



Mansfield
District Council

Mansfield District Council

Mansfield District Council Site Assessment and Selection Paper

Final Report
Prepared by Mansfield District Council
August 2026

1 Introduction

- 1.1 Following completion of the Housing and Economic Land Availability Assessment (HELAA, May 2025 and July 2026), the Council undertook a site selection process to identify the most appropriate and sustainable sites for allocation in the Local Plan review. The HELAA provides a long list of potentially developable sites (reasonable alternatives) but does not make policy decisions or allocate land for housing and economic uses. Site selection is a separate and policy-driven process that applies planning judgement to assess and select preferred site allocations based on a wider range of strategic, environmental and infrastructure considerations.
- 1.2 The purpose of this site assessment process is to refine the list of reasonable alternatives to a list of preferred allocations. The key objectives of the post-HELAA site selection process are to:
- Align housing allocations with the Local Plan's spatial strategy and development priorities;
 - Minimise environmental harm and avoid unacceptable impacts;
 - Support sustainable patterns of development and community cohesion; and
 - Respond to consultation feedback, technical evidence and the outcomes of Sustainability Appraisal.

National policy and guidance context

- 1.3 The preparation of the Council's site selection approach reflects the guidance as set out in the National Planning Policy Framework¹ (NPPF) and Planning Practice Guidance (PPG)².

National Planning Policy Framework (NPPF)

- 1.4 The strategic policies in the Local Plan set out an overall strategy for the pattern, scale and quality of development, which includes making adequate provision for housing and employment uses.
- 1.5 One of the tests of soundness for Local Plans as set out in paragraph 36 of the NPPF is that to be justified they should be based on an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence. As such, this assessment of sites and how they compare against one another will be important to demonstrate reasonable alternatives have been considered.
- 1.6 In support of the government's objective of significantly boosting the supply of homes, paragraph 72 reiterates the importance of identifying a sufficient supply and mix of sites to meet local housing needs. It requires that the Council should

¹ [National Planning Policy Framework, MHCLG December 2024](#)

² [Planning Practice Guidance](#)

have a 'clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment'. Furthermore, 'Planning policies should identify a supply of: a) specific, deliverable sites for five years following the intended date of adoption; and b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period'.

- 1.7 The NPPF also recognises the importance of small and medium sized sites in meeting housing requirements quickly. Paragraph 73 indicates that local planning authorities should promote the development of a good mix of sites through the development plan and brownfield registers, and to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved. It also highlights the importance of small sites to support community-led development for self-build and custom-build housing.
- 1.8 To ensure the most efficient use of land, paragraph 127 states, 'Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability'. LPAs are required to reallocate the land more other deliverable uses, support alternative uses, or deallocate the sites.
- 1.9 To support economic growth and productivity, paragraph 87 notes that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

Planning Practice Guidance

- 1.10 Planning Practice Guidance on preparing Housing and Economic Land Availability Assessments (HELAA) sets out the approach to identifying land that is suitable, available and achievable for housing and economic uses over the plan period.
- 1.11 The assessment is a key part of the evidence base to inform the site selection process. It is however important to note that it does not determine whether a site should be allocated for development. Rather it assesses and identifies a pool of sites that are potentially suitable for further consideration for allocations. In Mansfield this document is entitled the Housing and Economic Land Availability Assessment (HELAA).
- 1.12 This site selection methodology uses the HELAA database as the technical starting point in terms of identifying sites for further evaluation.

2 Site Assessment and Selection Methodology

- 2.1 Where the HELAA is a 'policy-off' initial assessment of the site, this site assessment process is one of a 'policy on', where sites are assessed against emerging policy and the spatial strategy for the district of Mansfield. Key considerations for the site assessment process include:

Infrastructure capacity	Is there an infrastructure surplus / deficit to support delivery of the sites or significant infrastructure constraints.
Cumulative impacts	The cumulative impacts of the site with other committed sites on the environment and infrastructure.
Natural and historic environment	Potential impact on biodiversity and designated sites of international, national and local importance, landscape character, heritage assets and flood risk. Opportunities to support enhancement of the natural and historic environment such as connecting severed habitats, on-site habitat creation and the regeneration and improving the setting of an area.
Character and design	Can the site support high quality development that reflects the local context.
Natural resources	Risk of sterilising mineral resources and the loss of the best and most versatile land.
Viability and deliverability	Is the site economically viable and what are the timescales for delivery.

Stage 1: Site Identification

HELAA May 2025 and July 2026

- 2.2 The primary source of sites is the HELAA. A call for sites was undertaken between November and December 2024. This provided an opportunity for landowners and developers to submit new sites. Further sites were submitted in response to the draft Regulation 18 Local Plan which was subject to consultation from May to July 2025. The sites were added to a range of sites from a number of sources as listed in Appendix A of the HELAA, such as undetermined planning applications, sites previously assessed in the 2018 HELAA and sites with planning permission.
- 2.3 The HELAA provides the starting point for site assessment in plan making and is a high-level assessment but does not allocate sites. The aim of this site assessment and methodology is to assess the 'pool of sites' from the HELAA and determine which sites are appropriate for allocating for development in the Local Plan review. The HELAA (July 2026) provides an overview of the sites from which potential housing sites have been identified and assessed in this report.

Stage 2 ‘Constant’ Sites and Review of Adopted Local Plan 2013-2023 Allocations

- 2.4 The Local Plan review identifies a number of sites as ‘constants’ which make a significant contribution toward Local Plan supply. The sites assumed to be constants are defined as those that have been granted planning permission, sites under construction and allocations in the adopted Local Plan that are considered to remain deliverable over the plan period.
- 2.5 Site allocations in the adopted Local Plan 2013-2033 that have not yet been brought forward for development have been subject to a review (stage 2) to understand whether any issues regarding the sites have been identified which impact on their deliverability or to identify changes in site specific policy requirements informed by the latest evidence.
- 2.6 The review of the adopted Local Plan is an important step to inform the residual requirement for the number of homes and employment land the Council will need to identify from new allocations.
- 2.7 The review of each sites includes an assessment of the following:
- Availability – whether the site remains available as identified in the HELAA for the existing allocated use.
- Suitability – establish whether the site remains suitable having regard to the updated information and evidence and consider matters such as flood risk, ecology, heritage and agricultural land classification.
- Deliverability – a review of timescales for delivery of the site and whether the site remains viable having regard to changes in policy and/or infrastructure requirements.

Adopted Local Plan Housing Allocations

- 2.8 An assessment completed for each site which includes the above criteria and identifies whether the potential capacity of the site has changed, the timescale for delivery, the recommendation setting out whether the site is to remain an allocation, allocated for an alternative use or deallocated.
- 2.9 Tables 1 and 2 show the planning status of all housing, sustainable urban extensions (SUE) and employment allocations as at (as at 1 December 2026).

Table 1: Status of Local Plan 2013-2033 Housing Site Allocations

Local Plan 2013-2033 Policy Reference	Site Name	Planning Status as at 1 December 2025
H1a	Clipstone Road East	Commenced

H1b	Land off Skegby Lane	Not permissioned
H1c	Fields Farm, Abbott Road	Planning permission (full)
H1d	Three Thorn Hollows Farm	Commenced
H1e	Land at Redruth Drive	Commenced
H1f	Former Rosebrook Primary School	Planning permission (outline)
H1g	Abbott Road	Not permissioned
H1h	Centenary Road	Commenced
H1i	Former Mansfield Brewery (part a)	Completed
H1j	Bellamy Road	Not permissioned
H1k	High Oakham Farm (east)	Not permissioned
H1l	Land off Balmoral Drive	Planning permission (outline)
H1m	Sherwood Close	Completed
H1n	Ladybrook Lane / Tuckers Lane	Not permissioned
H1o	Hermitage Mill	Planning permission (full)
H1p	South of Debdale Lane	Planning permission (full)
H1q	Land off Holly Road	Not permissioned
H1r	Land at Cox's Lane	Completed
H1s	Land off Ley Lane	Not permissioned (not deliverable – TSP site.
H1t	Land off Rosemary Street	Completed
H1u	Stonebridge Lane / Sookholme Lane, Market Warsop	Commenced
H1v	Sherwood Street / Oakfield Lane, Market Warsop	Planning permission (outline)
H1w	Former Warsop Vale School, Warsop Vale	Completed

2.10 A total of 24 sites were allocated for housing. Five of the sites are now completed, five have now commenced, three have been granted full planning permission and three sites have outline planning permission. Eight sites do not have planning permission as at 1 December 2026. These sites have been subject to this review.

Table 2: Status of Local Plan 2013-2033 Sustainable Urban Extensions

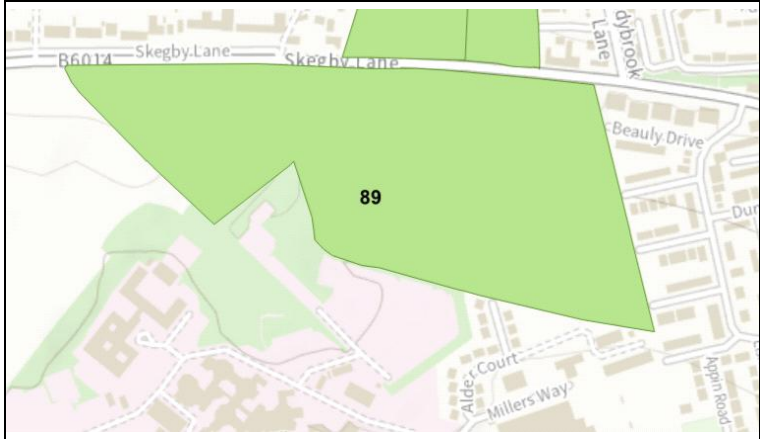
Local Plan 2013-2033 Policy Reference	Site Name	Status as at 1 December 2025
SUE 1	Pleasley Hill Farm (Phases 1, 2 and 3) Phase 4	Planning permission (outline). An area to the east of the site does not have planning permission.
SUE 2	Land off Jubilee Way	Not permissioned. A hybrid planning application was submitted to the Council in June 2025 which has yet to be determined.
SUE 3	Land at Berry Hill Phase 1 Phase 2 Phases 3-6	Completed. Outline planning permission has lapsed. Not permissioned.

2.11 As identified above, eight sites allocated for housing in the adopted LP are subject to this review as listed in Table 3 below. A summary of the assessment of each site is set out in the proformas below.

Table 3: Adopted Local Plan (2020) sites without planning permission

H1b	Land off Skegby Lane	Not permissioned
H1f	Former Rosebrook Primary School	Not permissioned
H1g	Abbott Road	Not permissioned
H1j	Bellamy Road	Not permissioned

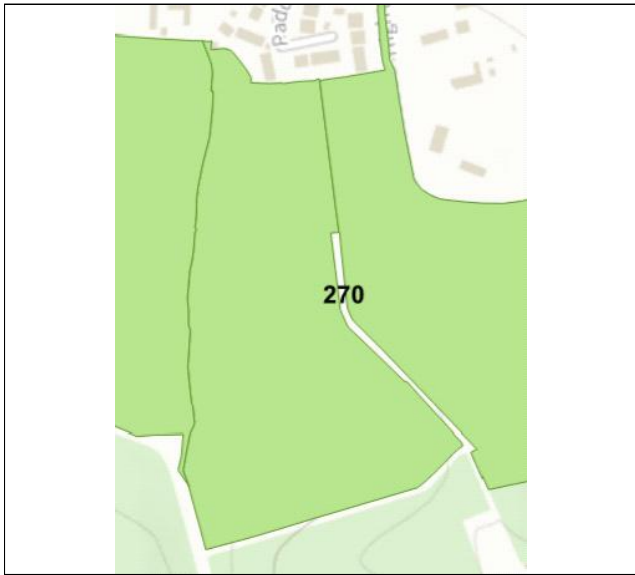
H1k	High Oakham Farm (east)	Not permitted
H1n	Ladybrook Lane / Tuckers Lane	Not permitted
H1q	Land off Holly Road	Not permitted
H1s	Land off Ley Lane	Not permitted

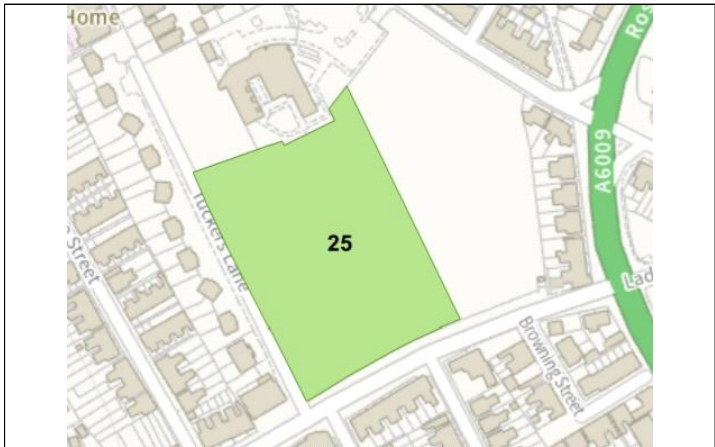
Local Plan Policy Reference: H1b	Site Name: Land off Skegby Lane
	
Proposed Use:	Housing
LP Site Capacity:	215 dwellings
Availability Assessment	Available NCC have confirmed availability. The Council is intending to deliver with the adjacent allocated land (Ashfield). It is anticipated that the land will be shortly brought to the market with a sale completed in years 28/29 .
Suitability Assessment	Suitable. The Council Habitat Study has concluded the site is a RED RAG Rating. This is on the basis that further survey work is needed before it can be confirmed whether the site contains high distinctiveness grassland. Even if the grassland does not meet that threshold, it is likely to a very good example of a medium distinctiveness habitat and as such result in a very high baseline biodiversity value. There is therefore a risk that viability could be an issue.

