliver on and off-site infrastructure.                                                                                            |  |

|                                                |  |                                                                                                                                                                               |  |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 326                    |  | <b>Site Name:</b> Land to the north of the A617 (Sherwood Way South) / south of Bleak Hills Lane                                                                              |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Mansfield Nottinghamshire                                                                                                                                |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Oakham                                                                                                                                                           |  |
| <b>Proposed use:</b> Economic - industrial     |  | <b>Planning Status:</b> Undetermined Planning Application                                                                                                                     |  |
| <b>Plotted Site Area (Ha):</b> 9.92            |  |                                                                                                                                                                               |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |  | <b>Net developable Area Employment (Ha):</b> 4.87                                                                                                                             |  |
| <b>Site yield (Housing):</b> 0                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 48744                                                                                                                       |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                    |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                              |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>Potential access constraints which require further investigation. Potential adverse impacts on the LWS and LNR adjacent to the north of the site. |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>A planning application has been submitted which has yet to be determined.                                                                                   |  |
| <b>Housing Deliverability:</b>                 |  | Not Assessed                                                                                                                                                                  |  |
| <b>Economic Deliverability:</b>                |  | Developable (years 6-10)                                                                                                                                                      |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, potentially suitable and achievable. A planning application has been submitted which has yet to be determined.                        |  |

An aerial photograph of a large, irregularly shaped green field. The field is outlined with a thick red line. In the top left corner, there are some buildings and a road. A road labeled 'Bleak Hills Lane' runs along the top edge of the field. The number '326' is printed in the center of the field. The surrounding area includes more green fields, some trees, and a few buildings.

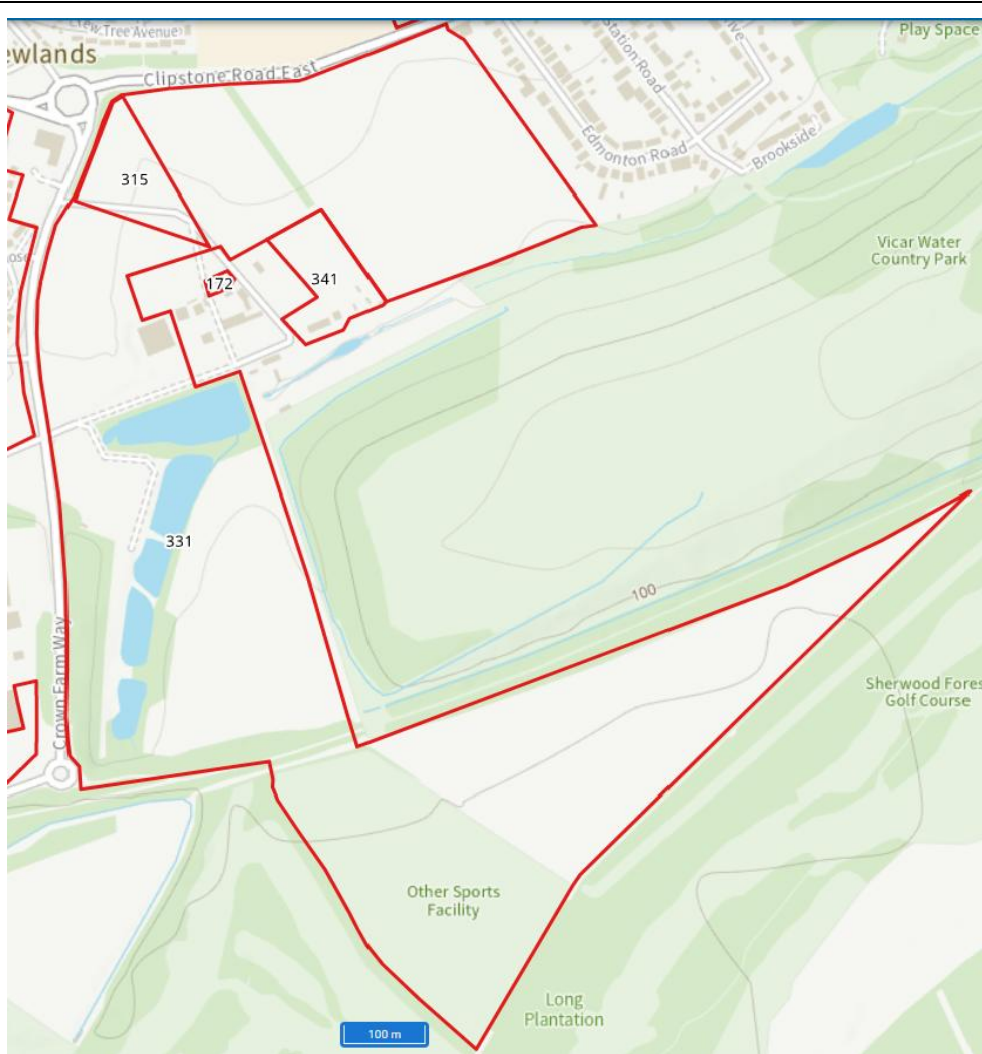


|                                                 |              |                                                                                                                                                                                                                                                |  |
|-------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 327                     |              | <b>Site Name:</b> Land north and east of Crimea Farm, off Peafield Lane                                                                                                                                                                        |  |
| <b>HELAA Result:</b> Discounted at stage 2      |              | <b>Site Address:</b> Land north and east of Crimea Farm, off Peafield Lane                                                                                                                                                                     |  |
| <b>Land Type:</b> Greenfield                    |              | <b>Ward:</b> Hornby                                                                                                                                                                                                                            |  |
| <b>Proposed use:</b> Housing                    |              | <b>Planning Status:</b> Live                                                                                                                                                                                                                   |  |
| <b>Plotted Site Area (Ha):</b> 20.9             |              |                                                                                                                                                                                                                                                |  |
| <b>Net developable Area Housing (Ha):</b> 13.60 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                              |  |
| <b>Site yield (Housing):</b> 475                |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                            |  |
| <b>Stage 1 Site Identification Assessment:</b>  |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                     |  |
| <b>Availability:</b>                            |              | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                               |  |
| <b>Suitability:</b>                             |              | Not Suitable<br><br>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. |  |
| <b>Achievability:</b>                           |              | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                       |  |
| <b>Housing Deliverability:</b>                  | Not Assessed |                                                                                                                                                                                                                                                |  |
| <b>Economic Deliverability:</b>                 | Not Assessed |                                                                                                                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>              | N/A          |                                                                                                                                                                                                                                                |  |



|                                                 |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|-------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 328                     |              | <b>Site Name:</b> Land south-east of Southgate Road                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>HELAA Result:</b> Discounted at stage 2      |              | <b>Site Address:</b> Mansfield, Nottinghamshire, NG20 0QX                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Land Type:</b> Greenfield                    |              | <b>Ward:</b> Meden                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Proposed use:</b> Housing                    |              | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Plotted Site Area (Ha):</b> 38.26            |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Net developable Area Housing (Ha):</b> 21.00 |              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Site yield (Housing):</b> 737                |              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Stage 1 Site Identification Assessment:</b>  |              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Availability:</b>                            |              | Available<br><br>The site meets all Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Suitability:</b>                             |              | Not Suitable<br><br>The site adjoins the settlement boundary of Market Wearsop, 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.<br><br>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. |  |
| <b>Achievability:</b>                           |              | Not Assessed<br><br>Site is not available nor suitable.                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Housing Deliverability:</b>                  | Not Assessed |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Economic Deliverability:</b>                 | Not Assessed |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Deliverability Explanation:</b>              | N/A          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

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| <b>HELAA Reference:</b> 331                    |  | <b>Site Name:</b> Land south of Clipstone road east - East of Crown Farm Way                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Newlands Road, Forest Town                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Newlands Forest Town / Oak Town                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 36              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Net developable Area Housing (Ha):</b> 8.99 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Site yield (Housing):</b> 315               |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br><br>Area of flood zone 2 and 3 within the central parcel of the site which has been discounted from the gross developable area.                                                                                                                                                                                                                                                                                                         |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>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, but the site is considered to remain viable.                                                                                                                                                                          |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Deliverability Explanation:</b>             |  | The site is concluded to be available, suitable and achievable. The site offers significant opportunity for ecological and wider green and blue infrastructure enhancements but                                                                                                                                                                                                                                                                    |  |



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| <b>HELAA Reference:</b> 334                    |  | <b>Site Name:</b> Land north of Jenford Street                                                                                                                                                                                                                              |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Jenford Street, Mansfield, NG18 5QU                                                                                                                                                                                                                    |  |
| <b>Land Type:</b> Greenfield                   |  | <b>Ward:</b> Bancroft                                                                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                |  |
| <b>Plotted Site Area (Ha):</b> 8.11            |  |                                                                                                                                                                                                                                                                             |  |
| <b>Net developable Area Housing (Ha):</b> 2.55 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                           |  |
| <b>Site yield (Housing):</b> 120               |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                         |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria.                                                                                                                                                                                                                                 |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                            |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Potentially part of Ladybrook Green would be developed, however this would be offset with an improvement un the quality of open space. The site is considered suitable when assessed against the stage 2 suitability criteria.                              |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site is in a lower value area. The boundary presently includes Ladybrook Green, part of which has been discounted from the developable area, however the site is considered to be viable. No abnormal costs associated with the delivery of the site. |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 1-5)                                                                                                                                                                                                                                                     |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be available, suitable and achievable. A greenfield site without planning permission but could be delivered over a short time period.                                                                                                             |  |

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| <b>HELAA Reference:</b> 335                    |                         | <b>Site Name:</b> Land north of Old Mill Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>HELAA Result:</b> Reasonable Alternative    |                         | <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Land Type:</b> Mixed                        |                         | <b>Ward:</b> Maun Valley Forest Town                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposed use:</b> Housing                   |                         | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Plotted Site Area (Ha):</b> 11.2            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                         | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Site yield (Housing):</b> 250               |                         | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Stage 1 Site Identification Assessment:</b> |                         | <p>Include</p> <p>The site meets all stage 1 criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Availability:</b>                           |                         | <p>Available</p> <p>Site meets all of the Stage 2 Availability assessment criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Suitability:</b>                            |                         | <p>Suitable</p> <p>The site is close to existing services but there are electricity pylons on site which will require an area of stand off. For this assessment, the net developable area has been reduced to reflect the presence of the pylons.</p> <p>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.</p> <p>The Maun Woodlands LWS also cross into the north of the site, running along the northern boundary. The Maun Vallery Park LNR is adjacent to the northern boundary. Development would need to avoid and mitigate any adverse impacts on the LWS and LNR.</p> <p>Highways Authority note the potential for a coordinated approach to access with adjoining HELAA sites (notably site 31). Improvements to the nearby junctions will be required to mitigate the impact of this development as a whole.</p> |
| <b>Achievability:</b>                          |                         | <p>Achievable</p> <p>A predominantly greenfield site in higher value area.</p> <p>Most significant costs likely to be associated with provision of SuDS, BNG costs and green infrastructure provision associated with connectivity and mitigating potential adverse impacts on the River Maun Corridor. An area of stand off between development and the electricity pylons is also required which will reduce the developable area of the site. However, these are not considered to impact on the viability of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Housing Deliverability:</b>                 | Developable (years 1-5) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Economic Deliverability:</b>                | Not Assessed            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

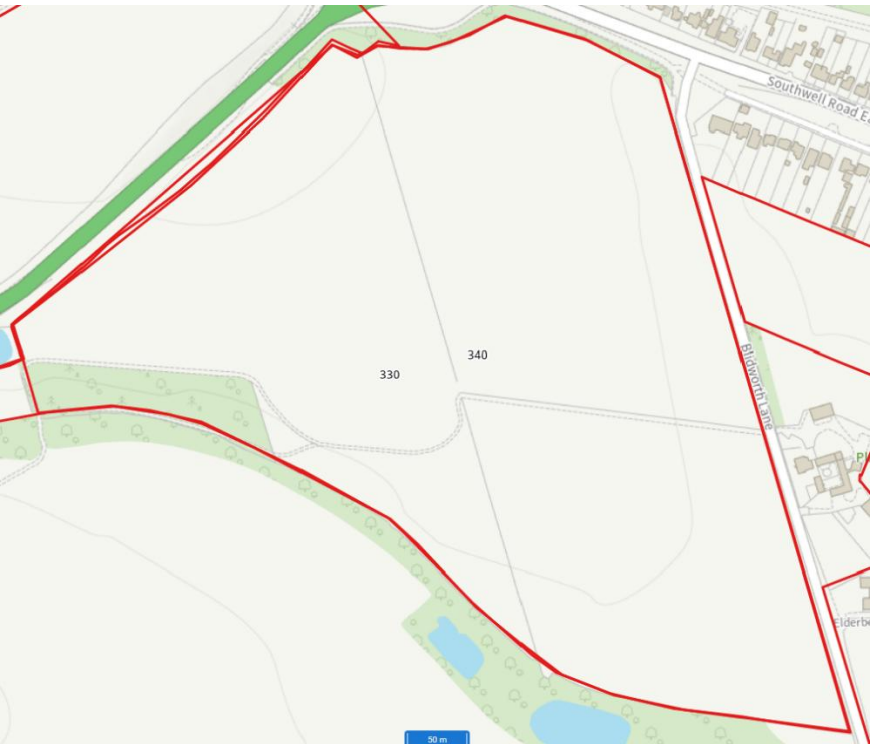


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|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Deliverability Explanation:</b> | The site is considered to be available, suitable and achievable. The developable area of the site is reduced to reflect the stand off required between development and the electricity pylons. An appropriate buffer is also required between development and the River Maun Corridor. The site is however considered to be deliverable. |  |
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| <b>HELAA Reference:</b> 338                    |                                                                  | <b>Site Name:</b> Land south east of Mansfield Road                                                                                                                                                                                                                                                                                               |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                  | <b>Site Address:</b> Market Warsop, Mansfield Road, NG20 0EF                                                                                                                                                                                                                                                                                      |  |
| <b>Land Type:</b> Greenfield                   |                                                                  | <b>Ward:</b> Market Warsop                                                                                                                                                                                                                                                                                                                        |  |
| <b>Proposed use:</b> Mixed Use                 |                                                                  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                      |  |
| <b>Plotted Site Area (Ha):</b> 15.78           |                                                                  |                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Net developable Area Housing (Ha):</b> 8.44 |                                                                  | <b>Net developable Area Employment (Ha):</b> 1.68                                                                                                                                                                                                                                                                                                 |  |
| <b>Site yield (Housing):</b> 295               |                                                                  | <b>Site yield (Employment / Commercial) (m2):</b> 16800                                                                                                                                                                                                                                                                                           |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                        |  |
| <b>Availability:</b>                           |                                                                  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                                                                                                  |  |
| <b>Suitability:</b>                            |                                                                  | Suitable<br><br>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.<br><br>A mixed use site offering a supermarket, café and petrol station, delivering additional facilities to the residents of Market Warsop and nearby settlements. |  |
| <b>Achievability:</b>                          |                                                                  | Achievable<br><br>The site is considered to be within a lower value area, with proximity to the railway line potentially affecting viability.<br><br>No abnormal costs identified, with most significant costs likely to be associated with providing suitable access on to Mansfield Road.                                                       |  |
| <b>Housing Deliverability:</b>                 | Developable (1-5)                                                |                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Economic Deliverability:</b>                | Developable (1-5)                                                |                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Deliverability Explanation:</b>             | The site is considered to be available, suitable and achievable. |                                                                                                                                                                                                                                                                                                                                                   |  |