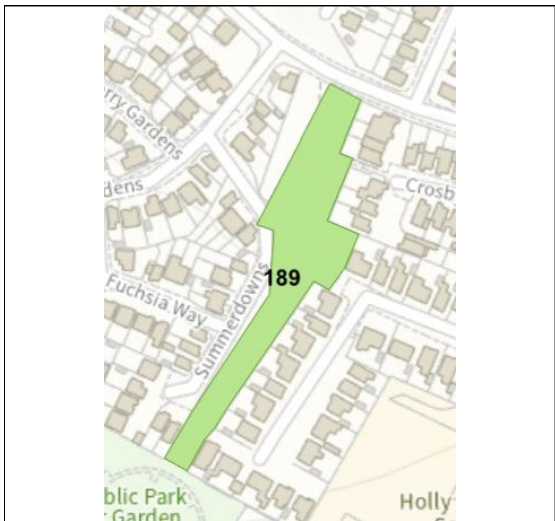
	The site forms part of a wider site with land adjoining to the west within Ashfield District. The land is identified as a housing allocation in the emerging Ashfield Local Plan. As further assessment of required of the site (in conjunction with the wider site), there is no reason to discount the site as a continued allocation at this stage.
Deliverability Assessment	As noted above, a risk that viability could be an issue due to the costs involved in ensuring a 10% net gain in biodiversity. This is a matter that will require further consideration at the planning application stage.
Capacity	215
Timescale for delivery	2027 – 2030
Recommendation	Retain as an allocation The site remains available, suitable, no viability issues have been identified since the adoption of the Local Plan, and the site remains developable. NCC have confirmed availability. The Council is intending to deliver with the adjacent allocated land (Ashfield). It is anticipated that the land will be shortly brought to the market with a sale completed in years 28/29 .

Local Plan Policy Reference: H1g	Site Name: Abbott Road
	
Proposed Use:	Housing and open space
LP Site Capacity:	102 dwellings
Availability Assessment	No issues identified regarding availability. The site remains available.
Suitability Assessment	No issues identified regarding suitability. The site remains suitable.
Deliverability Assessment	No issues identified regarding viability. The site remains deliverable.
Capacity	102
Timescale for delivery	2028 – 2031
Recommendation	Retain as an allocation The site remains available, suitable, no viability issues have been identified since the adoption of the Local Plan, and the site remains developable.

Local Plan Policy Reference: H1J	Site Name: Bellamy Road
 A map showing the location of the Bellamy Road Allotments site, labeled '11'. The site is a green-shaded triangular area bounded by Bellamy Road to the south and west, and Oxley Drive to the north. Surrounding streets include Delt Lea, Lindsey Drive, Bingham Road, and various unnamed roads. The allotments are situated between Bellamy Road and Oxley Drive.	
Proposed Use:	Housing
LP Site Capacity:	40 dwellings
Availability Assessment	No issues identified regarding availability. The site remains available.
Suitability Assessment	No issues identified regarding suitability. The site remains suitable.
Deliverability Assessment	No issues identified regarding viability – the site remains deliverable.
Capacity	40
Timescale for delivery	2028 – 2031
Recommendation	Retain as an allocation. The site remains available, suitable, no viability issues have been identified since the adoption of the Local Plan, and the site remains developable.

Local Plan Policy Reference: H1k	Site Name: High Oakham Farm (east)
	
Proposed Use:	Housing
LP Site Capacity:	40 dwellings
Availability Assessment	No issues identified regarding availability. The site remains available.
Suitability Assessment	No issues identified regarding suitability. The site remains suitable.
Deliverability Assessment	No issues identified regarding viability. The site remains deliverable.
Capacity	40 dwellings
Timescale for delivery	2028 – 2031
Recommendation	Retain as an allocation. The site remains available, suitable, no viability issues have been identified since the adoption of the Local Plan, and the site remains developable.

Local Plan Policy Reference: H1n	Site Name: Ladybrook Lane / Tuckers Lane
	
Proposed Use:	Housing
LP Site Capacity:	33
Availability Assessment	No issues identified regarding availability. The site remains available.
Suitability Assessment	No issues identified regarding suitability. The site remains suitable.
Deliverability Assessment	No issues identified regarding viability – the site remains deliverable.
Capacity	33
Timescale for delivery	2028 – 2031
Recommendation	Retain as an allocation. The site remains available, suitable, no viability issues have been identified since the adoption of the Local Plan, and the site remains developable.

Local Plan Policy Reference: H1q	Site Name: Land off Holly Road
	
Proposed Use:	Housing
LP Site Capacity:	16 dwellings
Availability Assessment	No issues identified regarding availability. The site remains available.
Suitability Assessment	No issues identified regarding suitability. The site remains suitable.
Deliverability Assessment	No issues identified regarding viability. The site remains deliverable.
Capacity	16 dwellings
Timescale for delivery	2027 – 2030
Recommendation	Retain as an allocation. The site remains available, suitable, no viability issues have been identified since the adoption of the Local Plan, and the site remains developable.

Local Plan Policy Reference: H1s	Site Name: Land off Ley Lane
	
Proposed Use:	Housing
LP Site Capacity:	14 dwellings
Availability Assessment	Not available Since the adoption of the Local Plan, a certificate of lawful use has been issued for a travelling showpeople site for the storage and maintenance of fairground equipment and caravans for living in (application reference 2019/0727/CLED). The certificate was issued on the basis the site had been in use as a travelling showpeople site for over 10 years. The Council has not received any representations resubmitting the land for consideration for residential or other uses. It is therefore concluded the site will remain in the above use and the site is no longer available for housing.
Suitability Assessment	Not assessed – the site is no longer available.
Deliverability Assessment	Not assessed – the site is no longer available.
Capacity	N/A
Timescale for delivery	N/A
Recommendation	Remove as an allocation – the site is no longer available for housing.

Review of Exiting undeveloped Employment Allocations

Table 4: Status of Local Plan 2013-2033 Employment Site Allocations

Local Plan 2013-2033 Policy Reference	Site Name	Status as at 1 December 2025
E2a	Ratcher Hill Quarry employment area	Not permissioned. Part of the site identified by the Local Plan for Ratcher Hill is an existing asphalt processing plant and is not available for other employment uses. The remaining undeveloped area to the east of the site (HELAA ref site 38) remains available for new employment development. As at 1 December 2025, a planning application (2022/0593/FUL) has yet to be determined for three employment buildings for B2, B8 and E(g) on HELAA site 38 – demonstrating availability on this part of the site.
E2b	Oakfield Lane, Market Warsop	Part of the site is already in use as a timber suppliers. The remainder of the site is undeveloped, an area of 1ha, which equates to approximately 0.65 ha of employment floorspace. No issues have been identified regarding the viability and deliverability of the site.
E2c	Penniment Farm	Planning permission (full)

2.12 Three sites are allocated for employment use under Policy E2. Penniment Farm (E2c) was granted full planning permission in September 2025. Oakfield Lane (E2b) includes an area already in employment use, with the remainder of the site undeveloped and without planning permission. Ratcher Hill Quarry included an existing aggregate processing facility with an area to the east undeveloped.

2.13 Policy E3 safeguards a number of existing key and general employment areas and supports further employment uses (B2, B8 or E(g)) or their diversification subject to the criteria 2a-c, or the loss of employment to other uses where the proposal is in accordance with criterion 3. This review does not assess the sites under policy E3, the ongoing safeguarding of these sites has been reviewed

through the Employment Land Review. Only the site allocated for employment use have been subject to this review.

Stage 3: Sustainability Appraisal of Reasonable Alternatives

- 3.1 Each of the reasonable alternatives identified through the HELAA have been subject to Sustainability Appraisal (SA) against each of the SA objectives. The SA considers a range of social, environmental and economic indicators which reflect the objectives of the SA framework.
- 3.2 The SA determined that the site assessment criteria are aligned to a number of the SA objectives and it was therefore not necessary to repeat the assessment of selected criteria, such as consideration of flooding, landscape and transport and access. The SA of the sites focussed on accessibility and proximity to services and facilities and 'additional sustainability appraisal factors' including the economy (access to existing employment areas), healthy communities (including consideration of indices of multiple deprivation and access to community infrastructure and healthcare facilities).
- 3.3 The site proforma for each site captures a summary of the 'additional sustainability appraisal factors'. The SA score and summary for each site is used to identify potential issues / opportunities of delivering each site, considered within the overall site assessment.
- 3.4 Appendix B of the SA sets out the SA objectives and highlights how each factor was addressed through the site assessment process. Some factors drew heavily from other detailed studies, whilst bespoke assessment criteria were taken from the SA to plug gaps relating to factors such as accessibility.

Stage 4: Detailed Assessment of Sites and Identification of preferred allocations

- 4.1 Each site taken forward to stage 3 was assessed in detail by officers within the context of its settlement setting against the technical criteria and constraints. The assessment proformas are presented in Appendix A.

Criteria	Assessment Considerations / Criteria
Flood Risk	Local Plan Objective: 8 and 13 The NPPF (paragraph 170) requires that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).” Where development cannot be located in areas away from flood risk it should be safe over the lifetime of the development and not increase the risk of flooding elsewhere. The sequential and exception tests set out in the NPPF and NPPG should be applied to the allocation of sites in local plans to ensure that the risk of flooding to development is avoided and reduced wherever possible. Sites within Flood Zone 3 were excluded from assessment in the HELAA unless only a small part of the site that could be easily excluded from the built-up area of the development was affected. This could be used as amenity or open space or developed for a land use with a lower level of vulnerability. Sites in Flood Zone 2 were assessed in the HELAA to establish if they were available for development, suitable in terms of other factors (e.g. highway, biodiversity) and achievable. Sites not at risk of flooding will be preferred. Where only a small part on the edge of the site is affected, the site may be allocated (subject to other considerations) as this area can be easily designed out from the area to be developed for buildings and could form part of the open space. Where a large part of the central part of a site is affected, it is harder to exclude the area at risk so that no built development will be at risk of flooding; these sites will generally not be allocated. Sites that are recommended for allocation in the Local Plan are considered to have passed the sequential test and, if relevant, the impact test.

	Consideration was given to: • The extent of the site affected by flood risk; • The location of the flood risk; • The level of flood risk; • Any surface water flooding on site; and Evidence: Strategic Flood Risk Assessment Level 1 Strategic Flood Risk Assessment Level 1
Heritage	Local Plan Objective: 4, 12 and 14 The NPPF (paragraph 202) states heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. A Heritage Impact Assessment (HIA) of all reasonable alternative sites has been completed. The purpose of the HIA is to identify potential heritage constraints and opportunities associated with each site and to ensure that the historic environment is fully considered in the site selection process, in accordance with the National Planning Policy Framework (NPPF) and Historic England guidance^{3 4}. Each site has been assessed in the HIA using the framework set out in Historic England Advice Note 3 (steps 1-5): 1. Identify which heritage assets are affected by the potential allocation; 2. Understand what contribution the site makes to their significance; 3. Assess what impact the allocation might have on that significance; 4. Consider ways to maximise enhancement and avoid harm; and

³ [The Historic Environment in Local Plans \(Historic England GPA1\)](#), March 2015

⁴ [The Historic Environment and Site Allocations in Local Plans \(Historic England Advice Note 3\)](#), October 2015

	5. Determine whether the allocation is appropriate in light of the NPPF's tests of soundness. This has informed a summary of each site's heritage baseline and risk category, opportunities for enhancement or constraints to development and a summary of suitability for allocation.
Landscape	Local Plan Objective: 4, 7, 11 and 14 The NPPF contains several policies which refer to the consideration of landscape and the built environment in planning decisions, including protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. The Council commissioned a Landscape Sensitivity Assessment (LSA) to understand the potential impact on the landscape of development within identified assessment areas from a number of development typologies. The LSA provides an assessment of each parcel and overall landscape sensitivity score, having regard to potential mitigation. Preference will be given to sites within lower value landscapes. Consideration was given to whether the site would form a logical extension to a settlement boundary, if the site would result in significant encroachment into the countryside or would breach a natural or physical boundary of development (severance). Evidence: Landscape Character Assessment Landscape Sensitivity Assessment
Ecology	Local Plan Objective: 7 and 12 The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity, minimising

	impact on and providing net gains for biodiversity. Plans should distinguish between the hierarchy of designated sites and allocate land with the least environmental value. The Council completed a habitat assessment of all reasonable alternatives that did not have planning permission. This comprised a desk-based assessment with a number of sites supplemented with site surveys where there was deemed to be high ecological value on or adjacent to the site. The potential for delivering on-site mitigation and potential habitat connectivity was assessed, drawing on the published Local Nature Recovery Strategy (LNRS). Consideration was given to: • Potential impact on designated sites within and in proximity of the site. • Potential to support on-site habitat to support the delivery of BNG and LNRS opportunity areas. • RAG rating for each site based on these criteria as well as an assessment of the suitability of each site to support protected species and which further surveys may be required in order to fully assess the impacts of development on the site. Evidence: MDC Habitats Assessment LNRS and Habitat opportunity mapping
Green and Blue Infrastructure (GBI)	Local Plan Objective: 5, 7, 8, 12, 13 and 14 To support the delivery of healthy, inclusive and safe places and mitigating the impacts of climate change, the NPPF states planning policies and decisions should support the provision of safe and accessible green infrastructure, maintain and enhance networks of GBI.