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|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 340                     |                                                                                                                                                                                      | <b>Site Name:</b> Land south of A617 and West of Blidworth lane                                                                                                                                                                                                                                                                                   |
| <b>HELAA Result:</b> Reasonable Alternative     |                                                                                                                                                                                      | <b>Site Address:</b> South of A617, Rainworth                                                                                                                                                                                                                                                                                                     |
| <b>Land Type:</b> Greenfield                    |                                                                                                                                                                                      | <b>Ward:</b> Southwell                                                                                                                                                                                                                                                                                                                            |
| <b>Proposed use:</b> Economic - mixed           |                                                                                                                                                                                      | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                      |
| <b>Plotted Site Area (Ha):</b> 22.3             |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                   |
| <b>Net developable Area Housing (Ha):</b> 14.50 |                                                                                                                                                                                      | <b>Net developable Area Employment (Ha):</b> 8.92                                                                                                                                                                                                                                                                                                 |
| <b>Site yield (Housing):</b> 506                |                                                                                                                                                                                      | <b>Site yield (Employment / Commercial) (m2):</b> 89300                                                                                                                                                                                                                                                                                           |
| <b>Stage 1 Site Identification Assessment:</b>  |                                                                                                                                                                                      | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                        |
| <b>Availability:</b>                            |                                                                                                                                                                                      | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                                                                                                  |
| <b>Suitability:</b>                             |                                                                                                                                                                                      | Potentially Suitable<br><br>The site is adjacent to the Rainworth Lakes SSSI to the south, part of Rainworth Lakes LWS falls within the site boundary and the Foulevi Brook adjacent to the southern boundary. A substantial buffer of new habitat would be needed in the southern half of the main parcel of the allocation to protect the SSSI. |
| <b>Achievability:</b>                           |                                                                                                                                                                                      | Potentially Achievable<br><br>The site would require a significant buffer between development                                                                                                                                                                                                                                                     |
| <b>Housing Deliverability:</b>                  | Developable (years 11+)                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                   |
| <b>Economic Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                   |
| <b>Deliverability Explanation:</b>              | 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. |                                                                                                                                                                                                                                                                                                                                                   |



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| <b>HELAA Reference:</b> 341                    |                                                                  | <b>Site Name:</b> Bridleways Guest House & Holiday Homes                                                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                  | <b>Site Address:</b> Mansfield, Forest Town, Newlands Road, NG19 0HU                                    |  |
| <b>Land Type:</b> Brownfield                   |                                                                  | <b>Ward:</b> Newlands Forest Town                                                                       |  |
| <b>Proposed use:</b> Housing                   |                                                                  | <b>Planning Status:</b> Live                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 1.16            |                                                                  |                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 0.56 |                                                                  | <b>Net developable Area Employment (Ha):</b> 0.00                                                       |  |
| <b>Site yield (Housing):</b> 5                 |                                                                  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                  | Include<br>Site meets all stage 1 criteria                                                              |  |
| <b>Availability:</b>                           |                                                                  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                        |  |
| <b>Suitability:</b>                            |                                                                  | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria. |  |
| <b>Achievability:</b>                          |                                                                  | Achievable<br><br>Medium to high sales values are likely. No abnormal costs identified.                 |  |
| <b>Housing Deliverability:</b>                 | Developable (years 1-5)                                          |                                                                                                         |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                     |                                                                                                         |  |
| <b>Deliverability Explanation:</b>             | The site is considered to be available, suitable and achievable. |                                                                                                         |  |

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| HELAA Reference: 342                    |                         | Site Name: Land adjacent Ravensdale Hotel                            |  |
| HELAA Result: Reasonable Alternative    |                         | Site Address: Sherwood Hall Road, Mansfield Nottinghamshire NG18 2DX |  |
| Land Type: Greenfield                   |                         | Ward: Carr Bank                                                      |  |
| Proposed use: Housing                   |                         | Planning Status: Permission Granted                                  |  |
| Plotted Site Area (Ha): 0.21            |                         |                                                                      |  |
| Net developable Area Housing (Ha): 0.21 |                         | Net developable Area Employment (Ha): 0.00                           |  |
| Site yield (Housing): 7                 |                         | Site yield (Employment / Commercial) (m2): 0                         |  |
| Stage 1 Site Identification Assessment: |                         | Include<br>Site has been granted planning permission                 |  |
| Availability:                           |                         | Available<br><br>The site has been granted planning permission.      |  |
| Suitability:                            |                         | Suitable<br><br>Site has been granted planning permission.           |  |
| Achievability:                          |                         | Achievable<br><br>The site has been granted planning permission.     |  |
| Housing Deliverability:                 | Deliverable (years 1-5) |                                                                      |  |
| Economic Deliverability:                | Not Assessed            |                                                                      |  |
| Deliverability Explanation:             | N/A                     |                                                                      |  |

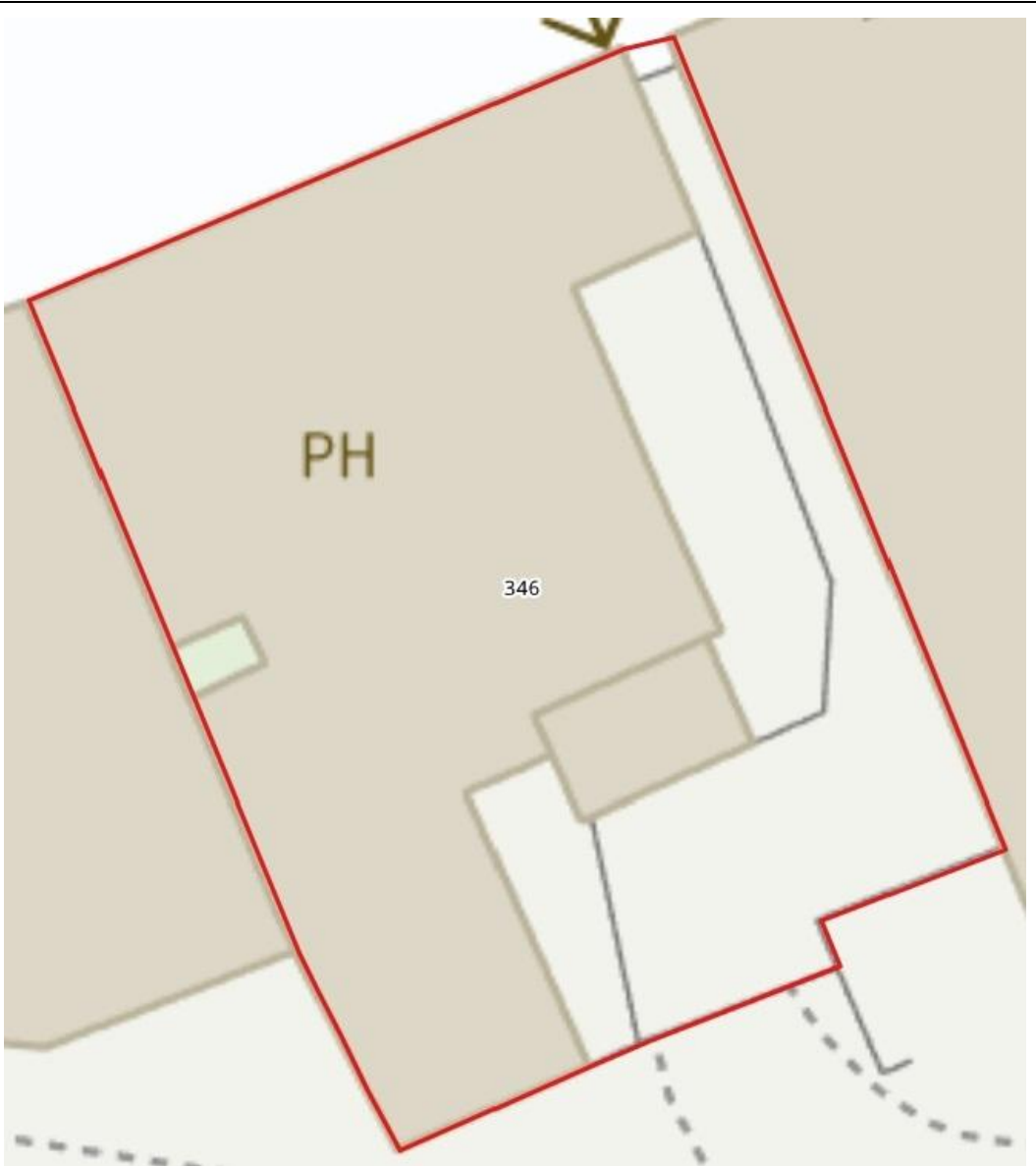


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| <b>HELAA Reference:</b> 344                    |                                                                                    | <b>Site Name:</b> Land adjacent 125 Princes Street               |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                    | <b>Site Address:</b> Mansfield Nottinghamshire                   |  |
| <b>Land Type:</b> Brownfield                   |                                                                                    | <b>Ward:</b> Grange Farm                                         |  |
| <b>Proposed use:</b> Residential Institution   |                                                                                    | <b>Planning Status:</b> Permission Granted                       |  |
| <b>Plotted Site Area (Ha):</b> 0.23            |                                                                                    |                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 0.23 |                                                                                    | <b>Net developable Area Employment (Ha):</b> 0.00                |  |
| <b>Site yield (Housing):</b> 12                |                                                                                    | <b>Site yield (Employment / Commercial) (m2):</b> 0              |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                    | Include<br>Site has been granted planning permission             |  |
| <b>Availability:</b>                           |                                                                                    | Available<br><br>The site has been granted planning permission.  |  |
| <b>Suitability:</b>                            |                                                                                    | Suitable<br><br>Site has been granted planning permission.       |  |
| <b>Achievability:</b>                          |                                                                                    | Achievable<br><br>The site has been granted planning permission. |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                            |                                                                  |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                       |                                                                  |  |
| <b>Deliverability Explanation:</b>             | Planning permission has been granted. First completions to be delivered by 2026/27 |                                                                  |  |

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| <b>HELAA Reference:</b> 345                       |                                                                                                                                                                                            | <b>Site Name:</b> Forest Edge, 19 Oak Tree Lane                                                         |  |
| <b>HELAA Result:</b> Reasonable Alternative       |                                                                                                                                                                                            | <b>Site Address:</b> Mansfield Nottinghamshire NG18 3HN                                                 |  |
| <b>Land Type:</b> Mixed                           |                                                                                                                                                                                            | <b>Ward:</b> Oak Tree                                                                                   |  |
| <b>Proposed use:</b> Housing                      |                                                                                                                                                                                            | <b>Planning Status:</b> Permission Granted                                                              |  |
| <b>Plotted Site Area (Ha):</b> 1.1                |                                                                                                                                                                                            |                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b><br>0.94 |                                                                                                                                                                                            | <b>Net developable Area Employment (Ha):</b> 0.00                                                       |  |
| <b>Site yield (Housing):</b> 19                   |                                                                                                                                                                                            | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b>    |                                                                                                                                                                                            | Include<br>Site meets all stage 1 criteria                                                              |  |
| <b>Availability:</b>                              |                                                                                                                                                                                            | Available<br><br>The site has been granted planning permission.                                         |  |
| <b>Suitability:</b>                               |                                                                                                                                                                                            | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria. |  |
| <b>Achievability:</b>                             |                                                                                                                                                                                            | Achievable<br><br>The site has been granted planning permission.                                        |  |
| <b>Housing Deliverability:</b>                    | Deliverable (years 1-5)                                                                                                                                                                    |                                                                                                         |  |
| <b>Economic Deliverability:</b>                   | Not Assessed                                                                                                                                                                               |                                                                                                         |  |
| <b>Deliverability Explanation:</b>                | 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. |                                                                                                         |  |



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| HELAA Reference: 346                    |                                                                                     | Site Name: 37 Stockwell Gate                                                                            |  |
| HELAA Result: Reasonable Alternative    |                                                                                     | Site Address: Mansfield Nottinghamshire NG18 1LA                                                        |  |
| Land Type: Brownfield                   |                                                                                     | Ward: Central                                                                                           |  |
| Proposed use: Mixed use                 |                                                                                     | Planning Status: Permission Granted                                                                     |  |
| Plotted Site Area (Ha): 0.05            |                                                                                     |                                                                                                         |  |
| Net developable Area Housing (Ha): 0.05 |                                                                                     | Net developable Area Employment (Ha): 0.05                                                              |  |
| Site yield (Housing): 9                 |                                                                                     | Site yield (Employment / Commercial) (m2): 0                                                            |  |
| Stage 1 Site Identification Assessment: |                                                                                     | Include<br>Site meets all stage 1 criteria                                                              |  |
| Availability:                           |                                                                                     | Available<br><br>The site has been granted planning permission.                                         |  |
| Suitability:                            |                                                                                     | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria. |  |
| Achievability:                          |                                                                                     | Achievable<br><br>The site has been granted planning permission.                                        |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                             |                                                                                                         |  |
| Economic Deliverability:                | Deliverable (years 1-5)                                                             |                                                                                                         |  |
| Deliverability Explanation:             | Planning permission has been granted. First completions to be delivered by 2025/26. |                                                                                                         |  |



|                                         |                                                                                     |                                                                                                         |  |
|-----------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 347                    |                                                                                     | Site Name: 2 West Hill Drive                                                                            |  |
| HELAA Result: Reasonable Alternative    |                                                                                     | Site Address: Mansfield Nottinghamshire NG18 1PJ                                                        |  |
| Land Type: Brownfield                   |                                                                                     | Ward: West Bank                                                                                         |  |
| Proposed use: Housing (HMO)             |                                                                                     | Planning Status: Permission Granted                                                                     |  |
| Plotted Site Area (Ha): 0.1             |                                                                                     |                                                                                                         |  |
| Net developable Area Housing (Ha): 0.10 |                                                                                     | Net developable Area Employment (Ha): 0.00                                                              |  |
| Site yield (Housing): 6                 |                                                                                     | Site yield (Employment / Commercial) (m2): 0                                                            |  |
| Stage 1 Site Identification Assessment: |                                                                                     | Include<br>Site meets all stage 1 criteria                                                              |  |
| Availability:                           |                                                                                     | Available<br><br>The site has been granted planning permission.                                         |  |
| Suitability:                            |                                                                                     | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria. |  |
| Achievability:                          |                                                                                     | Achievable<br><br>The site has been granted planning permission.                                        |  |
| Housing Deliverability:                 | Deliverable (years 1-5)                                                             |                                                                                                         |  |
| Economic Deliverability:                | Not Assessed                                                                        |                                                                                                         |  |
| Deliverability Explanation:             | Planning permission has been granted. First completions to be delivered by 2026/27. |                                                                                                         |  |



|                                                |                                                                                                                     |                                                                  |  |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 348                    |                                                                                                                     | <b>Site Name:</b> Land North of Church Hill Avenue               |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                     | <b>Site Address:</b> Mansfield Woodhouse Nottinghamshire         |  |
| <b>Land Type:</b> Greenfield                   |                                                                                                                     | <b>Ward:</b> Yeoman Hill                                         |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                     | <b>Planning Status:</b> Permission Granted                       |  |
| <b>Plotted Site Area (Ha):</b> 0.6             |                                                                                                                     |                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 0.51 |                                                                                                                     | <b>Net developable Area Employment (Ha):</b> 0.00                |  |
| <b>Site yield (Housing):</b> 12                |                                                                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 0              |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                     | Include<br>Site meets all stage 1 criteria                       |  |
| <b>Availability:</b>                           |                                                                                                                     | Available<br><br>The site has been granted planning permission.  |  |
| <b>Suitability:</b>                            |                                                                                                                     | Suitable<br><br>The site has been granted planning permission.   |  |
| <b>Achievability:</b>                          |                                                                                                                     | Achievable<br><br>The site has been granted planning permission. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                            |                                                                  |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                        |                                                                  |  |
| <b>Deliverability Explanation:</b>             | The site has been granted outline planning permission. An application for reserved matters has yet to be submitted. |                                                                  |  |



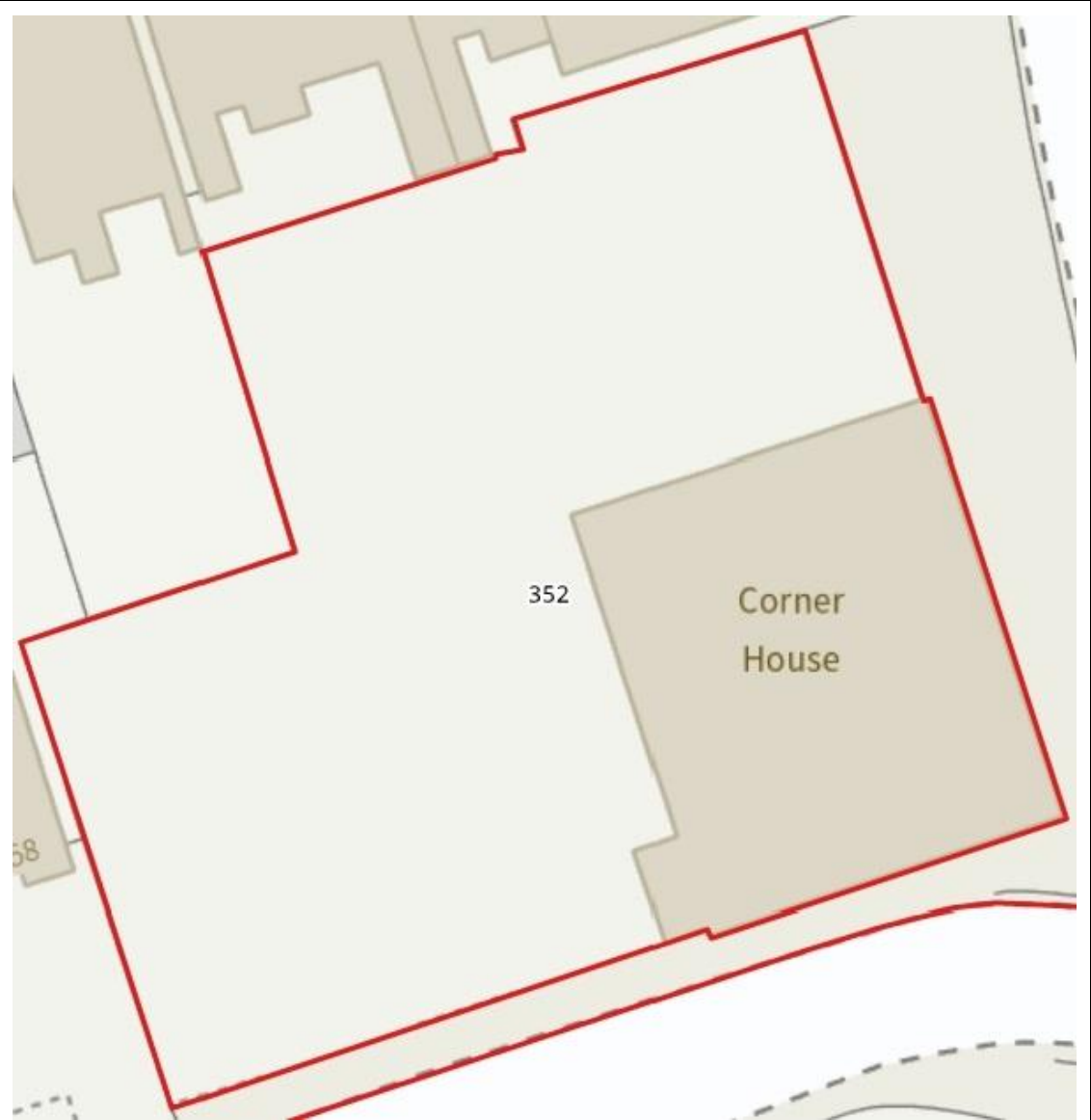
|                                         |                                       |                                                                  |  |
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| HELAA Reference: 349                    |                                       | Site Name: Rosemary Centre, Union Street                         |  |
| HELAA Result: Reasonable Alternative    |                                       | Site Address: Mansfield Nottinghamshire                          |  |
| Land Type: Brownfield                   |                                       | Ward: Central                                                    |  |
| Proposed use: Economic - mixed          |                                       | Planning Status: Permission Granted                              |  |
| Plotted Site Area (Ha): 1.19            |                                       |                                                                  |  |
| Net developable Area Housing (Ha): 0.00 |                                       | Net developable Area Employment (Ha): 0.30                       |  |
| Site yield (Housing): 0                 |                                       | Site yield (Employment / Commercial) (m2): 2969                  |  |
| Stage 1 Site Identification Assessment: |                                       | Include<br>Site meets all stage 1 criteria                       |  |
| Availability:                           |                                       | Available<br><br>The site has been granted planning permission.  |  |
| Suitability:                            |                                       | Suitable<br><br>The site has been granted planning permission.   |  |
| Achievability:                          |                                       | Achievable<br><br>The site has been granted planning permission. |  |
| Housing Deliverability:                 | Not Assessed                          |                                                                  |  |
| Economic Deliverability:                | Deliverable (years 1-5)               |                                                                  |  |
| Deliverability Explanation:             | Planning permission has been granted. |                                                                  |  |

|                                                |                                                                                                                                                                                              |                                                                                                                                                                                                                    |  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 351                    |                                                                                                                                                                                              | <b>Site Name:</b> Bromley Croft, Unit 1 Oxclose Lane                                                                                                                                                               |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                              | <b>Site Address:</b> Lane Mansfield Woodhouse Nottinghamshire NG19 8DF                                                                                                                                             |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                                                                              | <b>Ward:</b> Yeoman Hill                                                                                                                                                                                           |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                              | <b>Planning Status:</b> Expired planning permission                                                                                                                                                                |  |
| <b>Plotted Site Area (Ha):</b> 0.12            |                                                                                                                                                                                              |                                                                                                                                                                                                                    |  |
| <b>Net developable Area Housing (Ha):</b> 0.12 |                                                                                                                                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                  |  |
| <b>Site yield (Housing):</b> 9                 |                                                                                                                                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                         |  |
| <b>Availability:</b>                           |                                                                                                                                                                                              | Potentially Available<br><br>No confirmation has been received from the landowner to confirm the site is available.                                                                                                |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                              | Suitable<br><br>The principle of change of use from offices to residential was established through the planning application and consent 2021/0537/COU (lapsed).                                                    |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                              | Potentially Achievable<br><br>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 lapsed. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                     |                                                                                                                                                                                                                    |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                 |                                                                                                                                                                                                                    |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                    |  |

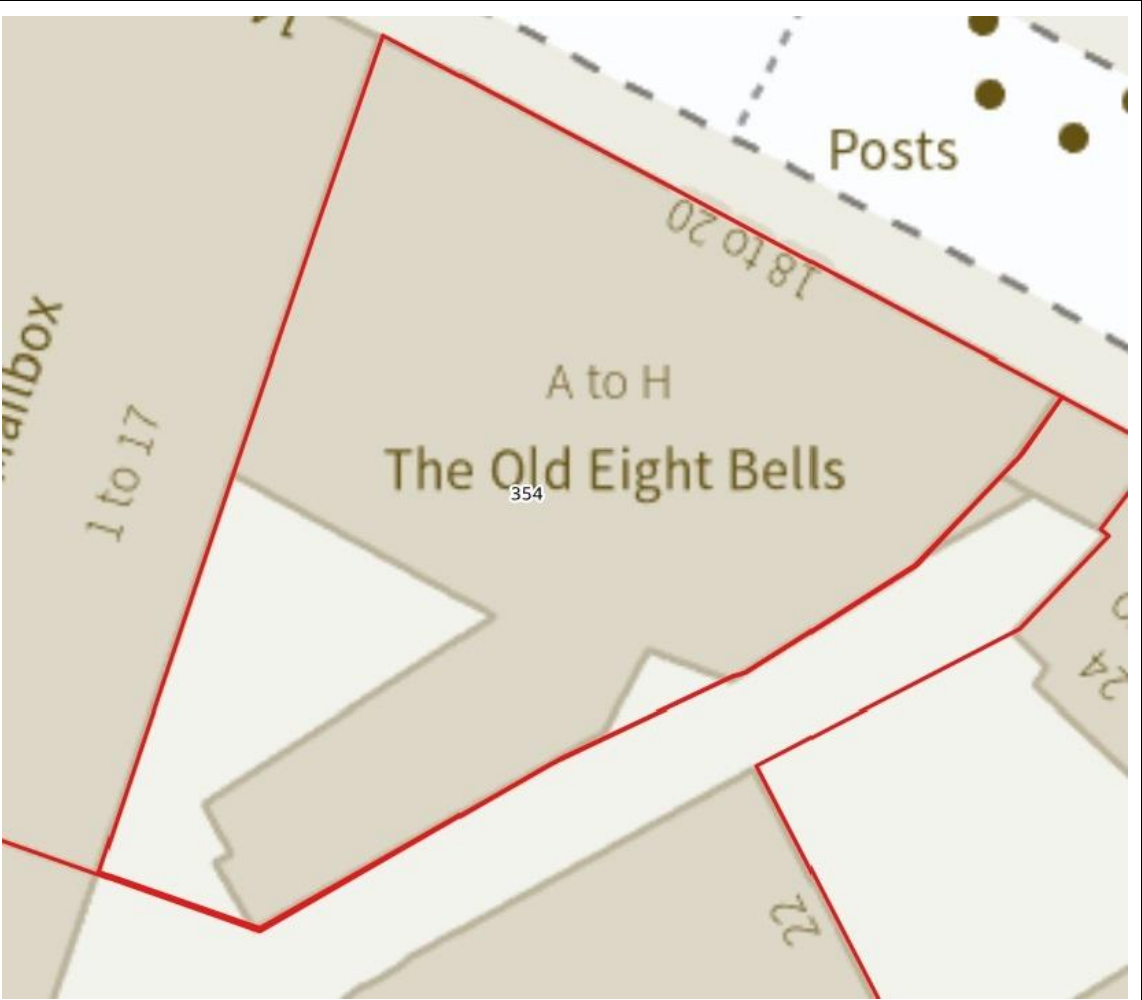
An aerial map showing the Bromley Croft site. The site is outlined in red. Inside the red outline, there is a green-shaded area and a grey-shaded area. A brown-shaded area is also visible. The text '351 Bromley Croft' is written in the center of the site. A scale bar at the top left indicates 90.8m.



|                                                |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                               |  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 352                    |                                                                                                                                                                                              | <b>Site Name:</b> Corner House, Union Street                                                                                                                                                                                                                                                  |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                              | <b>Site Address:</b> Mansfield Nottinghamshire NG18 1RP                                                                                                                                                                                                                                       |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                                                                              | <b>Ward:</b> Central                                                                                                                                                                                                                                                                          |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                              | <b>Planning Status:</b> Expired planning permission                                                                                                                                                                                                                                           |  |
| <b>Plotted Site Area (Ha):</b> 0.17            |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                               |  |
| <b>Net developable Area Housing (Ha):</b> 0.17 |                                                                                                                                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                             |  |
| <b>Site yield (Housing):</b> 14                |                                                                                                                                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                           |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                              | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                    |  |
| <b>Availability:</b>                           |                                                                                                                                                                                              | Potentially Available<br><br>No confirmation has been received from the landowner to confirm the site is available.                                                                                                                                                                           |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                              | Suitable<br><br>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).                                                                                                      |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                              | Potentially Achievable<br><br>Site is considered to be in a low value area. Costs associated with delivering the site are considered to be low, however previuos planning permission for change of use has expired, but it is not known whether the conversion was not delivered due to viabi |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                     |                                                                                                                                                                                                                                                                                               |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                               |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                                                                                               |  |