	The opportunities that exist to connect sites and to enhance the quality of the strategic GI network have been identified. Access to open space is also identified. Preference will be given to sites with a greater opportunity to link into and/or improve green infrastructure and open space. Consideration was given to: • The opportunities for connecting to and/or enhancing nearby green infrastructure (GBI) corridors and strategic areas – informed by the GBI policy actions. • Potential adverse impact on existing GBI assets, including severance of the network, having regard to whether the site is within a strategic GI area. • Access to open space. Evidence: Mansfield Green Infrastructure Strategy Open Space Study
Natural Resources	Local Plan Objective: 12 Paragraph 188 of the NPPF sets out that significant loss of the best and most versatile agricultural land should be avoided; preference should be given to land of lower quality. The NPPF identifies that best and most versatile includes Grades 1, 2 and 3a agricultural land. Within Mansfield there is only Grade 2 and Grade 3 agricultural land. As some loss of agricultural land is likely to be required to meet housing need preference will be given to sites which only include Grade 3 land, and preferably Grade 3b. The Council commissioned an Agricultural Land Classification Assessment of a number of Greenfield sites where the proposal could result in the loss of the best and most versatile land. Consideration of the loss / sterilisation of mineral resources.

	Consideration was given to whether the site is identified as potential site for renewable energy in the Council's Climate Change study. Evidence: Agricultural Land Classification Study Minerals Local Plan Mansfield Climate Change Study – Renewable Energy Capacity Study
Highways and Access	Local Plan Objective: 7, 9 and 10 The NPPF states significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and supporting the delivery of and access to sustainable modes of transport. The Local Plan Review supports improvements to allow residents to access facilities, employment and services more easily, including by public transport, walking and cycling. In addition, ensuring good accessibility around, across and beyond the district also supports businesses to transport goods, and for people to move around the district and access the strategically important roads of the Mansfield Ashfield Regeneration Route (MARR) and M1. This will in turn help to support economic profitability and growth. Improved connections to existing walking and cycling routes increase opportunities for people to use these modes of travel leading to an improvement in the health and wellbeing of residents. Consideration was given to: • proximity to junctions which are at or over capacity. • opportunity to connect to key strategic roads (M1 and MARR). • proximity to / opportunity for public transport connectivity. • proximity to / opportunity for active travel connectivity. Evidence: Mansfield Transport Study

	NCC consultation comments Public transport information Public rights of way (PRoW) routes / mapping
Other Physical Constraints	Public Rights of Way crossing sites, utilities infrastructure such as pylons, gas pipelines, sub stations. Tree coverage and any other on-site constraints.
Deliverability and viability	In support of the government's objective of significantly boosting the supply of homes, paragraph 72 of the NPPF states, '<i>...planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability</i>'. Planning Policies should identify a supply of: a) specific, deliverable sites for five years following the intended date of adoption; and b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period. Sites which face numerous constraints or are unlikely to be viable cannot be considered to be deliverable. Consideration was given to: • The overall viability of the site/strategic option taking account of potential mitigation required. • Details of the scheme submitted through the HELAA process. • The number of landowners. • Likely timescales for delivery including lead in times and the contribution to meeting housing targets across the plan period.
Contamination	Planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

	Consideration was given to: • Existing / former uses on the site. • Existing information regarding contamination, site surveys and existing / proposed remediation works.
Proximity to services and facilities	Consideration of accessibility to the following key facilities: • Distance to nearest primary school (metres) • Distance to nearest secondary school (metres) • Distance to nearest town or local centre (metres) • Distance to nearest health care facility (metres) • Distance to convenience store • Distance to nearest bus stop (metres) Evidence: MDC Sustainability Appraisal
Consultee Comments	Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that in preparing the Local Plan the local planning authority must take into account any representations made to them. The majority of the sites considered in this assessment have previously been the subject of public consultation through the MDC Local Plan Review Regulation 18 Consultation (May 2025). A summary of the key objections or issues raised which affect the decision to allocate the site or not are provided on the site schedule. Where a site has not been previously included in a public consultation, this is made clear on the proforma and nearby or similar sites have been used to identify key issues which may be raised. In making a decision, consideration will be taken of the views expressed through the consultations alongside the other technical evidence which in many cases identify and address the same issues raised throughout the preparation of the Local Plan Review.

Housing and Employment Need

- 4.2 The housing need for the district equates to 9,900 dwellings over the period 2023-2043. This is based on the application of the standard methodology for calculating housing need of 495 homes per annum. In accordance with the NPPF, a 5% buffer has also been included to ensure choice and competition in the market for land. This equates to a total housing need figure of 10,395 homes.
- 4.3 Table 5 below provides a breakdown of this figure to understand how many additional dwellings still need to be planned for once all existing commitments, which includes sites with planning permission and the remaining allocations in the Adopted Local Plan, have been taken into account. As can be seen from Table 5, commitments account for 6511 homes in the Mansfield urban area and 560 homes in Warsop parish. This equates to a total supply of 7072 homes. At present, this equates to a split of 92% of the current supply in Mansfield and 8% in Warsop parish. This therefore leaves a residual requirement of 2603 homes for which new sites need to be identified. While a 5% buffer has been added on to the total housing need figure, an additional 10% has also been added on to the residual requirement to ensure the plan is robust in case any of the commitments, for whatever reason, do not come forward over the plan period, or are delivered slower than anticipated, and provides a choice to the market across a number of sites of varying size

Table 5: Local Plan Review Housing Need

Total Housing Need 2023-2043	10,395
Total housing need minus windfall allowance of 720⁵	9675
Total Housing Supply	7072
Total Housing Supply within Mansfield	6511 (92%)
Total Housing Supply within Warsop Parish	561 (8%)
Residual Requirement Housing Requirement	2603
Mansfield residual requirement	2197
Warsop Parish residual requirement	407
Total Residual Requirement plus 10% additional contingency	2864

⁵ Mansfield District Council Windfall Study (May 2025)

Employment Land Need

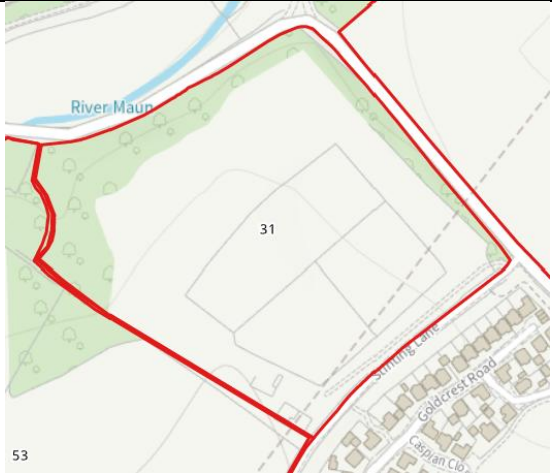
- 4.4 The Council's Local Employment Need Study updates the amount and type of employment land that we need to plan for. It updates the 2021 Employment Land Needs Study [ELNS] covering the Nottingham Core Housing Market Area [HMA] and Nottingham Outer HMA from the perspective of Mansfield district to align with the requirements of the NPPF24 and accompanying PPG, as well as taking into account the recommendations of the Nottinghamshire Core & Outer HMA Logistics Study (August 2022). There is a need for the plan's employment target to be related to the level of housing that is to be provided in order to ensure there are enough jobs available for the working population of the district, and vice versa.
- 4.5 In relation to future employment needs, a range of employment growth scenarios were modelled to 2043. The preferred option ('Regeneration led') takes account of current economic regeneration strategies. The study concluded there was a surplus of employment land of 3.5ha, if existing allocations were brought forward and safeguarded employment sites are maintained for the intended. The study concludes this scenario does not require any new site allocations but would not prevent a site/s being included to provide flexibility where they are policy compliant. Therefore, no sites are to be assessed and no new employment land allocations are proposed.

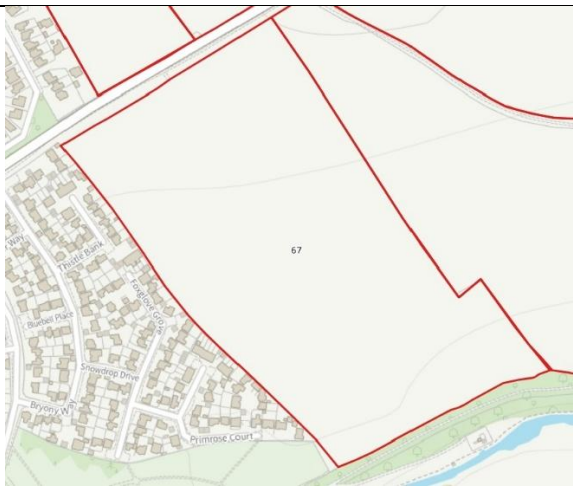
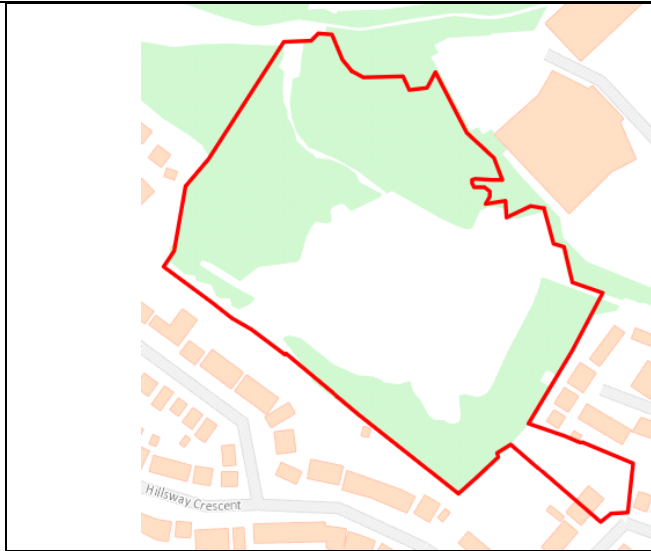
Preferred Housing Site Allocations

- 4.6 Following the assessment of each of the sites as presented in Appendix A, the list of sites, presented in Table 6 are recommended to be taken forward as additional preferred site allocations in the Local Plan review.