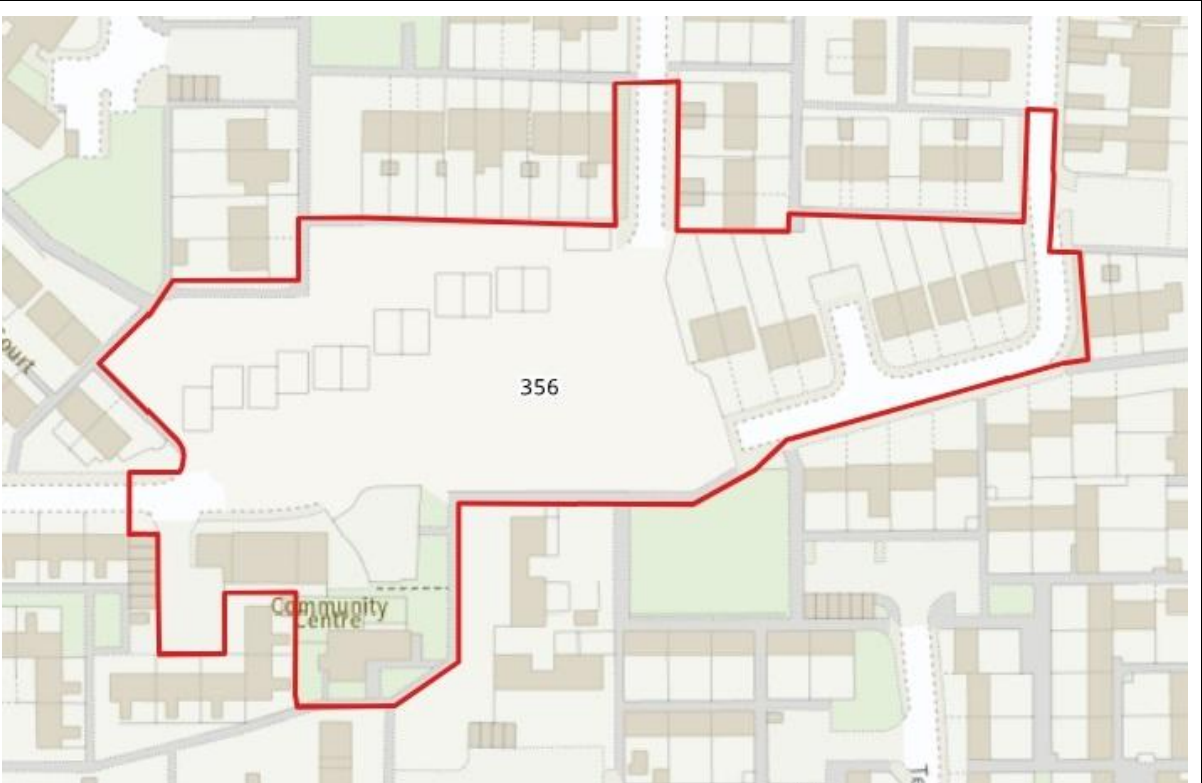
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| <b>HELAA Reference:</b> 354                    |  | <b>Site Name:</b> 18-20 Church Street, Mansfield                                                                                                                                                                      |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Mansfield Nottinghamshire NG18 1AE                                                                                                                                                               |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                                                                                                                                                  |  |
| <b>Proposed use:</b> Mixed use                 |  | <b>Planning Status:</b> Expired planning permission                                                                                                                                                                   |  |
| <b>Plotted Site Area (Ha):</b> 0.049           |  |                                                                                                                                                                                                                       |  |
| <b>Net developable Area Housing (Ha):</b> 0.05 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                     |  |
| <b>Site yield (Housing):</b> 8                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 490                                                                                                                                                                 |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                            |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>No confirmation has been received from the landowner to confirm the site is available.                                                                                                   |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The principle of the proposed use has been established through planning application and consent 2021/0156/COU.                                                                                        |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>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 lapsed. |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                              |  |
| <b>Economic Deliverability:</b>                |  | Developable (years 6-10)                                                                                                                                                                                              |  |
| <b>Deliverability Explanation:</b>             |  | 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.                          |  |



|                                                |  |                                                                                                                                          |  |
|------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 355                    |  | <b>Site Name:</b> Former Portland Mill Site                                                                                              |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Victoria Street Mansfield Nottinghamshire                                                                           |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                                                                     |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Permission Granted                                                                                               |  |
| <b>Plotted Site Area (Ha):</b> 0.55            |  |                                                                                                                                          |  |
| <b>Net developable Area Housing (Ha):</b> 0.47 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                        |  |
| <b>Site yield (Housing):</b> 73                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                      |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                               |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>No confirmation has been received from the landowner to confirm the site is available.                      |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The principle of the proposed use has been established through planning application and consent 2020/0147/FUL (expired). |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>Site is considered to be in a medium value area.                                                                       |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                                                                                  |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                             |  |
| <b>Deliverability Explanation:</b>             |  | Planning permission has been granted. First completions to be delivered by 2026/27.                                                      |  |



|                                                   |                                                                                       |                                                       |  |
|---------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------|--|
| <b>HELAA Reference:</b> 356                       |                                                                                       | <b>Site Name:</b> Egmanton Road                       |  |
| <b>HELAA Result:</b> Reasonable Alternative       |                                                                                       | <b>Site Address:</b> Mansfield Nottinghamshire        |  |
| <b>Land Type:</b> Brownfield                      |                                                                                       | <b>Ward:</b> Southwell                                |  |
| <b>Proposed use:</b> Mixed use                    |                                                                                       | <b>Planning Status:</b> Under Construction            |  |
| <b>Plotted Site Area (Ha):</b> 1.28               |                                                                                       |                                                       |  |
| <b>Net developable Area Housing (Ha):</b><br>1.10 |                                                                                       | <b>Net developable Area Employment (Ha):</b> 0.00     |  |
| <b>Site yield (Housing):</b> 22                   |                                                                                       | <b>Site yield (Employment / Commercial) (m2):</b> 164 |  |
| <b>Stage 1 Site Identification Assessment:</b>    |                                                                                       | Include<br>Site meets all stage 1 criteria            |  |
| <b>Availability:</b>                              |                                                                                       | Available<br><br>Site is under construction.          |  |
| <b>Suitability:</b>                               |                                                                                       | Suitable<br><br>Site is under construction.           |  |
| <b>Achievability:</b>                             |                                                                                       | Achievable<br><br>Site is under construction.         |  |
| <b>Housing Deliverability:</b>                    | Deliverable (years 1-5)                                                               |                                                       |  |
| <b>Economic Deliverability:</b>                   | Deliverable (years 1-5)                                                               |                                                       |  |
| <b>Deliverability Explanation:</b>                | The site is under construction. Development is projected to be completed by 209/2030. |                                                       |  |



|                                         |  |                                                                                      |  |
|-----------------------------------------|--|--------------------------------------------------------------------------------------|--|
| HELAA Reference: 357                    |  | Site Name: 53 Cromwell Street                                                        |  |
| HELAA Result: Reasonable Alternative    |  | Site Address: Mansfield Nottinghamshire NG18 2SF                                     |  |
| Land Type: Brownfield                   |  | Ward: Rock Hill                                                                      |  |
| Proposed use: Housing                   |  | Planning Status: Under Construction                                                  |  |
| Plotted Site Area (Ha): 0.09            |  |                                                                                      |  |
| Net developable Area Housing (Ha): 0.09 |  | Net developable Area Employment (Ha): 0.00                                           |  |
| Site yield (Housing): 7                 |  | Site yield (Employment / Commercial) (m2): 0                                         |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                           |  |
| Availability:                           |  | Available<br><br>Site is under construction.                                         |  |
| Suitability:                            |  | Suitable<br><br>Site is under construction.                                          |  |
| Achievability:                          |  | Achievable<br><br>Site is under construction.                                        |  |
| Housing Deliverability:                 |  | Deliverable (years 1-5)                                                              |  |
| Economic Deliverability:                |  | Not Assessed                                                                         |  |
| Deliverability Explanation:             |  | The site is under construction. Development is projected to be completed by 2026/27. |  |



|                                                   |                                                                                                                                                            |                                                                                                                                                                                                                                               |  |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 358                       |                                                                                                                                                            | <b>Site Name:</b> Clerkson House, Clerkson Street                                                                                                                                                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative       |                                                                                                                                                            | <b>Site Address:</b> Mansfield Nottinghamshire NG18 1BQ                                                                                                                                                                                       |  |
| <b>Land Type:</b> Brownfield                      |                                                                                                                                                            | <b>Ward:</b> Central                                                                                                                                                                                                                          |  |
| <b>Proposed use:</b> Housing                      |                                                                                                                                                            | <b>Planning Status:</b> Prior Approval                                                                                                                                                                                                        |  |
| <b>Plotted Site Area (Ha):</b> 0.08               |                                                                                                                                                            |                                                                                                                                                                                                                                               |  |
| <b>Net developable Area Housing (Ha):</b><br>0.08 |                                                                                                                                                            | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                             |  |
| <b>Site yield (Housing):</b> 20                   |                                                                                                                                                            | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                           |  |
| <b>Stage 1 Site Identification Assessment:</b>    |                                                                                                                                                            | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                    |  |
| <b>Availability:</b>                              |                                                                                                                                                            | Available<br><br>Prior approval for proposed use.                                                                                                                                                                                             |  |
| <b>Suitability:</b>                               |                                                                                                                                                            | Suitable<br><br>Prior approval for proposed use.                                                                                                                                                                                              |  |
| <b>Achievability:</b>                             |                                                                                                                                                            | Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                    | Deliverable (years 1-5)                                                                                                                                    |                                                                                                                                                                                                                                               |  |
| <b>Economic Deliverability:</b>                   | Not Assessed                                                                                                                                               |                                                                                                                                                                                                                                               |  |
| <b>Deliverability Explanation:</b>                | 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. |                                                                                                                                                                                                                                               |  |

|                                                |  |                                                                                                                                                                                                                                            |  |
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| <b>HELAA Reference:</b> 359                    |  | <b>Site Name:</b> North Nottinghamshire Business Centre                                                                                                                                                                                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> 32 Rosemary Street, Mansfield Nottinghamshire NG18 1QL                                                                                                                                                                |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Prior Approval                                                                                                                                                                                                     |  |
| <b>Plotted Site Area (Ha):</b> 0.12            |  |                                                                                                                                                                                                                                            |  |
| <b>Net developable Area Housing (Ha):</b> 0.12 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                          |  |
| <b>Site yield (Housing):</b> 10                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                        |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                 |  |
| <b>Availability:</b>                           |  | Available<br><br>Prior approval for proposed use.                                                                                                                                                                                          |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Prior approval for proposed use.                                                                                                                                                                                           |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                                                                                                                                                                                    |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                               |  |
| <b>Deliverability Explanation:</b>             |  | 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.                                                                                 |  |



|                                                |  |                                                                                                                                                                                                                                            |  |
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| <b>HELAA Reference:</b> 360                    |  | <b>Site Name:</b> 19-21 Market Place                                                                                                                                                                                                       |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Mansfield Nottinghamshire NG18 1HZ                                                                                                                                                                                    |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Prior Approval                                                                                                                                                                                                     |  |
| <b>Plotted Site Area (Ha):</b> 0.07            |  |                                                                                                                                                                                                                                            |  |
| <b>Net developable Area Housing (Ha):</b> 0.07 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                          |  |
| <b>Site yield (Housing):</b> 12                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                        |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                 |  |
| <b>Availability:</b>                           |  | Available<br><br>Prior approval for proposed use.                                                                                                                                                                                          |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>Prior approval for proposed use.                                                                                                                                                                                           |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                 |  | Deliverable (years 1-5)                                                                                                                                                                                                                    |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                               |  |
| <b>Deliverability Explanation:</b>             |  | 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.                                                                                 |  |



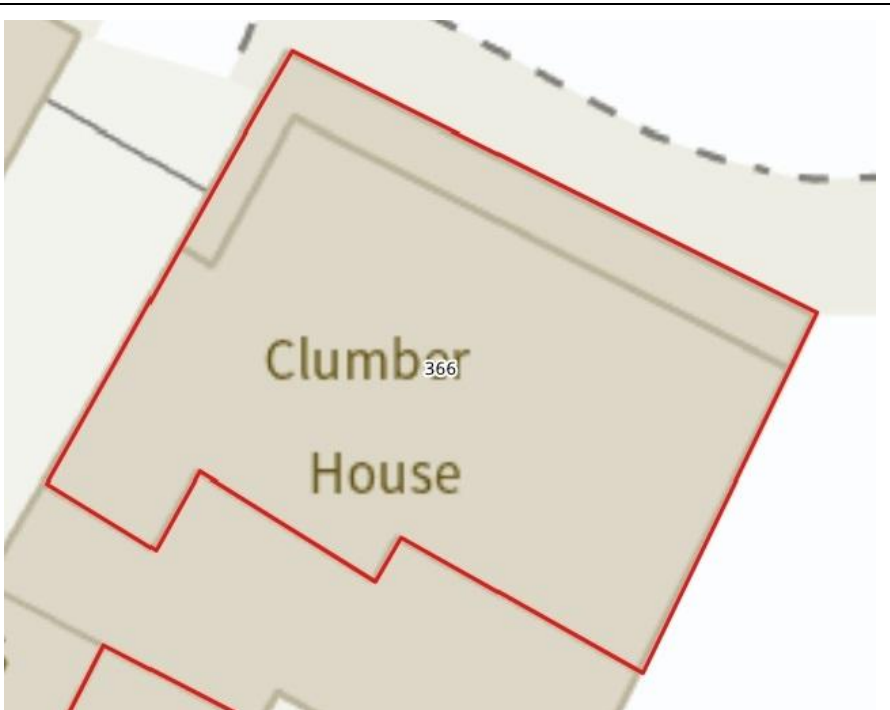
|                                                |              |                                                        |  |
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| <b>HELAA Reference:</b> 363                    |              | <b>Site Name:</b> Town Mill, Bridge Street             |  |
| <b>HELAA Result:</b> Discounted at stage 1     |              | <b>Site Address:</b> Bridge St, Mansfield NG18 1AN     |  |
| <b>Land Type:</b> Brownfield                   |              | <b>Ward:</b> Central                                   |  |
| <b>Proposed use:</b> Economic                  |              | <b>Planning Status:</b> Live                           |  |
| <b>Plotted Site Area (Ha):</b> 0.15            |              |                                                        |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |              | <b>Net developable Area Employment (Ha):</b> 0.15      |  |
| <b>Site yield (Housing):</b> 0                 |              | <b>Site yield (Employment / Commercial) (m2):</b> 1500 |  |
| <b>Stage 1 Site Identification Assessment:</b> |              | Exclude<br>Site is below the site size threshold.      |  |
| <b>Availability:</b>                           |              | Not Assessed<br><br>Site discounted at stage 1.        |  |
| <b>Suitability:</b>                            |              | Not Assessed<br><br>Site discounted at stage 1.        |  |
| <b>Achievability:</b>                          |              | Not Assessed                                           |  |
| <b>Housing Deliverability:</b>                 | Not Assessed |                                                        |  |
| <b>Economic Deliverability:</b>                | Not Assessed |                                                        |  |
| <b>Deliverability Explanation:</b>             | N/A          |                                                        |  |



|                                                |  |                                                                                                                                                                                                         |  |
|------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 365                    |  | <b>Site Name:</b> Former Wilko Site                                                                                                                                                                     |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Unit 1 Clumber St, Mansfield NG18 1NU                                                                                                                                              |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Central                                                                                                                                                                                    |  |
| <b>Proposed use:</b> Economic - mixed          |  | <b>Planning Status:</b> Live                                                                                                                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 0.19            |  |                                                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |  | <b>Net developable Area Employment (Ha):</b> 0.19                                                                                                                                                       |  |
| <b>Site yield (Housing):</b> 0                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 1932                                                                                                                                                  |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                              |  |
| <b>Availability:</b>                           |  | Available<br><br>Site meets all stage 1 availability criteria.                                                                                                                                          |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                 |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>A brownfield site in a town centre location. No abnormal costs have been identified associated with the potential redevelopment of the site.                                          |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                |  |
| <b>Economic Deliverability:</b>                |  | Developable (years 6-10)                                                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>             |  | 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. |  |



|                                         |              |                                                            |  |
|-----------------------------------------|--------------|------------------------------------------------------------|--|
| HELAA Reference: 366                    |              | Site Name: Clumber House                                   |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Clumber St, Mansfield NG18 1NU               |  |
| Land Type: Brownfield                   |              | Ward: Central                                              |  |
| Proposed use: Mixed use                 |              | Planning Status: Live                                      |  |
| Plotted Site Area (Ha): 0.03            |              |                                                            |  |
| Net developable Area Housing (Ha): 0.03 |              | Net developable Area Employment (Ha): 0.03                 |  |
| Site yield (Housing): 1                 |              | Site yield (Employment / Commercial) (m2): 300             |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold.          |  |
| Availability:                           |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Suitability:                            |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Achievability:                          |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Housing Deliverability:                 | Not Assessed |                                                            |  |
| Economic Deliverability:                | Not Assessed |                                                            |  |
| Deliverability Explanation:             | N/A          |                                                            |  |



|                                         |              |                                                            |  |
|-----------------------------------------|--------------|------------------------------------------------------------|--|
| HELAA Reference: 368                    |              | Site Name: 23-27 Leeming St                                |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Mansfield NG18 1NA                           |  |
| Land Type: Brownfield                   |              | Ward: Central                                              |  |
| Proposed use: Retail                    |              | Planning Status: Live                                      |  |
| Plotted Site Area (Ha): 0.03            |              |                                                            |  |
| Net developable Area Housing (Ha): 0.03 |              | Net developable Area Employment (Ha): 0.03                 |  |
| Site yield (Housing): 1                 |              | Site yield (Employment / Commercial) (m2): 300             |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold.          |  |
| Availability:                           |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Suitability:                            |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Achievability:                          |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Housing Deliverability:                 | Not Assessed |                                                            |  |
| Economic Deliverability:                | Not Assessed |                                                            |  |
| Deliverability Explanation:             | N/A          |                                                            |  |



|                                         |              |                                                            |  |
|-----------------------------------------|--------------|------------------------------------------------------------|--|
| HELAA Reference: 369                    |              | Site Name: 1 Market Place                                  |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Mansfield NG18 1HU                           |  |
| Land Type: Brownfield                   |              | Ward: Central                                              |  |
| Proposed use: Retail                    |              | Planning Status: Live                                      |  |
| Plotted Site Area (Ha): 0.03            |              |                                                            |  |
| Net developable Area Housing (Ha): 0.03 |              | Net developable Area Employment (Ha): 0.03                 |  |
| Site yield (Housing): 1                 |              | Site yield (Employment / Commercial) (m2): 300             |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold.          |  |
| Availability:                           |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Suitability:                            |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Achievability:                          |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Housing Deliverability:                 | Not Assessed |                                                            |  |
| Economic Deliverability:                | Not Assessed |                                                            |  |
| Deliverability Explanation:             | N/A          |                                                            |  |

|                                         |              |                                                            |  |
|-----------------------------------------|--------------|------------------------------------------------------------|--|
| HELAA Reference: 370                    |              | Site Name: 15 Market Place                                 |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Mansfield NG18 1HU                           |  |
| Land Type: Brownfield                   |              | Ward: Central                                              |  |
| Proposed use: Retail                    |              | Planning Status: Live                                      |  |
| Plotted Site Area (Ha): 0.02            |              |                                                            |  |
| Net developable Area Housing (Ha): 0.02 |              | Net developable Area Employment (Ha): 0.02                 |  |
| Site yield (Housing): 1                 |              | Site yield (Employment / Commercial) (m2): 200             |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold.          |  |
| Availability:                           |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Suitability:                            |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Achievability:                          |              | Not Assessed<br><br>Site is below the site size threshold. |  |
| Housing Deliverability:                 | Not Assessed |                                                            |  |
| Economic Deliverability:                | Not Assessed |                                                            |  |
| Deliverability Explanation:             | N/A          |                                                            |  |

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|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 372                    | <b>Site Name:</b> Former Beales, Stockwell Gate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>HELAA Result:</b> Reasonable Alternative    | <b>Site Address:</b> Former Beales, Stockwell Gate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Land Type:</b> Brownfield                   | <b>Ward:</b> Central                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Proposed use:</b> Economic - mixed          | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Plotted Site Area (Ha):</b> 0.44            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Net developable Area Housing (Ha):</b> 0.00 | <b>Net developable Area Employment (Ha):</b> 0.44                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site yield (Housing):</b> 0                 | <b>Site yield (Employment / Commercial) (m2):</b> 4400                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Stage 1 Site Identification Assessment:</b> | <div>Include</div> <div>Site meets all stage 1 criteria</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Availability:</b>                           | <div>Available</div> <div>Site meets all of the Stage 2 Availability assessment criteria.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Suitability:</b>                            | <div>Suitable</div> <div> <p>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.</p> <p>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.</p> <p>The site is considered suitable when assessed against all other stage 2 suitability assessment criteria.</p> </div> |
| <b>Achievability:</b>                          | <div>Achievable</div> <div>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.</div>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Housing Deliverability:</b>                 | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Economic Deliverability:</b>                | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Deliverability Explanation:</b>             | The site is considered to be available, suitable and achievable. A small brownfield site within Mansfield town centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



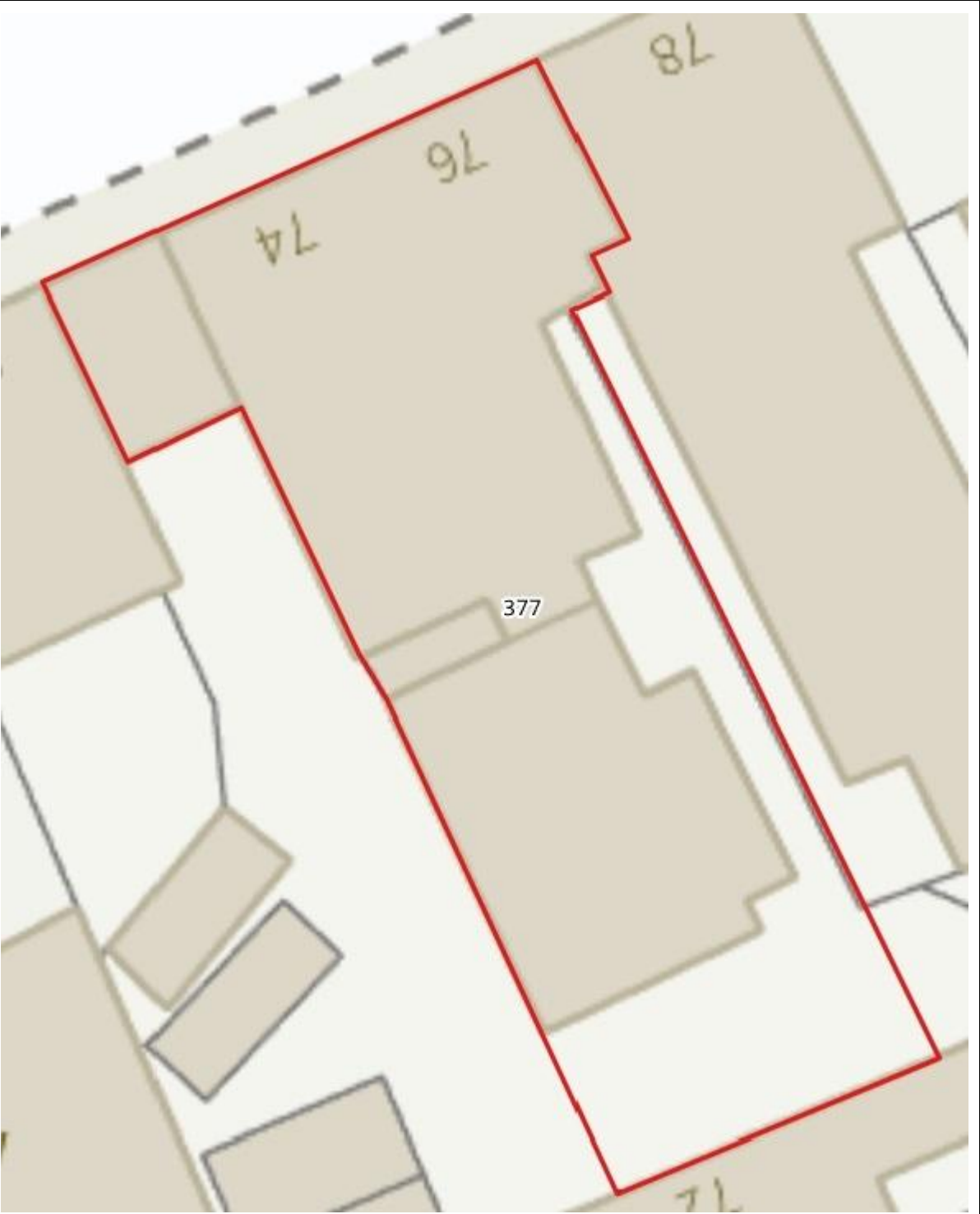
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|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 374                    |                                                                                                                                                                                             | <b>Site Name:</b> 32-36 West Gate (former BHS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                             | <b>Site Address:</b> Mansfield, NG18 1RS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                                                                             | <b>Ward:</b> Central                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Proposed use:</b> Economic - retail         |                                                                                                                                                                                             | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Plotted Site Area (Ha):</b> 0.3             |                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                                                                                                                                             | <b>Net developable Area Employment (Ha):</b> 0.30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Site yield (Housing):</b> 0                 |                                                                                                                                                                                             | <b>Site yield (Employment / Commercial) (m2):</b> 3000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                             | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Availability:</b>                           |                                                                                                                                                                                             | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                             | Suitable<br><br>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.<br><br>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.<br><br>The site is considered suitable when assessed against all other stage 2 suitability assessment criteria. |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                             | Achievable<br><br>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.                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Housing Deliverability:</b>                 | Not Assessed                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Economic Deliverability:</b>                | Developable (years 6-10)                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |



|                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 376                     |  | <b>Site Name:</b> Land East of Park Hall Road/North of The Fairways                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>HELAA Result:</b> Reasonable Alternative     |  | <b>Site Address:</b> Mansfield Woodhouse, NG19 8UB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Land Type:</b> Greenfield                    |  | <b>Ward:</b> Market Warsop / Manor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Proposed use:</b> Housing                    |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Plotted Site Area (Ha):</b> 19.6             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Net developable Area Housing (Ha):</b> 12.74 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Site yield (Housing):</b> 446                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Stage 1 Site Identification Assessment:</b>  |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Availability:</b>                            |  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Suitability:</b>                             |  | Potentially Suitable<br><br>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.<br><br>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. |  |
| <b>Achievability:</b>                           |  | Potentially Achievable<br><br>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.                                                                                                                                                                                                                                                            |  |
| <b>Housing Deliverability:</b>                  |  | Developable (years 11+)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Economic Deliverability:</b>                 |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Deliverability Explanation:</b>              |  | 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 is considered to be developable from year 11 onwards.                                                                                                                                                                                                                                                                                                  |  |



|                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 377                    |  | <b>Site Name:</b> 74-76 High Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Mansfield Woodhouse, Nottinghamshire NG19 8BD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Park Hall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Plotted Site Area (Ha):</b> 0.03            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Net developable Area Housing (Ha):</b> 0.03 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Site yield (Housing):</b> 6                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>Planning application submitted but subsequently refused.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>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. |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>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                                                                                                                                                                                                                                                        |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Deliverability Explanation:</b>             |  | 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.                                                                                                                                                                                                                                                                                                                                                           |  |



|                                                |                                                                                                                                                                                           |                                                                                                                                                                                                      |  |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 378                    |                                                                                                                                                                                           | <b>Site Name:</b> Land at 669 Chesterfield Road North                                                                                                                                                |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                           | <b>Site Address:</b> North Pleasley, Nottinghamshire                                                                                                                                                 |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                                                                           | <b>Ward:</b> Pleasley                                                                                                                                                                                |  |
| <b>Proposed use:</b> Mixed use                 |                                                                                                                                                                                           | <b>Planning Status:</b> Live                                                                                                                                                                         |  |
| <b>Plotted Site Area (Ha):</b> 0.19            |                                                                                                                                                                                           |                                                                                                                                                                                                      |  |
| <b>Net developable Area Housing (Ha):</b> 0.00 |                                                                                                                                                                                           | <b>Net developable Area Employment (Ha):</b> 0.19                                                                                                                                                    |  |
| <b>Site yield (Housing):</b> 0                 |                                                                                                                                                                                           | <b>Site yield (Employment / Commercial) (m2):</b> 388                                                                                                                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                           | Include<br>Site meets all stage 1 criteria                                                                                                                                                           |  |
| <b>Availability:</b>                           |                                                                                                                                                                                           | Available<br><br>Planning application submitted but subsequently refused.                                                                                                                            |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                           | Potentially Suitable<br><br>The site is considered to be suitable when assessed against all stage 2 suitability criteria.                                                                            |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                           | Achievable<br><br>A predominantly brownfield site, consisting of hardstanding, within an area to be considered to be of lower value. No abnormal costs identified for the redevelopment of the site. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                  |                                                                                                                                                                                                      |  |
| <b>Economic Deliverability:</b>                | Developable (years 6-10)                                                                                                                                                                  |                                                                                                                                                                                                      |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                      |  |