Table 6: Local Plan 2023-2043 Recommended Preferred additional Housing Allocations

HELAA Ref No. / Site Name	Site Plan	Estimated No. of Dwellings
5 / Former Abbey Primary School		62
8 / Former Sherwood Hall School		52
10 / Former Victoria Court Flats		62

31 / Land at New Mill Lane (forms part of a larger site with site 335)	 A map showing site 31, which is a large, irregularly shaped plot of land outlined in red. The plot is situated next to the River Maun, which flows along its northern and western boundaries. To the east of the plot is a residential area with streets labeled 'Sunning Lane', 'Goldcrest Road', and 'Cavallan Close'. The number '53' is visible in the bottom left corner of the map area.	120
49 / Land off Mansfield Road (A60)	 A map showing site 49, a large, roughly rectangular plot of land outlined in red. The plot is located off Mansfield Road (A60). To the west of the plot is a blue area representing a body of water or a large pond. The number '49' is visible in the center of the plot.	300
50 / Land off Peafield Lane	 A map showing site 50, a large, irregularly shaped plot of land outlined in red. The plot is situated off Peafield Lane. To the west of the plot is a residential area with streets labeled 'Irish Lane', 'Wheatfield Crescent', 'Marple Avenue', and 'Denby'. A green area labeled 'Hornby Plantation' is visible to the southwest. The number '50' is visible in the center of the plot. Other labels include '325' and 'Crimea Farm'.	330

51 / Land off Netherfield Lane		107
67 / Land at Peafield Lane		254
69 / Gregory Quarry		64 (plus 53 retirement apartments)

83 / Grove Street Car Park	 A map showing a car park area outlined in red. The area is labeled '83' and 'Car Park'. It is situated between 'Grove Street' and 'Sherwood Street'. Other labels include 'Car Park' and 'Sherwood Court'.	10
186 / Kirkland Avenue Allotments	 A map showing a large green area outlined in red, labeled '186' and 'Allotment Gardens'. The area is situated between 'Kirkland Avenue' and 'Forest Road'. Other labels include '4m' and '141.4m'.	42
218 / Land off Forest Road	 A map showing a large area outlined in red, labeled '218'. The area is situated off 'Forest Road'. Other labels include 'Anvil Court', '123.7m', '125.3m', and '121.7m'.	35

219 /
Clipstone
Football
Ground



130

287 /
Melville
Court



13

291 /
Shirland
Drive
Boiler
House



7

323 / Land off Helmsley Road		168
331 / Land south of Clipstone road east - East of Crown Farm Way		315
334 / Land north of Jenford Street		120

335 / Land north of Old Mill Lane (forms part of a larger site with site 31)



250

338 / Land south east of Mansfield Road



295

341 / Bridleways Guest House & Holiday Homes		5
395 / Toothill Lane Car Park (south)		11
401 / Land at Lindley Street		6

404 / Land East of Beck Lane and North of Skegby Lane		350
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Alternative Sites Considered

- 4.7 Following the initial site assessment process, a small number of sites were considered to be potential preferred allocations, however, these sites were not considered to be more or as suitable as the sites listed in Table 6, or as result of further follow-up with the developers / landowners the sites could not be demonstrated to be deliverable nor developable.
- 4.8 The site at Warren Farm (Ref. 403, shown in Figure 1) was considered as a potential alternative allocation, primarily as an alternative to the two sites off Mansfield Road, south of Market Warsop. The estimated yield of Warren Farm is over 1300 homes, which is considered to be a site of strategic scale. However, there is a risk that not allocating sites at Market Warsop could result in potential challenge to the Local Plan Review that no provision has been made within the second most sustainable settlement in the district, undermining the spatial strategy. When considering the potential yield of the two sites in Meden Vale, the residual requirement for Warsop parish is 193 (excluding the 10% buffer) with no other suitable alternatives available across the parish.
- 4.9 Allocating the site at Warren Farm would add additional growth to the east of Mansfield to that already proposed from the existing and preferred site allocations. Furthermore, this site would be a fourth strategic scale site in addition to the three allocated Sustainable Urban Extensions (SUE). While first completions could come forward midway through the plan period, a significant proportion of the development would likely be delivered later in the plan period and beyond, whereas the sites at Market Warsop are of medium-large scale development with first completions likely to be delivered in the first five years post adoption of the plan. The two sites are also being actively progressed through the planning application process. Planning applications for sites 338 south east of Mansfield Road and 49 land off Mansfield Road,.

Conclusion

- 4.10 A total of 20 sites have been identified to deliver the residual requirement within the Mansfield urban area, 14 of which are within the Mansfield settlement boundary. Five sites are adjacent to the existing settlement boundary of Mansfield, and one is adjacent to the settlement of Rainworth. The total potential yield of the 20 sites across the Mansfield urban area equates to 2331 homes.
- 4.11 A total of four sites have been identified within Warsop parish, equating to a potential yield of 715 homes. Two of the sites are within and adjoining the settlement boundary of Meden Vale and two further sites (Land off Mansfield Road and Land South East of Mansfield Road), are adjoining the settlement of Market Warsop south of the railway line. It is acknowledged that these two sites form an extension to the settlement south of the existing railway line which forms a boundary to the existing built settlement form. However, limited options have been put forward for consideration in the Market Warsop area and the two sites are considered to be suitable extensions to the settlement. Part of the site Land south east of Mansfield Road is also being promoted for small scale retail and a coffee shop, offering additional facilities and potential jobs for the residents of Market Warsop and the nearby villages.
- 4.12 A total of 24 sites are identified as recommended preferred allocations – in addition to the existing allocations in the adopted Local Plan that do not yet have planning permission. The additional sites equate to a total potential yield of 3110 additional homes, against the residual housing requirement of 2863 (inclusive of an additional 10% buffer for new sites). Table 7 shows the provision to be made from the recommended preferred allocations and total supply over the plan period.
- 4.13 Total provision from the preferred allocations and the existing supply equates to 10,054 dwellings. Accounting for the windfall allowance of 720 dwellings, which are sites not allocated in the Local Plan but come forward unexpectedly and are granted planning permission, total provision equates to circa 10,800 against the total housing need of 10,395 homes. In calculating the total provision across the Mansfield urban area and Warsop parish, this is a split of 87% and 13% of homes respectively across the two areas – compared against the split of 90% and 10% respectively set out in the spatial strategy. This slight variation is a result of ensuring sufficient provision is made within Warsop parish, where there is presently a deficit in supply, and the estimated yield from the sites that are considered suitable for allocation, including accommodating an additional 10% buffer on the residual requirement.
- 4.14 The allocations include 10 sites that are brownfield / mixed-use site equating to a potential yield of 201 homes with the remaining requirement delivered on greenfield. Only brownfield sites that are considered deliverable have been

included as allocations. However, the Local Plan will provide strong policy support for the redevelopment of other brownfield sites.

Table 7: Total Local Plan Housing Provision 2023-2043

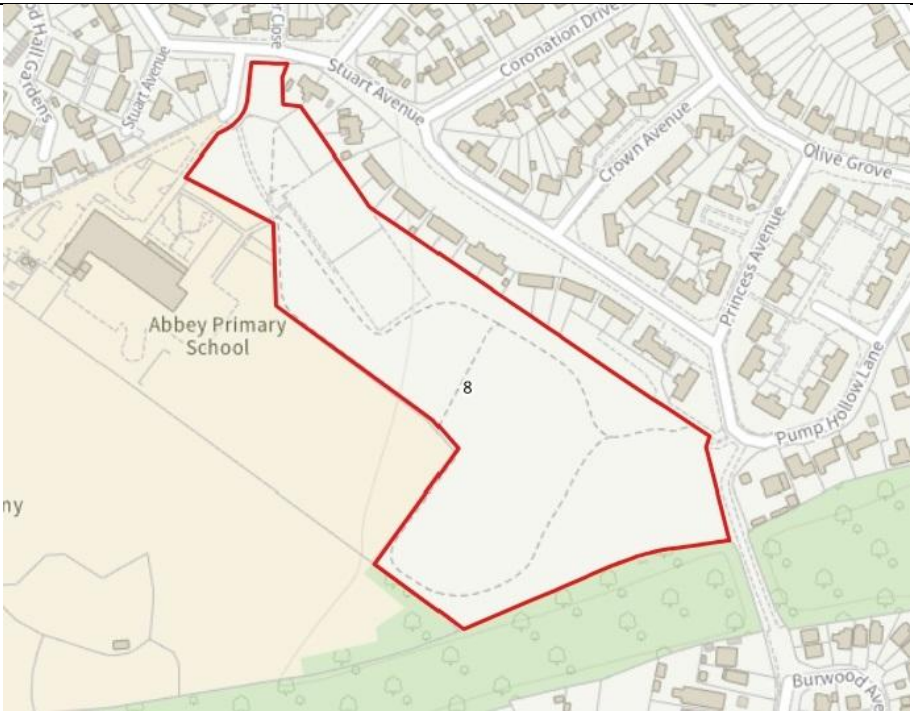
Recommend Preferred Allocations	
Mansfield urban area	2,331
Warsop Parish	715
Total	3,046
Total Provision	
Mansfield urban area (existing supply + preferred allocations)	8,842
Warsop Parish (existing supply + preferred allocations)	1,276
Total Provision + windfall allowance	10,838

Appendix A – Site Assessment Proformas

Site Reference: 5	
Site Name: Former Abbey Primary School	
Site area (ha): 2.07	
Developable area (ha): 1.76	
Current use: Vacant	
Proposed use: Housing	
Estimate Site Yield (dwellings): 62	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 6-10	
Highway and Access: The landowner has stated there is agreement to demolish a property owned by a delivery partner along The Patchills from which access can be obtained. The former access to Abbey Road is not considered to be a suitable width.	Flood Risk: The site is entirely within flood zone 1.
Ecology: RAG Rating: Green The site is of low ecological value. Future development should seek to:	

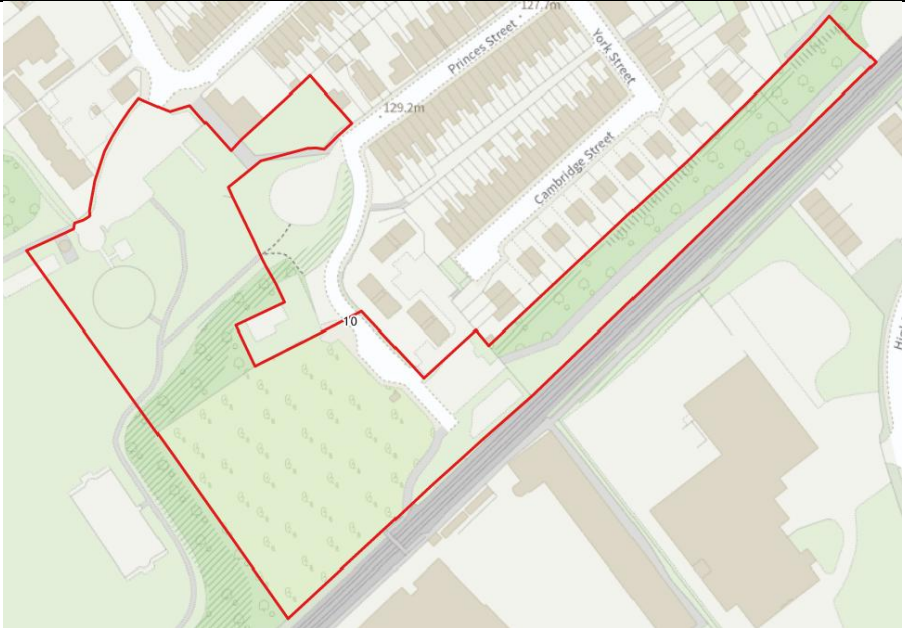
Retain the existing trees and hedgerows.	
Heritage: The site is not within 250m of designated heritage assets.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: N/A	Natural Resources: N/A
Contamination: The former school buildings have been demolished, however there is unlikely to be significant contamination.	Other Constraints: None identified.
Deliverability and Viability: The County Council is intending to progress with the redevelopment / sale of the site. The landowner has stated there is agreement to demolish a property owned by a delivery partner along The Patchills from which access can be obtained.	
Proximity to Services and Facilities: The site is within the Mansfield urban area. The site performs very well in relation to p[roximity to a broad range of services facilities, including schools, a neighbourhood centre, healthcare facility and within a reasonable walking distance to a bus stop with services to Mansfield town centre.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	

Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Preferred allocation	The site is within the Mansfield urban area and within a reasonable walking distance to a number of facilities and services. The former school buildings on the site have been demolished and the site is available. The landowner has stated there is agreement to demolish a property owned by a delivery partner along The Patchills from which access can be obtained.

Site Reference: 8	
Site Name: Former Sherwood Hall School	
Site area (ha): 3.16	
Developable area (ha): 2.69	
Current use: Derelict	
Proposed use: Housing	
Estimate Site Yield (dwellings): 52	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 1-5	
Highway and Access: The main access to the site should be taken off Pump Hollow Lane with a pedestrian link connecting to Stuart Avenue adjacent to the access to the primary school. A link to the footway/cycle lane connecting Pump Hollow Lane and Burwood Avenue should be created on a pedestrian desire line from the site required. Improvements to the junction of Pump Hollow Road and Coronation Drive and/or Stuart Avenue / Clipstone Rd West may be required, subject to a TA.	
Ecology: RAG Rating: Green The existing site offers value to local wildlife due to the lack of intensive management over the previous years. However, the habitats present are relatively common and are what would be expected on a site of this nature and provided compensation is secured do not offer a significant constraint to the development of this site for housing.	Flood Risk: Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) to the east of the site. This could be mitigated through the provision of SUDs.
Heritage:	Landscape Sensitivity:

Medium No designated heritage assets within 250m. Site is an NDA. Other NDAs within site boundary	N/A
Green and Blue Infrastructure and Open Space: Opportunity to provide integral recreational access linkages (GI improvements) to the Timberland Trail as well as identified access improvements to this section of the GI network (e.g. lighting, surfacing and physical continuation of the trail between Pump Hollow Lane and Violet Hill).	Natural Resources: N/A
Contamination: No know constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is a former school, which has now been demolished, and playing pitches which have been previously confirmed as surplus to requirements. The site has been granted planning permission subject to completion of a Section 106 agreement.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, health facilities, and educational facilities (primary and secondary schools). There is moderate proximity to greenspace.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	

Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The Site is available and deliverable, which has been granted planning permission subject to completion of a Section 106 agreement. The site is in a sustainable location within the Mansfield urban area within a reasonable walking distance to a range of facilities and services. A predominantly brownfield site with the opportunity for redevelopment. No significant constraints to development have been identified.	