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|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 379                    |  | <b>Site Name:</b> The Local Inn, Armstrong Road                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Armstrong Road, Mansfield Nottinghamshire NG19 6JR                                     |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Penniment                                                                                      |  |
| <b>Proposed use:</b> Residential Institution   |  | <b>Planning Status:</b> Undetermined Planning Application                                                   |  |
| <b>Plotted Site Area (Ha):</b> 0.13            |  |                                                                                                             |  |
| <b>Net developable Area Housing (Ha):</b> 0.13 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                           |  |
| <b>Site yield (Housing):</b> 3                 |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                         |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                  |  |
| <b>Availability:</b>                           |  | Available<br><br>The site has been granted planning permission.                                             |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>The site has been granted planning permission.                                              |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>The site has been granted planning permission.                                            |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 6-10)                                                                                    |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                |  |
| <b>Deliverability Explanation:</b>             |  | The site has been granted planning permission. The development is anticipated to be completed in 2026/2027. |  |



|                                         |              |                                                   |  |
|-----------------------------------------|--------------|---------------------------------------------------|--|
| HELAA Reference: 380                    |              | Site Name: Land at Colwick Close                  |  |
| HELAA Result: Discounted at stage 1     |              | Site Address: Mansfield                           |  |
| Land Type: Greenfield                   |              | Ward: Rufford                                     |  |
| Proposed use: Housing                   |              | Planning Status: Live                             |  |
| Plotted Site Area (Ha): 0.15            |              |                                                   |  |
| Net developable Area Housing (Ha): 0.15 |              | Net developable Area Employment (Ha): 0.00        |  |
| Site yield (Housing): 5                 |              | Site yield (Employment / Commercial) (m2): 0      |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>Site is below the site size threshold. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.   |  |
| Housing Deliverability:                 | Not Assessed |                                                   |  |
| Economic Deliverability:                | Not Assessed |                                                   |  |
| Deliverability Explanation:             | N/A          |                                                   |  |



|                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                               |                                                     |
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| <b>HELAA Reference:</b> 382                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                               | <b>Site Name:</b> Land at Hereford Avenue           |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                               | <b>Site Address:</b> Mansfield Woodhouse            |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                               | <b>Ward:</b> Park Hall                              |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                               | <b>Planning Status:</b> Live                        |
| <b>Plotted Site Area (Ha):</b> 0.46                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                               |                                                     |
| <b>Net developable Area Housing (Ha):</b> 0.46                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                               | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 16                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                               | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                               | Include<br>Site meets all stage 1 criteria          |
| <b>Availability:</b> Potentially Available<br><br>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.                                                                                                       |                                                                                                                                                                                                                                                                               |                                                     |
| <b>Suitability:</b> Potentially Suitable<br><br>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.<br><br>The site is considered suitable when assessed against all other stage 2 suitability criteria. |                                                                                                                                                                                                                                                                               |                                                     |
| <b>Achievability:</b> Potentially Achievable<br><br>A greenfield site currently designated as community open space within an area considered to be of medium value.<br><br>Most significant costs likely to be providing contributions toward alternative COS. No abnormal or other significant costs identified. |                                                                                                                                                                                                                                                                               |                                                     |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                                    | Developable (years 11+)                                                                                                                                                                                                                                                       |                                                     |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                                   | Not Assessed                                                                                                                                                                                                                                                                  |                                                     |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                                | 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. |                                                     |



|                                                |  |                                                                                                                                                                                                                                                                                           |  |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 384                    |  | <b>Site Name:</b> Civic Centre                                                                                                                                                                                                                                                            |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b> Mansfield                                                                                                                                                                                                                                                            |  |
| <b>Land Type:</b> Mixed                        |  | <b>Ward:</b> Broomhill                                                                                                                                                                                                                                                                    |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                              |  |
| <b>Plotted Site Area (Ha):</b> 3.9             |  |                                                                                                                                                                                                                                                                                           |  |
| <b>Net developable Area Housing (Ha):</b> 3.32 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                         |  |
| <b>Site yield (Housing):</b> 116               |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                       |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>A decision has yet to be made by MDC to release the site as surplus to requirements.                                                                                                                                                                         |  |
| <b>Suitability:</b>                            |  | Suitable<br><br>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.<br><br>The site is considered suitable when assessed against all other stage 2 suitability criteria. |  |
| <b>Achievability:</b>                          |  | Potentially Achievable<br><br>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.          |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 11+)                                                                                                                                                                                                                                                                   |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                              |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be potentially available, suitable and potentially achievable. A decision has yet to be made as to whether the site is available depending on the relocation of the existing owners (MDC). Assumed to come forward from year 11 onwards.                        |  |



|                                         |              |                                                                                |  |
|-----------------------------------------|--------------|--------------------------------------------------------------------------------|--|
| HELAA Reference: 386                    |              | Site Name: Land at Woburn Lane, Pleasley                                       |  |
| HELAA Result: Discounted at stage 2     |              | Site Address:                                                                  |  |
| Land Type: Greenfield                   |              | Ward: Pleasley                                                                 |  |
| Proposed use: Housing                   |              | Planning Status: Live                                                          |  |
| Plotted Site Area (Ha): 1.47            |              |                                                                                |  |
| Net developable Area Housing (Ha): 1.25 |              | Net developable Area Employment (Ha): 0.00                                     |  |
| Site yield (Housing): 44                |              | Site yield (Employment / Commercial) (m2): 0                                   |  |
| Stage 1 Site Identification Assessment: |              | Include<br>Site meets all stage 1 criteria                                     |  |
| Availability:                           |              | Not Available<br><br>The site is not available for housing or employment uses. |  |
| Suitability:                            |              | Not Assessed                                                                   |  |
| Achievability: Not Assessed             |              |                                                                                |  |
| Housing Deliverability:                 | Not Assessed |                                                                                |  |
| Economic Deliverability:                | Not Assessed |                                                                                |  |
| Deliverability Explanation:             | N/A          |                                                                                |  |

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| <b>HELAA Reference:</b> 387                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                    | <b>Site Name:</b> Land North of Vale Road, former Community Centre |
| <b>HELAA Result:</b> Reasonable Alternative                                                                                                                                                                                                                                                         |                                                                                                                                                                                                    | <b>Site Address:</b>                                               |
| <b>Land Type:</b> Greenfield                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                    | <b>Ward:</b> Yeoman Hill                                           |
| <b>Proposed use:</b> Housing                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                    | <b>Planning Status:</b> Live                                       |
| <b>Plotted Site Area (Ha):</b> 1.24                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                    |                                                                    |
| <b>Net developable Area Housing (Ha):</b> 1.05                                                                                                                                                                                                                                                      |                                                                                                                                                                                                    | <b>Net developable Area Employment (Ha):</b> 0.00                  |
| <b>Site yield (Housing):</b> 37                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    | <b>Site yield (Employment / Commercial) (m2):</b> 0                |
| <b>Stage 1 Site Identification Assessment:</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                    | Include<br>Site meets all stage 1 criteria                         |
| <b>Availability:</b> Potentially Available<br><br>Confirmation is required as to whether the community open space is available and community centre will be surplus to requirements                                                                                                                 |                                                                                                                                                                                                    |                                                                    |
| <b>Suitability:</b> Potentially Suitable<br><br>It has yet to be determined whether the community open space and community centre will be maintained or alternatives facilities are available.<br><br>The site is considered suitable when assessed against all other stage 2 suitability criteria. |                                                                                                                                                                                                    |                                                                    |
| <b>Achievability:</b> Achievable<br><br>A predominantly greenfield site with an existing small building located on the site which would require demolition.<br><br>No abnormal costs identified with development of the site.                                                                       |                                                                                                                                                                                                    |                                                                    |
| <b>Housing Deliverability:</b>                                                                                                                                                                                                                                                                      | Developable (years 6-10)                                                                                                                                                                           |                                                                    |
| <b>Economic Deliverability:</b>                                                                                                                                                                                                                                                                     | Not Assessed                                                                                                                                                                                       |                                                                    |
| <b>Deliverability Explanation:</b>                                                                                                                                                                                                                                                                  | 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. |                                                                    |



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|------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>HELAA Reference:</b> 389                    | <b>Site Name:</b> The Three Lions & adj 15 Netherfield Lane, Meden Vale                      |
| <b>HELAA Result:</b> Reasonable Alternative    | <b>Site Address:</b>                                                                         |
| <b>Land Type:</b> Brownfield                   | <b>Ward:</b> Netherfield                                                                     |
| <b>Proposed use:</b> Housing                   | <b>Planning Status:</b> Permission Granted                                                   |
| <b>Plotted Site Area (Ha):</b> 0.87            |                                                                                              |
| <b>Net developable Area Housing (Ha):</b> 0.74 | <b>Net developable Area Employment (Ha):</b> 0.00                                            |
| <b>Site yield (Housing):</b> 30                | <b>Site yield (Employment / Commercial) (m2):</b> 0                                          |
| <b>Stage 1 Site Identification Assessment:</b> | Include<br>Site meets all stage 1 criteria                                                   |
| <b>Availability:</b>                           | Available<br>The site has been granted planning permission.                                  |
| <b>Suitability:</b>                            | Suitable<br>The site has been granted planning permission.                                   |
| <b>Achievability:</b>                          | Achievable<br>The site has been granted planning permission.                                 |
| <b>Housing Deliverability:</b>                 | Developable (years 1-5)                                                                      |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                 |
| <b>Deliverability Explanation:</b>             | The site has been granted planning permission. First completions are anticipated in 2027/28. |



|                                         |  |                                                                                                                                                                                                                                                                                                                             |  |
|-----------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 390                    |  | Site Name: Land off Woodlands Way, Spion Kop                                                                                                                                                                                                                                                                                |  |
| HELAA Result: Reasonable Alternative    |  | Site Address:                                                                                                                                                                                                                                                                                                               |  |
| Land Type: Greenfield                   |  | Ward: Market Warsop                                                                                                                                                                                                                                                                                                         |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                                                                                                                                                                       |  |
| Plotted Site Area (Ha): 0.3             |  |                                                                                                                                                                                                                                                                                                                             |  |
| Net developable Area Housing (Ha): 0.30 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                                                                  |  |
| Site yield (Housing): 11                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                                                                |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                  |  |
| Availability:                           |  | Potentially Available<br><br>A greenfield site currently designated as community open space in the adopted Local Plan (Policy IN3).<br><br>A planning application on the site was submitted but subsequently withdrawn. No further information regarding the availability of the site has been received from the landowner. |  |
| Suitability:                            |  | Potentially Suitable<br><br>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.<br><br>The site is considered suitable when assessed against all other stage 2 suitability criteria.                                      |  |
| Achievability:                          |  | Potentially Achievable<br><br>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.                                                                                                 |  |
| Housing Deliverability:                 |  | Developable (years 6-10)                                                                                                                                                                                                                                                                                                    |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                                                                                                                                                                |  |
| Deliverability Explanation:             |  | 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.                                                                                                                       |  |



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| <b>HELAA Reference:</b> 391                    |                                                                                       | <b>Site Name:</b> Land at the corner of Newgate Lane and Gladstone Street |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                       | <b>Site Address:</b>                                                      |  |
| <b>Land Type:</b> Greenfield                   |                                                                                       | <b>Ward:</b> Eakring                                                      |  |
| <b>Proposed use:</b> Housing                   |                                                                                       | <b>Planning Status:</b> Permission Granted                                |  |
| <b>Plotted Site Area (Ha):</b> 0.06            |                                                                                       |                                                                           |  |
| <b>Net developable Area Housing (Ha):</b> 0.06 |                                                                                       | <b>Net developable Area Employment (Ha):</b> 0.00                         |  |
| <b>Site yield (Housing):</b> 13                |                                                                                       | <b>Site yield (Employment / Commercial) (m2):</b> 0                       |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                       | Include<br>Site meets all stage 1 criteria                                |  |
| <b>Availability:</b>                           |                                                                                       | Available<br><br>The site has been granted planning permission.           |  |
| <b>Suitability:</b>                            |                                                                                       | Suitable<br><br>The site has been granted planning permission.            |  |
| <b>Achievability:</b>                          |                                                                                       | Achievable<br><br>The site has been granted planning permission.          |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                                               |                                                                           |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                          |                                                                           |  |
| <b>Deliverability Explanation:</b>             | Planning permission has been granted. First completions to be delivered by 2025/2026. |                                                                           |  |



|                                         |              |                                                                                                            |  |
|-----------------------------------------|--------------|------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 392                    |              | Site Name: Land adjacent 4 Glannis Square, Church Warsop                                                   |  |
| HELAA Result: Discounted at stage 1     |              | Site Address:                                                                                              |  |
| Land Type: Greenfield                   |              | Ward: Netherfield                                                                                          |  |
| Proposed use: Housing                   |              | Planning Status: Live                                                                                      |  |
| Plotted Site Area (Ha): 0.33            |              |                                                                                                            |  |
| Net developable Area Housing (Ha): 0.33 |              | Net developable Area Employment (Ha): 0.00                                                                 |  |
| Site yield (Housing): 12                |              | Site yield (Employment / Commercial) (m2): 0                                                               |  |
| Stage 1 Site Identification Assessment: |              | Exclude<br>A significant proportion of the site is within flood zone 3. The site is discounted at stage 1. |  |
| Availability:                           |              | Not Assessed<br><br>Site discounted at stage 1.                                                            |  |
| Suitability:                            |              | Not Assessed<br><br>Site discounted at stage 1.                                                            |  |
| Achievability:                          |              | Not Assessed<br><br>Site discounted at stage 1.                                                            |  |
| Housing Deliverability:                 | Not Assessed |                                                                                                            |  |
| Economic Deliverability:                | Not Assessed |                                                                                                            |  |
| Deliverability Explanation:             | N/A          |                                                                                                            |  |