Site Reference: 10	
Site Name: Former Victoria Court Flats	
Site area (ha): 2.07	
Developable area (ha): 1.76	
Current use: Derelict	
Proposed use: Housing	Flood Risk: The site is entirely within Flood Zone 1. There is a small area at low-high risk of surface water flooding to the eastern end of the site. Parts of the site are at flood risk based on the EA's surface water modelling extents. Provided a sequential approach is followed, it should be possible to locate infrastructure outside of the design surface water flood extent.
Estimate Site Yield (dwellings): 62	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 11+	
Highway and Access: Access via Princes Street. There is an opportunity to connect to and improve the existing PRoW which runs along the southern boundary of the site. The PRoW crosses the railway line to the south via the existing bridge and back over the railway line onto Tenter Lane.	
Ecology: RAG Rating: AMBER The site is adjacent to Moor Lane Park and comprises a range of habitats including bramble scrub, other broadleaved woodland, modified grassland and other neutral grassland. The site is connected to the adjacent park, but contains higher value habitats such as scrub, woodland, scattered trees and grassland. While not of high value, the habitats present will mean the baseline biodiversity value of the site is not low. Delivering a biodiversity net gain may therefore be expensive. The LNRS identifies parts of the site as having opportunities for more wildlife friendly management of	

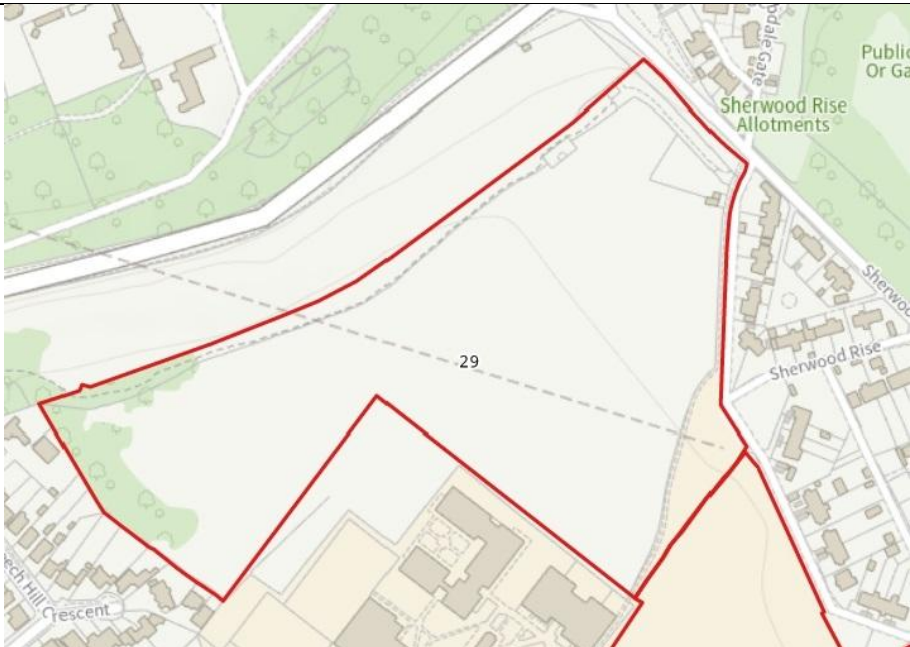
public open spaces, were the site to be developed for housing these opportunities would be lost. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Maintain a good wildlife corridor of habitat adjacent to the railway. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Not assessed in the Landscape Sensitivity Study.
Green and Blue Infrastructure and Open Space: There is opportunity to integrate and facilitate better quality open space provision with future development. There is also opportunity to integrate improved walking and cycling routes to the existing Public Rights of Way located on the south side of the railway line which provide links to nearby shopping retail units and the Maun Valley Trail network.	Natural Resources: N/A
Contamination: The site is atop a historic landfill. Planning submissions for this site would need assess and where relevant, remediate the site.	Other Constraints: The site is adjacent to the Robin Hood railway line. An appropriate buffer would be required between the railway line and built development.
Deliverability and Viability: Delivery of the site I dependant on HRA funding. The site is anticipated to be delivered in the long term.	
Proximity to Services and Facilities:	

Performs well in relation to access to centres and public transport and has relatively good proximity to primary educational facilities; whilst the site would provide access to secondary educational facilities, this would likely require travelling longer distances. The site also offers good proximity and accessibility to health facilities and is adjoining public open space.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred Allocation	The site is in a sustainable location within the settlement of Mansfield, within reasonable walking distance to a number of facilities and services. The site is formerly development of flats, now demolished overgrown with vegetation. Development will bring the former site back in to use with opportunities for improved green infrastructure on the site and on the adjacent Moor Lane Park.	

Site Reference: 22	
Site Name: Playing Field, Sandy Lane	
Site area (ha): 2.58	
Developable area (ha): 2.19	
Current use: Open Space	
Proposed use: Housing	
Estimate Site Yield (dwellings): 77	
Estimated Site Yield (employment floorspace m2): 0	Flood Risk: The River Maun is adjacent to the northern boundary. The site is entirely within Flood Zone 1. A small area to the east of the site is recorded as having a high chance of surface water flooding.
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: The main access to the site can be taken off Sandy Lane. The footway and cycle connections should be retained and provided to keep the site connected with the surrounding area. Some highway improvements to the nearby Sandy Lane / Ravensdale Rd / Bath Lane junction may be required subject to the outcomes in the TA.	
Ecology: RAG Rating: AMBER	
The RAG rating could be reduced from AMBER to GREEN if housing numbers are reduced to allow half the site to be enhanced. The site is primarily modified grassland that forms part of a public open space. To the north of the site is a strip of woodland that borders the River Maun. A small pocket of Lowland mixed deciduous woodland is present in the north western corner of the site. Small areas of plantation woodland are also present to the south and west.	

The primary importance of this site is its position in the ecological network adjacent to the river Maun. The LNRS identifies the area as having opportunities for more wildlife friendly management of open spaces and enhancements to the watercourse. While housing could be accommodated in the southern half of the site, away from the river, the development of the whole site would not be desirable from an ecology point of view due to the narrowing of the ecological corridor. Were half the site to be brought forward, then the northern section should be enhanced to improve the corridor alongside the watercourse. Future development should seek to: Buffer the woodland and river corridor to the north with new habitat creation. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Overall impact: Moderate impact on contribution of setting of the below assets. Designated assets within 250m: The Park Conservation Area Grade II Listed Building: Stanton's Mill and adjoining buildings Potential mitigation: Retain the lower sports pitches and develop the embankment only.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space:	Natural Resources: N/A

Contamination: No know constraint.		Other Constraints: None identified.	
Deliverability and Viability: A decision has yet to be made as to whether the site can be released for development the site is therefore no longer available.			
Proximity to Services and Facilities: Performs very well in relation to access to centres and public transport, educational facilities (both primary and secondary school), and health facilities. However, the site would result in the loss of public open space. It would need to be demonstrated the POS is surplus to requirements.			
Additional Sustainability Appraisal Factors			
Economy (access to existing employment area)			
Economy (educational provisions)			
Healthy communities (IMD)			
Healthy communities (access to community infrastructure)			
Healthy communities (access to greenspace)			
Healthy communities (access to healthcare facilities)			
Soil and land (ALC)			
Transport and accessibility (access to primary school)			
Transport and accessibility (access to secondary school)			
Water resources (Groundwater Source Protection Zone)			
Conclusions			
Recommendation: Not a preferred allocation		Explanation: A decision has yet to be made when the site can be released more development and therefore the site is not deliverable or developable.	

Site Reference: 29	
Site Name: Land off Sherwood Rise	
Site area (ha): 5.82	
Developable area (ha): 2.47	
Current use: Playing fields / greenfield	
Proposed use: Housing	
Estimate Site Yield (dwellings): 87	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The access should be taken off Sherwood Rise, there may be highway implications with the connection with regards to the gradients, road alignment and existing pedestrian crossing. RSA should be undertaken as the earliest opportunity to assess if a safe vehicular access could be achieved. The site should be connected with Site no. 64 via pedestrian and cycle link connection with and both sites should have a coordinated approach to ensure no ransom strip scenario prevents connecting the two sites. Access directly of Debdale Lane would be impossible due to the gradient level differences. There are ROW Mansfield Woodhouse Footpath 54 and 53 running through the site and they should be incorporated within the site layout. There is a pedestrian access to school off Sherwood	

Rise, which should be safeguarded and a link within the site provided to the school's access gate.	
Ecology: RAG Rating: RED The site is a lightly grazed field of neutral grassland. It requires further survey in summer to fully assess the botanical interest. While parts appear species poor, other areas were noted as more diverse and should be assessed against the criteria for lowland meadow. The area of scrub and trees on the western boundary appears to be a natural mix of oak, hawthorn and silver birch. The site borders Debdale grassland LWS to the north. The habitats on the site currently are complementary to those in the adjacent wildlife site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species and the botanical interest of the grassland. The RED RAG rating reflects the fact that further survey work is necessary to inform the suitability of the site for development in terms of establishing the value of the grassland. Without this it is difficult to comment on the number of houses that could potentially be accommodated. The RAG rating may reduce to AMBER with this additional information, but any development on the site would need to be fairly small in scale and situated to the south in order to accommodate a substantial buffer of habitat to the adjacent LWS. Open space provision may also need to be outside of this buffer. Future development should seek to: Provide a substantial buffer of habitat adjacent to the LWS to the north. Retain and protect areas of existing species rich grassland. Retain existing areas of woodland.	Flood Risk: The site is entirely within Flood Zone 1. No surface water flooding has been recorded on the site.

Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Overall impact: Low Designated assets within 250m: Grade II Listed Building: Debdale Hall including Pavillion, Ice House and Stables. Potential cumulative impact: The Hall group was quite isolated from the urban area; subsequent development has caused this impression to be affected. There has been a cumulative impact of growth and development through time. The proposed development of site 29 is likely to impact further the contribution that setting makes to its significance as a group. Potential mitigation: Location of housing so that houses do not crown the ridge, so that gardens are located close to the public footpath and avoidance of tall panel fencing. Maintain planting belt along Debdale Lane.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: Within Strategic GI network (Oxclose Woods Ref 2) and within 400m of an open space. Includes public rights of way (PROW). Where feasible, improve pedestrian crossings across Debdale Road to improve access to Oxclose Woods. Create local GI networks through the site (north-south and east-west) to connect with existing PROW and adjacent areas of open space. Close to Debdale Local Wildlife	Natural Resources: N/A.

Site; an appropriate buffer should be provided.. Not identified as agricultural land but understood used for grazing (former playing field).	
Contamination: No known constraint.	Other Constraints: Pylons across the centre of the site in an east-west direction.
Deliverability and Viability: Developable area reflects buffering required for the electricity lines which run across the centre of the site. Considering the buffering also recommended to the LWS which may impact on viability. Potential for the site to be delivered in conjunction with site 64 (Pheasant Hill and Highfield Close). At present, the site is not considered available for this plan period.	
Proximity to Services and Facilities: The site offers very good access to centres and public transport, as well as community facilities and secondary school education. It also offers relatively good access to greenspace, health facilities, and primary school education.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	

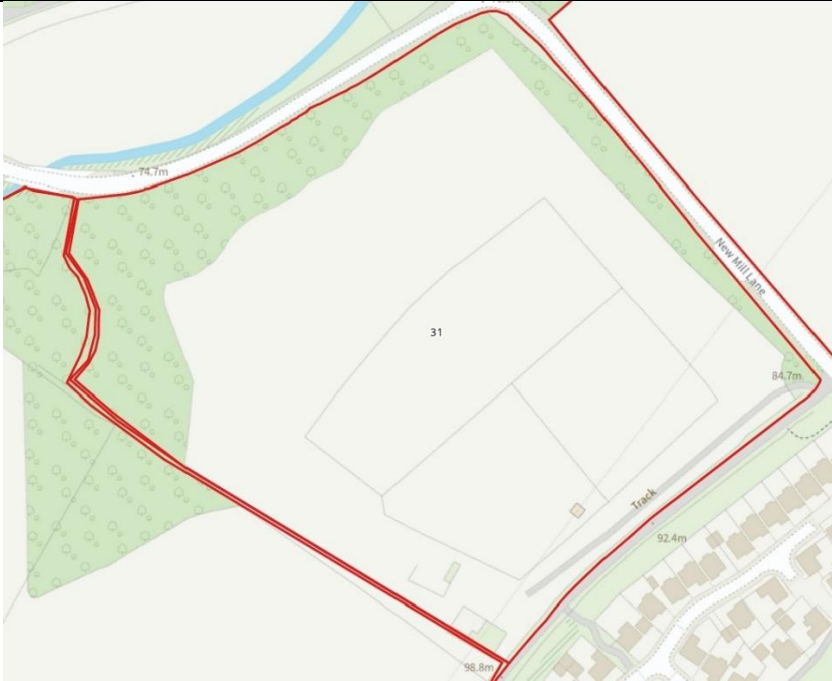
Conclusions	
Recommendation: Not a preferred allocation	Explanation: The site is within the settlement of Mansfield and a reasonable walking distance to a number of facilities and services. Further survey work is necessary to inform the suitability of the site for development in terms of establishing the value of the grassland and a buffer would be required between development and the adjacent LWS. Subject to consideration of potential ecological impact, the site is considered suitable. However, the site has been confirmed as not deliverable at this time.