A map showing a green field with a red boundary. To the east of the field is a blue river. To the west of the field is a road. The site is labeled 392. The field is surrounded by trees and there are some buildings visible in the background.



|                                                |                                                                                                                                                                                                                |                                                                                                                                                                                                                                                    |  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 393                    |                                                                                                                                                                                                                | <b>Site Name:</b> Garage/Filling Station, Church Street, Warsop                                                                                                                                                                                    |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                | <b>Site Address:</b>                                                                                                                                                                                                                               |  |
| <b>Land Type:</b> Brownfield                   |                                                                                                                                                                                                                | <b>Ward:</b> Meden                                                                                                                                                                                                                                 |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                                                | <b>Planning Status:</b> Live                                                                                                                                                                                                                       |  |
| <b>Plotted Site Area (Ha):</b> 0.1             |                                                                                                                                                                                                                |                                                                                                                                                                                                                                                    |  |
| <b>Net developable Area Housing (Ha):</b> 0.10 |                                                                                                                                                                                                                | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                  |  |
| <b>Site yield (Housing):</b> 4                 |                                                                                                                                                                                                                | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                         |  |
| <b>Availability:</b>                           |                                                                                                                                                                                                                | Potentially Available<br><br>The site is an existing operational car dealership, however no recent information regarding the availability of the site has been submitted by the landowner.                                                         |  |
| <b>Suitability:</b>                            |                                                                                                                                                                                                                | Potentially Suitable<br><br>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.                                              |  |
| <b>Achievability:</b>                          |                                                                                                                                                                                                                | Potentially Achievable<br><br>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. |  |
| <b>Housing Deliverability:</b>                 | Developable (years 6-10)                                                                                                                                                                                       |                                                                                                                                                                                                                                                    |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                   |                                                                                                                                                                                                                                                    |  |
| <b>Deliverability Explanation:</b>             | 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. |                                                                                                                                                                                                                                                    |  |



|                                                |  |                                                                                                                                                                                                                                                                                                              |  |
|------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 394                    |  | <b>Site Name:</b> Land off Vale Road                                                                                                                                                                                                                                                                         |  |
| <b>HELAA Result:</b> Reasonable Alternative    |  | <b>Site Address:</b>                                                                                                                                                                                                                                                                                         |  |
| <b>Land Type:</b> Brownfield                   |  | <b>Ward:</b> Yeoman Hill                                                                                                                                                                                                                                                                                     |  |
| <b>Proposed use:</b> Housing                   |  | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                 |  |
| <b>Plotted Site Area (Ha):</b> 1.19            |  |                                                                                                                                                                                                                                                                                                              |  |
| <b>Net developable Area Housing (Ha):</b> 1.00 |  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                            |  |
| <b>Site yield (Housing):</b> 35                |  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                          |  |
| <b>Stage 1 Site Identification Assessment:</b> |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                   |  |
| <b>Availability:</b>                           |  | Potentially Available<br><br>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.                                                           |  |
| <b>Suitability:</b>                            |  | Potentially Suitable<br><br>The existing use as the Mansfield District Council Housing Repairs depot 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. |  |
| <b>Achievability:</b>                          |  | Achievable<br><br>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.                                                               |  |
| <b>Housing Deliverability:</b>                 |  | Developable (years 11+)                                                                                                                                                                                                                                                                                      |  |
| <b>Economic Deliverability:</b>                |  | Not Assessed                                                                                                                                                                                                                                                                                                 |  |
| <b>Deliverability Explanation:</b>             |  | The site is considered to be potentially available, suitable and potentially achievable. A decision has yet to be made as to whether the site is available depending on the relocation of the existing tenants. Assumed to come forward from year 11 onwards.                                                |  |





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|-----------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 395                    |  | Site Name: Toothill Lane Car Park (south)                                                                                                                                                     |  |
| HELAA Result: Reasonable Alternative    |  | Site Address:                                                                                                                                                                                 |  |
| Land Type: Brownfield                   |  | Ward: Central                                                                                                                                                                                 |  |
| Proposed use: Mixed use                 |  | Planning Status: Live                                                                                                                                                                         |  |
| Plotted Site Area (Ha): 0.32            |  |                                                                                                                                                                                               |  |
| Net developable Area Housing (Ha): 0.32 |  | Net developable Area Employment (Ha): 0.19                                                                                                                                                    |  |
| Site yield (Housing): 11                |  | Site yield (Employment / Commercial) (m2): 1900                                                                                                                                               |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                    |  |
| Availability:                           |  | Available<br><br>Site is currently in use as a car park, but the site has been identified as site for development over the longer term in the Mansfield Town Centre masterplan.               |  |
| Suitability:                            |  | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                       |  |
| Achievability:                          |  | Achievable<br><br>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. |  |
| Housing Deliverability:                 |  | Developable (years 11+)                                                                                                                                                                       |  |
| Economic Deliverability:                |  | Developable (years 11+)                                                                                                                                                                       |  |
| Deliverability Explanation:             |  | The site is considered to be available, suitable and achievable. Assumed to come forward from year 11 onwards.                                                                                |  |



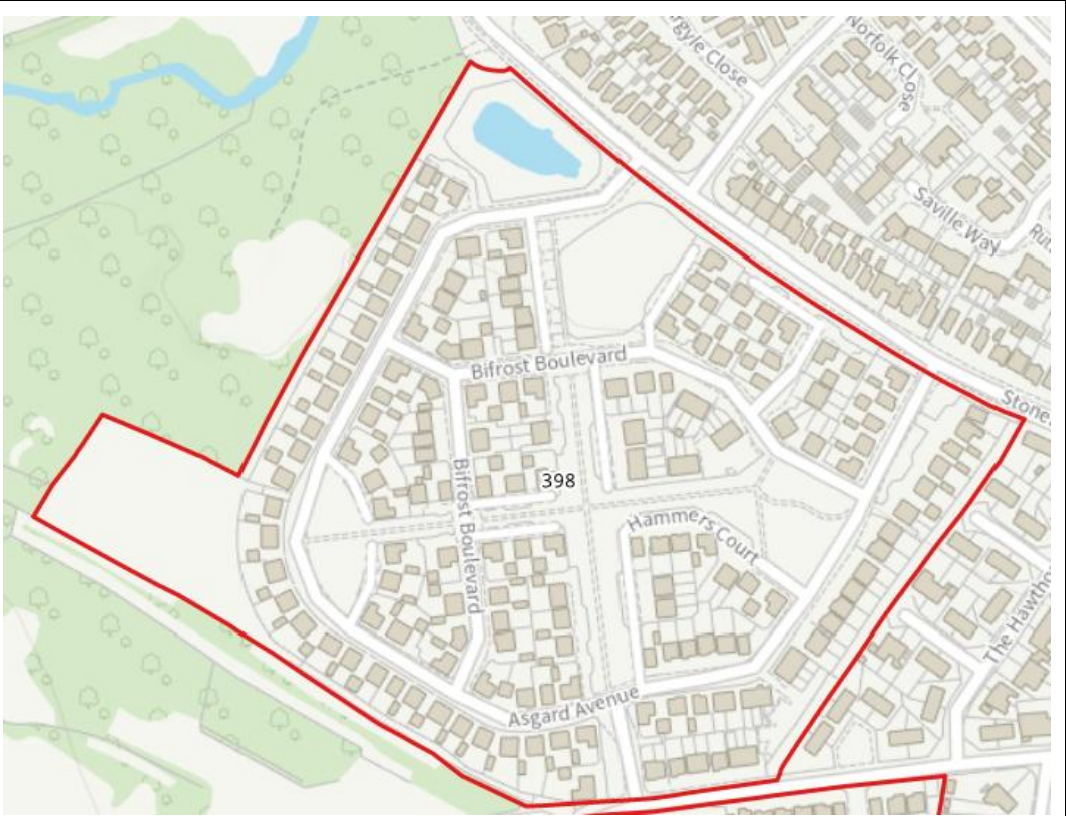
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|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 396                     |                                                                                                                                                                                                                                                                | <b>Site Name:</b> Pleasley Hill Farm                             |  |
| <b>HELAA Result:</b> Reasonable Alternative     |                                                                                                                                                                                                                                                                | <b>Site Address:</b>                                             |  |
| <b>Land Type:</b> Greenfield                    |                                                                                                                                                                                                                                                                | <b>Ward:</b> Pleasley                                            |  |
| <b>Proposed use:</b> Mixed use                  |                                                                                                                                                                                                                                                                | <b>Planning Status:</b> Permission Granted                       |  |
| <b>Plotted Site Area (Ha):</b> 40.58            |                                                                                                                                                                                                                                                                |                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 22.32 |                                                                                                                                                                                                                                                                | <b>Net developable Area Employment (Ha):</b> 16.23               |  |
| <b>Site yield (Housing):</b> 850                |                                                                                                                                                                                                                                                                | <b>Site yield (Employment / Commercial) (m2):</b> 18000          |  |
| <b>Stage 1 Site Identification Assessment:</b>  |                                                                                                                                                                                                                                                                | Include<br>Site meets all stage 1 criteria                       |  |
| <b>Availability:</b>                            |                                                                                                                                                                                                                                                                | Available<br><br>The site has been granted planning permission.  |  |
| <b>Suitability:</b>                             |                                                                                                                                                                                                                                                                | Suitable<br><br>The site has been granted planning permission.   |  |
| <b>Achievability:</b>                           |                                                                                                                                                                                                                                                                | Achievable<br><br>The site has been granted planning permission. |  |
| <b>Housing Deliverability:</b>                  | Developable (years 1-5)                                                                                                                                                                                                                                        |                                                                  |  |
| <b>Economic Deliverability:</b>                 | Developable (years 1-5)                                                                                                                                                                                                                                        |                                                                  |  |
| <b>Deliverability Explanation:</b>              | The site has been granted outline planning permission 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. |                                                                  |  |



|                                                |                                                                     |                                                                  |  |
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| <b>HELAA Reference:</b> 397                    |                                                                     | <b>Site Name:</b> Land to the north east of Woodview Gardens     |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                     | <b>Site Address:</b>                                             |  |
| <b>Land Type:</b> Greenfield                   |                                                                     | <b>Ward:</b> Newlands Forest Town                                |  |
| <b>Proposed use:</b> Housing                   |                                                                     | <b>Planning Status:</b> Permission Granted                       |  |
| <b>Plotted Site Area (Ha):</b> 0.38            |                                                                     |                                                                  |  |
| <b>Net developable Area Housing (Ha):</b> 0.38 |                                                                     | <b>Net developable Area Employment (Ha):</b> 0.00                |  |
| <b>Site yield (Housing):</b> 7                 |                                                                     | <b>Site yield (Employment / Commercial) (m2):</b> 0              |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                     | Include<br>Site meets all stage 1 criteria                       |  |
| <b>Availability:</b>                           |                                                                     | Available<br><br>The site has been granted planning permission.  |  |
| <b>Suitability:</b>                            |                                                                     | Suitable<br><br>The site has been granted planning permission.   |  |
| <b>Achievability:</b>                          |                                                                     | Achievable<br><br>The site has been granted planning permission. |  |
| <b>Housing Deliverability:</b>                 | Deliverable (years 1-5)                                             |                                                                  |  |
| <b>Economic Deliverability:</b>                | Not Assessed                                                        |                                                                  |  |
| <b>Deliverability Explanation:</b>             | A small greenfield site which has been granted planning permission. |                                                                  |  |



|                                                                     |                                                                              |                                                     |
|---------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>HELAA Reference:</b> 398                                         |                                                                              | <b>Site Name:</b> Stonebridge Lane / Sookholme Lane |
| <b>HELAA Result:</b> Reasonable Alternative                         |                                                                              | <b>Site Address:</b> Stonebridge Lane               |
| <b>Land Type:</b> Greenfield                                        |                                                                              | <b>Ward:</b> Warsop Carrs                           |
| <b>Proposed use:</b> Housing                                        |                                                                              | <b>Planning Status:</b> Under Construction          |
| <b>Plotted Site Area (Ha):</b> 16.28                                |                                                                              |                                                     |
| <b>Net developable Area Housing (Ha):</b> 10.58                     |                                                                              | <b>Net developable Area Employment (Ha):</b> 0.00   |
| <b>Site yield (Housing):</b> 400                                    |                                                                              | <b>Site yield (Employment / Commercial) (m2):</b> 0 |
| <b>Stage 1 Site Identification Assessment:</b>                      |                                                                              | Include<br>Site meets all stage 1 criteria          |
| <b>Availability:</b> Available<br><br>Site is under construction    |                                                                              |                                                     |
| <b>Suitability:</b> Suitable<br><br>Site is under construction      |                                                                              |                                                     |
| <b>Achievability:</b> Achievable<br><br>Site is under construction. |                                                                              |                                                     |
| <b>Housing Deliverability:</b>                                      | Deliverable (years 1-5)                                                      |                                                     |
| <b>Economic Deliverability:</b>                                     | Not Assessed                                                                 |                                                     |
| <b>Deliverability Explanation:</b>                                  | The site is under construction. First completions were delivered in 2023/24. |                                                     |



|                                         |  |                                                                                                                                                                                                                                                                                                                                                                           |  |
|-----------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 399                    |  | Site Name: Land north of Peafield Lane                                                                                                                                                                                                                                                                                                                                    |  |
| HELAA Result: Discounted at stage 2     |  | Site Address:                                                                                                                                                                                                                                                                                                                                                             |  |
| Land Type: Greenfield                   |  | Ward: Hornby                                                                                                                                                                                                                                                                                                                                                              |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                                                                                                                                                                                                                     |  |
| Plotted Site Area (Ha): 6.01            |  |                                                                                                                                                                                                                                                                                                                                                                           |  |
| Net developable Area Housing (Ha): 4.50 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                                                                                                                |  |
| Site yield (Housing): 158               |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                                                                                                              |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 Availability assessment criteria.                                                                                                                                                                                                                                                                                          |  |
| Suitability:                            |  | Not Suitable<br><br>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 would only potentially form a logical extension to the settlement boundary if sites 50/325 and 48 were delivered. The site is not located within 10 minutes of key service or facilities. |  |
| Achievability:                          |  | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                                                                                                                                                  |  |
| Housing Deliverability:                 |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                              |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                              |  |
| Deliverability Explanation:             |  | N/A                                                                                                                                                                                                                                                                                                                                                                       |  |

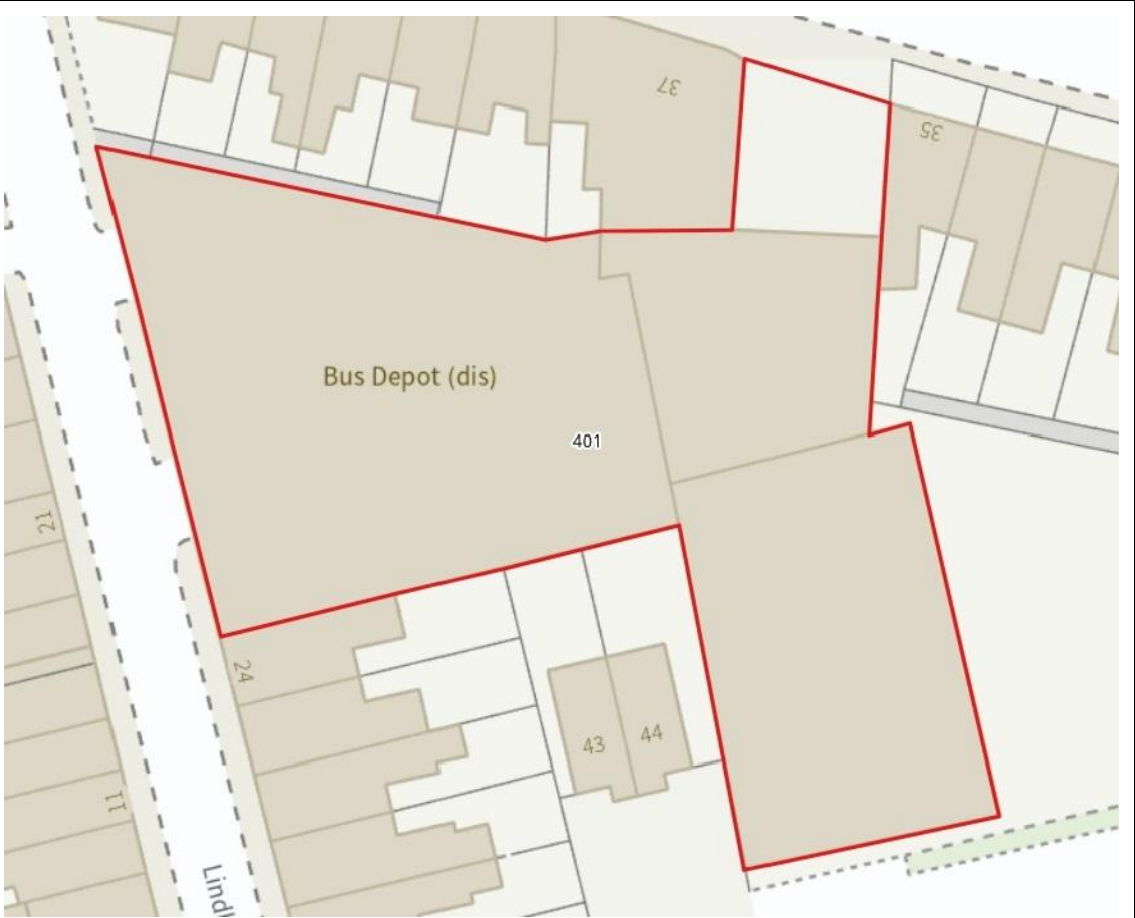
A map showing a large plot of land outlined in red, labeled '399'. To the right of the plot is a road labeled 'A6012'. Further right, a small cluster of buildings is labeled 'Peafield Cottages'. The map is a topographic representation with light green areas for fields and grey lines for roads and boundaries.



|                                          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 400                     |  | Site Name: Land south of Peafield Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| HELAA Result: Discounted at stage 2      |  | Site Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Land Type: Greenfield                    |  | Ward: Hornby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Proposed use: Housing                    |  | Planning Status: Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Plotted Site Area (Ha): 22.96            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Net developable Area Housing (Ha): 15.00 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Site yield (Housing): 522                |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Stage 1 Site Identification Assessment:  |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Availability:                            |  | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Suitability:                             |  | Not Suitable<br><br>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 187, which is adjoining and would require delivery of site 67. The site would result in a significant extension into the countryside not in keeping with the existing built form of Mansfield.<br><br>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. |  |
| Achievability:                           |  | Not Assessed<br><br>The site is not considered suitable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Housing Deliverability:                  |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Economic Deliverability:                 |  | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Deliverability Explanation:              |  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |



|                                         |  |                                                                                                                                                                                                                                                |  |
|-----------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 401                    |  | Site Name: Land at Lindley Street                                                                                                                                                                                                              |  |
| HELAA Result: Reasonable Alternative    |  | Site Address:                                                                                                                                                                                                                                  |  |
| Land Type: Brownfield                   |  | Ward: Central                                                                                                                                                                                                                                  |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                                                                                          |  |
| Plotted Site Area (Ha): 0.1             |  |                                                                                                                                                                                                                                                |  |
| Net developable Area Housing (Ha): 0.10 |  | Net developable Area Employment (Ha): 0.00                                                                                                                                                                                                     |  |
| Site yield (Housing): 4                 |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                                                                                   |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                     |  |
| Availability:                           |  | Available<br><br>Site meets all state 2 availability assessment criteria.                                                                                                                                                                      |  |
| Suitability:                            |  | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                                        |  |
| Achievability:                          |  | Achievable<br><br>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. |  |
| Housing Deliverability:                 |  | Developable (years 6-10)                                                                                                                                                                                                                       |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                                                                                                                                   |  |
| Deliverability Explanation:             |  | The site is considered to be potentially available, suitable and achievable. A small brownfield site which, subject to confirmation of availability, could be delivered in years 6-10.                                                         |  |



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|-----------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 402                    |  | Site Name: Land off Oakfield Lane                                                                                                       |  |
| HELAA Result: Reasonable Alternative    |  | Site Address:                                                                                                                           |  |
| Land Type: Greenfield                   |  | Ward: Market Warsop                                                                                                                     |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                   |  |
| Plotted Site Area (Ha): 2.7             |  |                                                                                                                                         |  |
| Net developable Area Housing (Ha): 2.30 |  | Net developable Area Employment (Ha): 0.00                                                                                              |  |
| Site yield (Housing): 81                |  | Site yield (Employment / Commercial) (m2): 0                                                                                            |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                              |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 1 assessment criteria.                                                                     |  |
| Suitability:                            |  | Potentially Suitable<br><br>The site is adjacent to but not adjoining the settlement boundary of Spion Kop, separated by Moss-car Farm. |  |
| Achievability:                          |  | Achievable<br><br>No abnormal costs have been identified and the site is in a medium value sales area.                                  |  |
| Housing Deliverability:                 |  | Developable (years 6-10)                                                                                                                |  |
| Economic Deliverability:                |  | Not Assessed                                                                                                                            |  |
| Deliverability Explanation:             |  | The site is available, potentially suitable and achievable.                                                                             |  |



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| <b>HELAA Reference:</b> 403                    | <b>Site Name:</b> Land at Warren Farm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>HELAA Result:</b> Reasonable Alternative    | <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Land Type:</b> Greenfield                   | <b>Ward:</b> Holly Forest Town                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Proposed use:</b> Housing                   | <b>Planning Status:</b> Live                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Plotted Site Area (Ha):</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Net developable Area Housing (Ha):</b>      | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site yield (Housing):</b>                   | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Stage 1 Site Identification Assessment:</b> | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Availability:</b>                           | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Suitability:</b>                            | Potentially Suitable<br><br>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.<br><br>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.<br><br>Pylons run east to west across the north of the site. |
| <b>Achievability:</b>                          | Potentially Achievable<br><br>This strategic greenfield site is expected to have medium to high sales values and will significant require infrastructure and mitigation, reflective reflect of this scale of development.                                                                                                                                                                                                                                                                                                          |
| <b>Housing Deliverability:</b>                 | Developable (years 11+)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Economic Deliverability:</b>                | Not Assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Deliverability Explanation:</b>             | The site is potentially achievable, potentially suitable and potentially available. The site can only be considered to be developable from year 11 onwards.                                                                                                                                                                                                                                                                                                                                                                        |



|                                                |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                               |  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>HELAA Reference:</b> 404                    |                                                                                                                                                                                                                                                                                  | <b>Site Name:</b> Land East of Beck Lane and North of Skegby Lane                                                                                                                                                                             |  |
| <b>HELAA Result:</b> Reasonable Alternative    |                                                                                                                                                                                                                                                                                  | <b>Site Address:</b> Ashland Farm, Mansfield                                                                                                                                                                                                  |  |
| <b>Land Type:</b> Greenfield                   |                                                                                                                                                                                                                                                                                  | <b>Ward:</b> Brick Kiln                                                                                                                                                                                                                       |  |
| <b>Proposed use:</b> Housing                   |                                                                                                                                                                                                                                                                                  | <b>Planning Status:</b> Live                                                                                                                                                                                                                  |  |
| <b>Plotted Site Area (Ha):</b> 14.41           |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                               |  |
| <b>Net developable Area Housing (Ha):</b> 9.37 |                                                                                                                                                                                                                                                                                  | <b>Net developable Area Employment (Ha):</b> 0.00                                                                                                                                                                                             |  |
| <b>Site yield (Housing):</b> 350               |                                                                                                                                                                                                                                                                                  | <b>Site yield (Employment / Commercial) (m2):</b> 0                                                                                                                                                                                           |  |
| <b>Stage 1 Site Identification Assessment:</b> |                                                                                                                                                                                                                                                                                  | Include<br>Site meets all stage 1 criteria                                                                                                                                                                                                    |  |
| <b>Availability:</b>                           | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                                                                                                                 |                                                                                                                                                                                                                                               |  |
| <b>Suitability:</b>                            | Suitable<br><br>The site is considered suitable when assessed against all stage 2 suitability criteria.                                                                                                                                                                          |                                                                                                                                                                                                                                               |  |
| <b>Achievability:</b>                          | Achievable<br><br>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 |                                                                                                                                                                                                                                               |  |
| <b>Housing Deliverability:</b>                 |                                                                                                                                                                                                                                                                                  | Developable (years 6-10)                                                                                                                                                                                                                      |  |
| <b>Economic Deliverability:</b>                |                                                                                                                                                                                                                                                                                  | Not Assessed                                                                                                                                                                                                                                  |  |
| <b>Deliverability Explanation:</b>             |                                                                                                                                                                                                                                                                                  | The site is concluded to be available, suitable and achievable. A medium greenfield site without planning permission which would form an extension to a site to the west within Ashfield District which has been granted planning permission. |  |



|                                         |  |                                                                                                                                                                                     |  |
|-----------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 405                    |  | Site Name: Land off Littlewood Lane                                                                                                                                                 |  |
| HELAA Result:                           |  | Site Address: Littlewood Ln, Mansfield Woodhouse, Mansfield, NG19 8NX                                                                                                               |  |
| Land Type: Greenfield                   |  | Ward: Woodhouse                                                                                                                                                                     |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                                                               |  |
| Plotted Site Area (Ha): 2.34            |  |                                                                                                                                                                                     |  |
| Net developable Area Housing (Ha):      |  | Net developable Area Employment (Ha): 0.00                                                                                                                                          |  |
| Site yield (Housing):                   |  | Site yield (Employment / Commercial) (m2): 0                                                                                                                                        |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                                                          |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                                                    |  |
| Suitability:                            |  | Not Suitable<br><br>The site is not adjoining the Mansfield settlement boundary, all be it separated by a small parcel of land from the rear of the properties off Northfield Lane. |  |
| Achievability:                          |  | Not assessed                                                                                                                                                                        |  |
| Housing Deliverability:                 |  | N/A                                                                                                                                                                                 |  |
| Economic Deliverability:                |  | N/A                                                                                                                                                                                 |  |
| Deliverability Explanation:             |  | Discounted at stage 2.                                                                                                                                                              |  |



|                                         |  |                                                                                                                                                  |  |
|-----------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------|--|
| HELAA Reference: 406                    |  | Site Name: Land off Common Lane                                                                                                                  |  |
| HELAA Result:                           |  | Site Address: Common Lane, Pleasley Vale, Mansfield NG19 8RN                                                                                     |  |
| Land Type: Greenfield                   |  | Ward: Woodhouse                                                                                                                                  |  |
| Proposed use: Housing                   |  | Planning Status: Live                                                                                                                            |  |
| Plotted Site Area (Ha): 1.47            |  |                                                                                                                                                  |  |
| Net developable Area Housing (Ha):      |  | Net developable Area Employment (Ha): 0.00                                                                                                       |  |
| Site yield (Housing):                   |  | Site yield (Employment / Commercial) (m2): 0                                                                                                     |  |
| Stage 1 Site Identification Assessment: |  | Include<br>Site meets all stage 1 criteria                                                                                                       |  |
| Availability:                           |  | Available<br><br>Site meets all of the Stage 2 availability assessment criteria.                                                                 |  |
| Suitability:                            |  | Not Suitable<br><br>The site is not adjoining a settlement boundary nor within reasonable walking distance of services / facilities or bus stop. |  |
| Achievability:                          |  | Not assessed                                                                                                                                     |  |
| Housing Deliverability:                 |  | N/A                                                                                                                                              |  |
| Economic Deliverability:                |  | N/A                                                                                                                                              |  |
| Deliverability Explanation:             |  | Discounted at stage 2.                                                                                                                           |  |