Site Reference: 30	
Site Name: Land at Old Mill Lane / Stinting Lane	
Site area (ha): 5.78	
Developable area (ha): 2.47	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 87	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 1-5	
Highway and Access: One point of access off Old Mill Lane for this site would be acceptable with a possibility to connect this site with sites 53 and 31 via means of pedestrian and cycle access. Links to join onto the Byway, Stinting Lane would be required. Footway widening across the whole site frontage, including Stinting Lane crossing, to achieve minimum 2.0m wide pedestrian link and improve sustainability of the area. Single point of access is possible, with the side roads being “looped” to give drivers a choice of direction. Cumulative impacts on a number of junctions on A60 and A6117 which may require improvements. Potential to improve walking and cycling links along the River Maun, Stinting Lane and to nearby local centre.	
Ecology: RAG Rating: GREEN	Flood Risk: The site is wholly within Flood Zone 1. A small area to the south of the site is a low-medium risk of surface water flooding. Provision of

The grassland on site is degraded due to the grazing, but more diverse than expected. Parts of the site comprise medium distinctiveness grassland. There is scope for better management of onsite grassland to be used as a way to deliver biodiversity units onsite. The site borders an existing caravan park to the west and a housing estate to the east. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. Some of the field boundaries are particularly robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. Future development should seek to: - Retain and protect boundary hedgerows and trees within green infrastructure provision. - Enhance existing areas of grassland. - Ensure lighting does not impact upon protected species or newly created habitats	SuDS would help to manage surface water runoff and address any potential impact on water quality of the River Maun.
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Medium The site is to the south of LSA study parcel 7. An incoherent pattern of features in the landscape with some detracting features associated with Hill Crest Farm and Tall Trees Park, and telecommunications mast, pylons and high voltage overhead power lines, lower sensitivity Housing development on the study parcel that avoids the steeper slopes would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge.

	In distant views from high ground to the north around Peafield Farm / Lane built development and the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 12 (Maun Valley). Adjacent to Maun Valley LNR and designated local wildlife sites. Site close to a Green SuDS Priority Area. There is a need to: enhance the ecological quality of the river environment by facilitating enhancements such as linking fragmented habitats through the creation of green SuDS. Creation of on-site play provision required to improve access to play provision for future and existing residents. Potential GBI Required enhancements to Green Infrastructure include: 1) improved recreational links to and through the Maun Valley LNR from surrounding areas including safer cycle and pedestrian links along Old Mill Lane, 2) protect the historic and ecological importance of integrating Stinting Lane as a local green corridor and maintaining linkages to existing pathways as an integral part of any new development; and 3) improve the pedestrian crossing at Old Mill Lane in order to improve its safety for pedestrians and cyclists.	Natural Resources: The site is predominantly ALC Grade 2, with a small area of Grade 1 to the north west corner.
Contamination: No known constraints.	Other Constraints: Electricity pylons run north-south along the eastern side of the site which reduces the developable area with an appropriate buffer required.
Deliverability and Viability: The site is available, in conjunction with site 53 (site 325). The developable area reflects the buffer required Around the electricity pylons.	

Proximity to Services and Facilities: The site offers very good access to a local centre and public transport, community facilities, and secondary school education. It also performs relatively well for access to greenspace, health facilities, and primary educational facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	Negative category
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation: Preferred allocation (as part of site 335)	Explanation: The site is in a sustainable location within the Mansfield urban area within walking distance to a range of services and facilities. An area standoff is required around the electricity pylons which reduces the developable area but the site is considered be viable and is available and deliverable. The site lies within an area of medium landscape sensitivity to residential development but no significant constraints to development. The site also forms part of a larger site 335.

Site Reference: 31	
Site Name: Land at New Mill Lane	
Site area (ha): 5.32	
Developable area (ha): 3.4	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 120	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: Access to the site could potentially be achieved off New Mill Lane and will have to comply with design details in current HDG. Possible issues with achieving gradient level at the access junction with New Mill Lane and within the site. The internal layout should promote pedestrian and cycle links within the site and with Sandlands (Mansfield Woodhouse Byway 44), Goldcrest Road, New Mill Lane and Old Mill Lane.	
Ecology: RAG Rating: AMBER The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide buffers of new habitat nearest to the river corridor. The areas designated as an LWS should be excluded from the allocation to make it clear that absolutely no form of development would be acceptable within them. Maun Woodlands LWS should also be protected by a substantial buffer of habitat. Given the grassland	Flood Risk: A small area of the north-east corner of the site is within Flood Zone 2. This area could be discounted from the site with an amendment to the site boundary. No surface water flooding has been recorded on the site.

on the site is fairly herb rich, despite the heavy grazing, this could potentially be enhanced by better management. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The field boundaries are particularly robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. The LNRS identifies areas at the north of the site as having potential for the creation of new woodland and grassland as well as measures to improve the watercourse. These objectives should be explored as part of the design of the site. Future development should seek to: Provide substantial habitat buffers to the local wildlife site. Retain and protect boundary scrub and trees within green infrastructure provision. Ensure lighting does not impact upon protected species or newly created habitats	
Heritage: Risk RAG Rating: Low No designated heritage assets within 250m.	Landscape Sensitivity: Medium The site is to the north of LSA study parcel 7. In distant views from high ground to the north around Peafield Farm / Lane, the northeastern extents of the study parcel are visible below the skyline, where current limits to built development on higher ground forms a backdrop to the study parcel, reducing susceptibility to new development. Built development and the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.
Green and Blue Infrastructure and Open Space:	Natural Resources:

The site is within Strategic GI network (Maun Valley) and within 400m of open space. Potential to help facilitate enhanced walking and cycling access along and to Stinting Lane and the Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Opportunity to provide connections to existing open space. Maun Valley Local Nature Reserve (LNR) and a local wildlife site(LWS) is on the western edge of the site. Site close to a Green SuDS Priority Area. There is a need to: 1) create and maintain habitat buffer to the designated sites and 2) enhance the ecological quality of the river environment by facilitating enhancements such as linking fragmented habitats through the creation of green SuDS.	The site is predominantly ALC Grade 2, with the exception the woodland to the western corner.
Contamination: No known constraints.	Other Constraints: Electricity pylons run north-south along the eastern side of the site which reduces the developable area with an appropriate stand-off.
Deliverability and Viability: The site is available. The developable area reflects the area of stand-off from the electricity pylons.	
Proximity to Services and Facilities: The site offers very good access to a local centre, public transport, community facilities, and primary schools. Whilst there is access to health facilities and secondary school education, both would require longer travel distances of upwards of 1km.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	

Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is in a sustainable location within the Mansfield urban area within walking distance to a range of services and facilities. An area standoff is required around the electricity pylons which reduces the developable area but the site is considered be viable and is available and deliverable. The site lies within an area of medium landscape sensitivity to residential development. It is recommended the local wildlife site is removed from the site boundary with an appropriate buffer between the development and the local wildlife site along the corridor of the River Maun. No other constraints to development have been identified. The site should be considered along with site 335.	

Site Reference: 44	
Site Name: Land off Baums Lane	
Site area (ha): 0.24	
Developable area (ha): 0.24	
Current use: Vacant	
Proposed use: Housing	
Estimate Site Yield (dwellings): 8	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Brownfield	
Timescale for delivery: 6 - 10	
Highway and Access: Potential for direct access on to Baums Way or via Park View Way.	
Ecology: RAG Rating: GREEN The site is in the main urban area and comprises and derelict old brown field site that has revegetated. It contains a range of self-set trees, scrub and grassland, but these have recently been cleared. The site is an old brown field site that has been left and has re-vegetated over the last 20 years. The habitats on site are likely to be of only local value, but they would require compensation and this may be expensive for a small site. The site has recently been cleared of vegetation. The baseline BNG value of the site would need to be calculated based on precautionary estimates of the value of the habitats that were present prior to the clearance work. Future development should seek to:	Flood Risk: The site is entirely within Flood Zone 1. There is a high-medium risk of surface water flooding across a majority of the site which could potentially be managed with SuDS.

Ensure lighting does not impact upon protected species or newly created habitats. Provide onsite landscaping.	
Heritage: Risk RAG Rating: Medium Designated heritage assets within 250m: Nottingham Road Conservation Area Site 44 is located within a predominantly modern and mixed-use area, with limited and indirect relationship to the Nottingham Road Conservation Area and its associated heritage assets. Overall, the site presents a low level heritage constraint, although the potential for harm is relatively limited. Development is likely to be acceptable in principle, provided that it is of an appropriate scale and design, and does not introduce visually intrusive elements within the wider setting.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: The site is not within or adjoining a GI Strategic Area.	Natural Resources: N/A Site is within the Mansfield Settlement boundary.
Contamination: Historic use as a scrap yard. Potential contamination on site.	Other Constraints: None identified.
Deliverability and Viability: The site may require remediation from the former use as a scrap yard. No further abnormal costs have been identified.	
Proximity to Services and Facilities:	

Performs very well for access to Mansfield town centre, public transport, community facilities, greenspace, and primary schools. It has moderate access to secondary school education, requiring longer travel distances.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is within the Mansfield urban area the site has recently been cleared of vegetation however further confirmation from the planning authority as to availability of the site is required no significant constraints to development have been identified. However, until the availability has been confirmed, site cannot be considered deliverable.	

Site Reference: 45	
Site Name: Land at Spion Kop	
Site area (ha): 2.47	
Developable area (ha): 2.1	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 74	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: The site can be accessed off A60 and subject to the access design being achievable in line with HDG and a widening of the footpath to minimum 2.0m across the whole site frontage. The bus stop will require relocation into the site once the footway is widened, therefore land dedication to accommodate the footway and the bus stop is likely to be required.	
Ecology: RAG Rating: AMBER The amber RAG rating reflects the potential for impacts on the SSSI through development of the site. This could potentially be mitigated, were housing numbers reduced and the western half of the site set aside to deliver objectives set out in the LNRS through new habitat creation. A field of modified grassland that is relatively species poor. Patches of the site contain abundant hard rush. Two birch trees are present in the field and a species rich native hedge extends along the boundary with the road.	Flood Risk: The site borders the EA maintained main river, the "Leas Brook". The western boundary of the site is within flood zone 3 and at high risk of surface water flooding. No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone will be provided. The site boundary could be amended to discount the area at risk of flooding, however the western part of the site could deliver nature based SuDS to also improve the ecological value along the watercourse.

Hills Holes and Sookholme Brook Warsop SSSI is situated approximately 950m to the north of the site. While this is quite a distance, The Bottoms watercourse adjacent to the western boundary of the site flows into the River Meden and then directly into the SSSI. There is therefore a risk of indirect adverse impacts on the SSSI arising from the development and use of this site for housing through pollution entering the watercourse. The habitats on the site are of relatively low value with the greatest value attributed to the boundary hedgerows. The site would need to be assessed to consider how protected species use the site currently. The western side of this site has been identified in the LNRS as an area where creation of new habitats is most likely to provide the greatest benefit for nature and the wider environment. This could involve the creation of new woodland/wet woodland, buffering the watercourse as well as measures to reduce nutrient inputs into the watercourse. Future development should seek to: Provide a substantial buffer of habitat adjacent to the watercourse that prevents impact on the SSSI. Strengthen the corridor of habitat along the watercourse to ensure species can still move effectively from north to south. Retain the existing field boundary hedgerows within the design. Ensure lighting does not impact upon protected species or newly created habitats.	The site should follow the sequential test, and development within FZ2 & FZ3 should be avoided where possible. If development is pursued with FZ2 or FZ3 appropriate mitigation will need to be provided.
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Medium-Low The site is to the east of LSA study parcel 21.

	Simple landcover pattern, with small to medium scale arable fields, grazing paddocks, ornamental garden extensions and fishing lakes. Rural, agricultural character is weakened by urbanising influences, including the settlement itself, the busy A60 and associated infrastructure / street furniture. Some small-scale housing development within the southern-most grass field could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge to the south. The study parcel lies alongside the main A60 that passes through the settlement. The landscape of the study parcel, and any development within it, can make an important contribution to the character and identity of a Spion Kop on the approach into / leaving the settlement.
Green and Blue Infrastructure and Open Space: The site is not within or adjacent to a GI Strategic Area. Limited potential to connect to GI areas/corridors, unless cycling provision is improved along the A60.	Natural Resources: All land surveyed as part of this assessment has been identified as ALC Grade 2 and as such, BMV land has been identified on 100% of this site.
Contamination: No known constraint.	Other Constraints: No known constraint.
Deliverability and Viability: Single landowner with no known abnormal costs or constraints to development.	
Proximity to Services and Facilities: There are no facilities such as convenience store or schools or healthcare facility available at Spion Kop, with the nearest facilities located in Market Warsop. A frequent bus service to Mansfield and Market Warsop is available from the settlement along Mansfield Road.	

Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Not a preferred allocation	The site joins the settlement boundary of Spion Kop, which is in the third tier of settlements in the spatial strategy, reflecting the limited availability of services in the settlement. Access to bus services are available on the A60 with services to Market Warsop and Mansfield. Approximately 40% of the site is within Flood Zones 2 and 3, with the bottom watercourse running adjacent to the western boundary. There is a risk of indirect adverse impacts on the SSSI arising from the development and use of this site for housing through pollution entering the watercourse. The appropriate buffer between development and the water course but provide attention mitigation against potential pollution and discounting the area of flood risk which would reduce the developer area. The site is within an area of medium to low landscape sensitivity, and no other significant constraints to development have been identified. The site should only be considered as an allocation if no alternative more sustainable sites are identified within Warsop Parish.

Site Reference: 46	
Site Name: Land at Debdale Lane / Burlington Drive	
Site area (ha): 5.97	
Developable area (ha): 4.48	
Current use: Agricultural	
Proposed use: Housing	Flood Risk: The site is wholly within Flood Zone 1. No surface water flooding has been recorded on site.
Estimate Site Yield (dwellings): 157	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: The site has an existing access to the field off Debdale Lane, which would have to be assessed for a residential site. The site gradients are potentially an issue and junction spacing on Vale Road with site south of Debdale Lane (LP allocation H1p, approved under planning application 2025/0006/FUL). If gradients are not achievable, the site runs a risk of not getting the internal road adopted by the HA.	
Ecology: RAG Rating: GREEN The site is predominantly comprised of a series of agricultural fields between an existing residential area and a solar farm. A hedge/area of scrub separates the northern and southern parts of the site. The site is of relatively low ecological value and offers little in terms of constraints to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to:	

Provide a good landscaping scheme with planting along the east of the site used to create a new ecological corridor along this boundary. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Grade II Listed Buildings: Cartshed North of Debdale Hall Debdale Hall including Pavillion, Ice House and Stables The site has a limited and indirect relationship with nearby listed buildings and associated heritage assets. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: Development should respond to the mixed residential and semi-rural character of the area and avoid visually intrusive built form. Existing vegetation should be retained where possible to maintain screening.	Landscape Sensitivity: Medium-Low The site is within LSA study parcel 16. New housing development across the central north-western parts of the parcel is unlikely to have significant harmful effects on the landscape context of the settlement. Development to the south-eastern parts should be resisted as this would have the potential to be locally prominent and serve to erode the (undesigned) green gap along Debdale Lane.
Green and Blue Infrastructure and Open Space: The site is located within Strategic GI Area 2 (Oxclose Woods) and adjoins Community Open Space Sh011 Oxclose Woods (restored Sherwood Colliery). Footpath to Oxclose Woods and strategic GI network runs along the northern boundary of the site; this also connects to the Millennium Business Park. Within a conserve and restore landscape area (LPZ ML27). Provide wooded buffer to the south of site to enhance	Natural Resources: The majority of the land in the central and southern areas of the site has been identified as ALC Grade 3a, with approximately 1.40ha in the north of this site identified as ALC Grade 2. 0.60ha in the southeastern corner of the site identified as ALC Grade 3b. As such, BMV land has been identified on 86.7% of the overall site area.

landscape and ecological connections with existing woodland near to Debdale Lane and also throughout site to provide ecological connections with Oxclose Woods.	
Contamination: No known constraint.	Other Constraints: Electricity pylons run across the eastern side of the site which will reduce the developable area due to a buffer required.
Deliverability and Viability: Limited potential on the site due to the buffer required between development and the electricity pylons. The site is only potentially available.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, access to secondary school education, and for access to health facilities. It also performs relatively well in relation to primary school access.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	

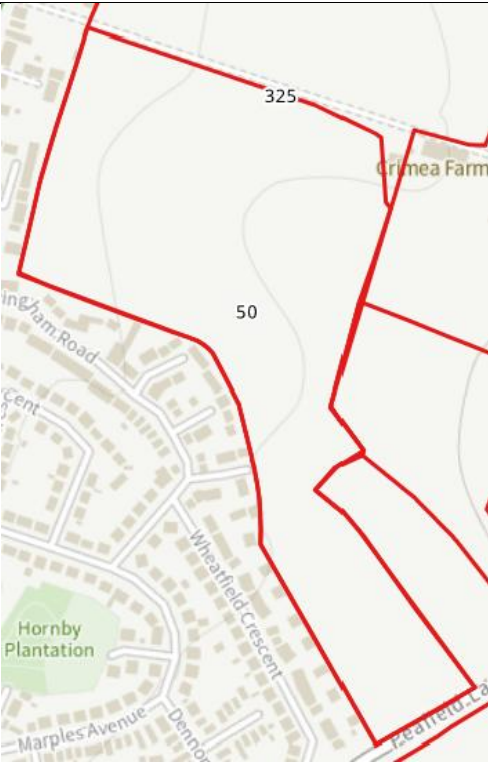
Recommendation:	Explanation:
Not a preferred allocation	The site is within the Mansfield urban area. To the eastern end of the site electricity pylons run through the site. Solar farm is located adjacent to the eastern boundary. These features significantly reduce the developable area. There are potential constraints regarding access due to the topography proximity to the approved development south of Debdale Lane. It is considered that there are more deliverable / developable sites within and adjacent to the Mansfield urban area.

Site Reference: 49	-
Site Name: Land off Mansfield Road (A60)	
Site area (ha): 15.67	
Developable area (ha): 7.64	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 267	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: Significant concern is raised regarding the railway bridge to the north of the site which has narrow footways to either side and creates a significant barrier to pedestrian access. NCC HA state if sites 49 and 338 are to be allocated, it is recommended there is a coordinated approach to create a new junction in a form of a roundabout to allow for a heavy traffic flow along the A60 and ensure a safe access to both sites. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development.	
Ecology: RAG Rating: AMBER The amber RAG rating reflects the potential for impacts on the nearby SSSI through development of the site. This could potentially be mitigated, were housing numbers reduced and the western half of	Flood Risk: The site borders the River Meden to the west. Approximately 80% of the site is within Flood Zone 1, with the reaming area of the west of the site within Flood Zone 2. A small portion of this area is also at high risk of surface water flooding

the site set aside to deliver objectives set out in the LNRS through new habitat creation. This area could then also deliver the sites BNG requirements onsite as well as helping with the open space provision for the development. Hills Holes and Sookholme Brook Warsop SSSI is situated 100m to the north of the site. Watercourses bordering the western, and part of the southern, boundary of the site flow directly into the SSSI. There is therefore significant risk of adverse impacts on the SSSI arising from the development and use of this site for housing. This stems from direct impacts from pollution of the adjacent watercourse, as well as increased visitor pressure. Future development should seek to: Allow built development only on the eastern half of the site. The western half of the site should be used to deliver habitats compatible with the LNRS objectives, designed to buffer the adjacent watercourses and prevent impact on the nearby SSSI. Strengthen the corridor of habitat along the railway line to ensure species can still move effectively from West to East. Retain the existing copse, pond, hedgerows and field trees within the design. Ensure lighting does not impact upon protected species or newly created habitats.	No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone will be provided along with appropriate on site SuDS, preferably nature based solutions to complement the recommended buffer to support the habitat gain along the River Meden corridor.
Heritage: Risk RAG Rating: Low No designated heritage assets within 250m. HIA identifies Grade I Listed Building (Church at Sookholme) and 2 other Grade II Listed Buildings approximately 750m SW of the site.	Landscape Sensitivity: High-Medium Housing development within the study parcel to the south of the railway line would be contrary to this established settlement form and pattern such that it would adversely affect the character of the settlement edge and could create extensive intrusion into the countryside. However, some limited new housing development alongside the A60 south of the railway would be in keeping with adjacent land uses and the general character of this part of the settlement edge.

Site 49 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: Increase tree planting to SW corner of the site.	Should new development take place on land alongside the A60 to the north of Spion Kop, the study parcel would provide an important function of physical separation between Market Warsop and Spion Kop, with green wedge functionality. Development close to the western study parcel extends close to the watercourses would extend into LPZ ML 24 Market Warsop Meadowlands (LPZ ML 24 policy action is to Conserve and Create) where development would be inappropriate.
Green and Blue Infrastructure and Open Space: The site is not within or adjacent to a Strategic GI Area.	Natural Resources: Approximately 60% of the east of the site is ALC Grade 3b, with the remaining area to the west Grade 3a.
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is deliverable, with no legal or ownership restrictions.	
Proximity to Services and Facilities: Performs very well for access to Market Warsop district centre, public transport, and community facilities. It also provides for relatively good access to greenspace, and there is moderate access to health facilities and educational facilities (primary and secondary schools). However, access to these facilities on foot, except green space, is limited, with access via the footpath along the A60 under the railway bridge.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	

Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is adjacent to the settlement boundary of Market Warsop South of the railway line. Whilst market Warsaw is a sustainable settlement and the site is in proximity to a number of services and facilities the highways authority has raised concerns over the limited pedestrian access under the railway bridge. A bus stop is however available adjacent to the site with services to Market Warsop and Mansfield. The Hills Holes and Sookholme Brook Warsop SSSI is situated 100m to the north of the site. Watercourses bordering the western, and part of the southern, boundary of the site flow directly into the SSSI. There is therefore significant risk of adverse impacts on the SSSI arising from the development and use of this site for housing. The western end of the site is within flood zone 2. The site is within a high to medium area of landscape sensitivity. The LSA notes that Development close to the western study parcel extents close to the watercourses would extend into LPZ ML 24 Market Warsop Meadowlands where development here development that adversely affected the natural river channel and open character of the landscape would be inappropriate. These issues could potentially be addressed through maintaining buffer to the western and of the site Including habitat creation. No other significant constraints to development have been identified. Subject to appropriate mitigation to address matters regarding potential ecological impact flood risk and landscaping that the site is a potential allocation only if no other suitable sites were identified within or adjacent to the existing built up area of Market Warsop north of the railway line. Consideration should also be given to the designation of a green wedge / strategic green gap between the site and Spion Kop.	

Site Reference: 50	
Site Name: Land off Peafield Lane	
Site area (ha): 13.37	
Developable area (ha): 8.69	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 330	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: Opportunities should be sought to ensure connectivity to and sharing of access with adjoining / adjacent sites. Access would be required on to Peafield Lane and a secondary access on to Sandringham Road.	
Ecology: RAG Rating: GREEN The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Hedgerow boundaries to the site should be retained and enhanced. As the site is quite large it could provide significant onsite greenspace. This provision should focus on creating a strong ecological	Flood Risk: The site is entirely within flood zone 1. There is a high chance of surface water flooding recorded on a number of small areas on the periphery of the site which could be managed through SuDS.

corridor along the northern/north-eastern boundary, buffering the wider countryside. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Medium The site is within the central and southern area of the LSA study parcel. The study parcel retains an evident but weak rural character, with characteristic landscape features of the Sherwood LPZ 25 limited to its general arable land use, further weakened by the poor-quality hedgerows and the study parcel's location on the settlement edge with urbanising influences. The landscape has no recognised strategic green infrastructure function or wildlife / biodiversity interest /value / connectivity. It is generally of low landscape and visual value. Housing development could be in keeping with adjacent land uses and with settlement form/pattern and scale, for example continuing growth northwards along the A60 and north-eastwards along the A6075 but should avoid the higher ground.
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area but is opposite Area 12 (Maun Valley), south side of Peafield Lane. Opportunities should be sought to support the connectivity to the adjacent GI Area. Located adjacent to strategic GI network (Maun Valley ref 12 and Woodhouse ref 3). Access to nearest open spaces (Hornby and Manor Park) with 400m. Access to strategic GI could be improved by providing	Natural Resources: A majority of the north and central of the site is ALC Grade 1. The southern area is a mix of Grades 1, 2 and 3b.

better connections via public rights of way, cycle routes along the A60 and Peafield Lane and safe road crossings across (A60/Peafield Lane).	
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is available and a planning application has been submitted to the Council, which has yet to be determined. The site has also been promoted as part of site 325, comprising two parcels of land.	
Proximity to Services and Facilities: The site performs very well for access to public transport, and community facilities. It also provides relatively good access to primary and secondary schools, and has moderate access to greenspace. However, the site does not have good access to health facilities – with the nearest infrastructure located approximately 1.7km from the site and nearest centre 1.3km.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	

Recommendation:	Explanation:
Preferred allocation	The site is adjoining the settlement boundary of Mansfield. A number of the nearest services and facilities are not within a reasonable walking distance, but within a reasonable cycling distance. Bus stops are located within a reasonable walking distance offering services to Mansfield Woodhouse and Mansfield town centre. The site is within an area of medium landscape sensitivity to residential development. There are no significant constraints to development and the site is deliverable. The site would form a logical extension to the Mansfield urban area.

Site Reference: 51	
Site Name: Land off Netherfield Lane	
Site area (ha): 4.95	
Developable area (ha): 4.2	
Current use: Agricultural	
Proposed use: Housing	Flood Risk: The site is entirely within flood zone 1. There is a low chance of surface water flooding on a number of small areas on the periphery of the site which could be managed through SuDS.
Estimate Site Yield (dwellings): 107	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: NCC HA recommended conditional approval to application 2019/0455/FUL. It is likely that some of the dwellings would be greater than 400m from the nearest bus stop and therefore provision should be considered. PRoW WarsopFP39 runs along the northern boundary - connectivity with this should be considered in the layout. The frontage of the site is currently subject to a 40mph limit, flanked by 30mph limits. The 30mph speed limit should be extended to a suitable point to the west in advance of the site access (with consideration given to linking it to the existing 30mph to the west).	
Ecology: RAG Rating: Green The site is an agricultural field currently used for crops. It is bounded by hedgerow.	

The site is currently a cropped agricultural field, bounded by hedgerows. Woodland and scrub is located to the north, housing to the east and more agricultural land to the south and west. The site is of low biodiversity value at present and offers little in terms of constraint to development. The Bottoms LWS/LNR, an area of woody scrub that is located approximately 200m to the south of the site. This is an area of woody scrub that follows the River Meden. Future development should seek to: Provide soft landscaping towards the north of the site to buffer and enhance the adjacent habitats. Strengthen hedgerow corridors to allow wildlife to move from north to south. Ensure lighting does not impact upon protected species.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: High-Medium The site is within the northeast of LSA study parcel 30, north of Netherfield Lane. The parcel is a simple tract of lower valley topography with a very simple pattern of arable landcover in relatively good condition. The landscape offers few specific landscape focal points or strongly valued or scenic characteristics. However, a strong exception to this is its function as open space / undeveloped land maintaining a physical and perceptual separation between Meden Vale and Church Warsop. In doing so these neighbouring settlements can remain distinct and retain their own identity and spatial integrity. The space between existing housing north of Netherfield Lane is particularly important in providing a separation function consequent to the narrowest gap

	being evident at this point, despite this displaying the highest degree of enclosure by relief and strong vegetation cover. The parcel therefore presents diverging sensitivity values to new development where the value of maintaining settlement separation and identity must be considered against pockets of well enclosed land and / or land with modest inherent landscape value.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 1 (Warsop and Meden Vale). The area provides an open break between Church Warsop and Meden Vale to prevent coalescence of the two settlements. It may be possible to develop this site whilst maintaining an open break to the west such that the visual and open character of this area between Meden Vale and Church Warsop is still protected. Field boundaries should be reinforced through hedgerow and woodland planting. Opportunity to create new recreational links (walking) to existing PROW to the north of this site as part of a local greenway (GI link) as part of the development.	Natural Resources: Approximately 3.43ha has been identified as ALC Grade 2 across the centre and south of the site, and approximately 1.01ha has been identified as ALC Grade 3b on the remaining area to the northern end of the site, as such, BMV land has been identified on site.
Contamination: No known constraint.	Other Constraints: Electricity pylons are located along the western boundary.
Deliverability and Viability: A planning application has been submitted to the Council which has yet to be determined. A single landowner and no legal restrictions, the site is considered deliverable.	
Proximity to Services and Facilities: Performs very well for access to a neighbourhood parade, public transport and access to community facilities. It also has relatively good access to greenspace, health facilities, and primary and secondary school education.	

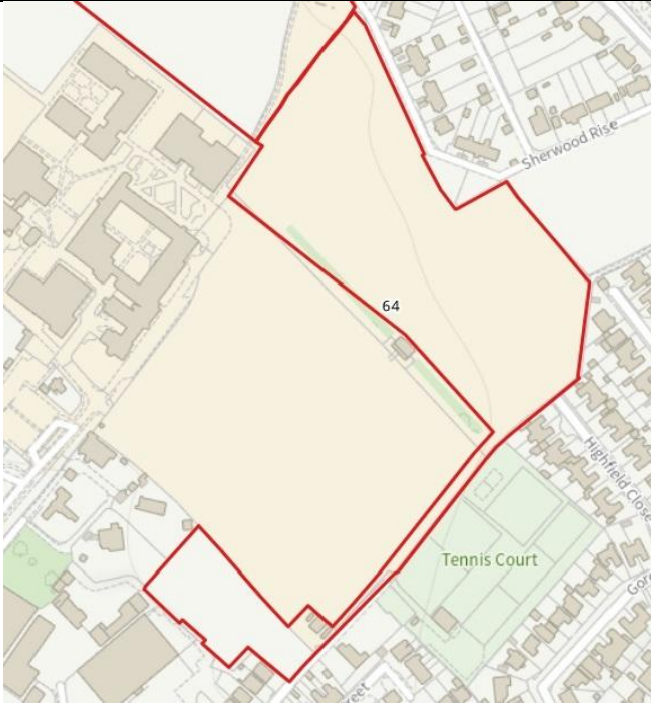
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Preferred allocation	The site adjoins the settlement of Meden Vale and is within a reasonable walking distance of a small number of services and facilities. The site is within a high to medium area of landscape sensitivity. The landscape sensitivity study notes the space between existing housing north of Netherfield Lane is particularly important in providing a separation function consequent to the narrowest gap being evident at this point, despite this displaying the highest degree of enclosure by relief and strong vegetation cover. The site is in a strategic green infrastructure area which also identifies importance of this Site in preventing coalescence between the two settlements. The study also acknowledges it may be possible to develop this site whilst maintaining an open break to the west such that the visual and open character of this area between Meden Vale and Church Warsop is still protected. No other significant constraints to development have been identified. The site would form a logical and proportionate extension to the settlement of maiden Vale. However the parcel has been identified is providing an important green gap between the settlements of Meden Vale and Church Warsop there is potential to provide appropriate buffer and landscaping between the development and the remaining area between the two settlements however is recommended besides should only be considered as a preferred allocation if there are no other suitable sites within Warsop Vale.

Site Reference: 53	 The map shows Site 53, a large greenfield area outlined in red. To the north is the River Maun. To the west and south are residential areas with roads and buildings. A blue pond is located within the site. To the southeast is a green area labeled 'Play Space' and 'Public Park Or Garden'. The site number '53' is marked in the center of the greenfield area.
Site Name: Land between Old Mill Lane & New Mill Lane	
Site area (ha): 8.73	
Developable area (ha): 5.56	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 195	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: One point of access off Old Mill Lane for this site would be acceptable with a possibility to connect this site with sites 53 and 31 via means of pedestrian and cycle access. Links to join onto the Byway, Stinting Lane would be required. Footway widening across the whole site frontage, including Stinting Lane crossing, to achieve minimum 2.0m wide pedestrian link and improve sustainability of the area. Single point of access is possible, with the side roads being “looped” to give drivers a choice of direction.	
Ecology: RAG Rating: AMBER The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide the necessary ecological buffers, particularly near to the river corridor. The area designated as Maun Woodland LWS should be protected by a substantial buffer of habitat within the allocation boundary. This	Flood Risk: A majority of the site (approximately 85%) is within Flood Zone 1. 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 (approximately 15% of the site). A pond is located adjacent to the western boundary. No surface water flooding has been recorded in the site.

could include enhancement of the grassland in the smaller north western field. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. A triangle of plantation woodland is present within the site. This should be incorporated into the site layout as part of the open space and buffered in order to avoid potential with shading of residential gardens. The LNRS identified an ancient tree within this site. This would need to be identified and retained and protected. The field boundaries both within and surrounding the site are particularly robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. The LNRS identifies areas at the west of the site as having potential for the creation of new woodland as well as measures to improve the watercourse. These objective should be explored as part of the design of the site. Future development should seek to: - Provide substantial habitat buffers to the local wildlife site. - Retain and protect boundary hedgerows, woodland, trees, (especially ancient or veteran trees) and the pond within green infrastructure provision. - Enhance areas of existing grassland through better management. - Ensure lighting does not impact upon protected species or newly created/retained habitats	
Heritage: Risk RAG Rating: Nil / Low No designated heritage assets within 250m.	Landscape Sensitivity: Medium The site is central to LSA study parcel 7.

Site 53 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: A proportionate archaeological response may be appropriate where groundworks are proposed. Otherwise, development should reflect the surrounding residential and green corridor character.	An incoherent pattern of features in the landscape with some detracting features associated with Hill Crest Farm and Tall Trees Park, and telecommunications mast, pylons and high voltage overhead power lines, lower sensitivity Housing development on the study parcel that avoids the steeper slopes would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge. In distant views from high ground to the north around Peafield Farm / Lane built development and the current settlement edge are a major part of existing views, reducing susceptibility to new housing development.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 12 (Maun Valley). Adjacent to Maun Valley LNR and designated local wildlife sites. Opportunities for GBI enhancement include: 1) providing improved habitat buffers and corridors (e.g. woodland creation) to LNR and LWS, 2) recreational links to and through the Maun Valley LNR from surrounding areas including safer cycle and pedestrian links along New Mill Lane; 3) integrating Stinting Lane as a local green corridor as an integral part of any new development; and 4) creation of on-site play provision required to improve access to play provision for future and existing residents. There is a need to coordinate with adjacent sites is also required (HELAA refs 30, 55, 31).	Natural Resources: A majority of the eastern half of the site is ALC Grade 1. The western half of the site is a mix of Grades 1, 2, 3a and 3b.
Contamination: No known constraint.	Other Constraints: Electricity pylons run along the eastern side of the site (north to south). An appropriate buffer would be required from the line of the pylons.
Deliverability and Viability:	

The site has been confirmed to be deliverable and no abnormal costs have been identified.		
Proximity to Services and Facilities: Performs very well for access to a local centre, public transport and access to community facilities. It also has relatively good access to greenspace, and primary and secondary school education. There is moderate access to health facilities.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation (as part of site 335)	The site is in a sustainable location within the Mansfield urban area within walking distance to a range of services and facilities. An area standoff is required around the electricity pylons which reduces the developable area but the site is considered be viable and is available and deliverable. The site lies within an area of medium landscape sensitivity to residential development. It is recommended the local wildlife site is removed from the site boundary with an appropriate buffer between the development and the local wildlife site along the corridor of the River Maun. No other constraints to development have been identified. Access is only achievable through sites 30 and 31 and should therefore only be allocated as part of the larger site 335.	

Site Reference: 64	
Site Name: Pheasant Hill and Highfield Close	
Site area (ha): 3.31	
Developable area (ha): 2.81	
Current use: Vacant land / school playing fields.	
Proposed use: Housing	
Estimate Site Yield (dwellings): 98	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: A vehicular access off Highfield Close could be potentially achieved as the roads leading to the site are 5.0m wide carriageway and 2.0m footways on both side which would have to be extended into the site. The number of dwellings may need to be reduced to achieve this subject to further assessment. If the site is delivered in conjunction with site 29, the two sites should be internally connected via pedestrian and cycle links.	
Ecology: RAG Rating: GREEN The northern part of the site is improved grassland that forms part of a school playing field. The southern boundary of this parcel contains a line of mature trees. The southern part of the site is an area of bramble scrub and a small patch of neutral grassland. The strip of land that connects the two parcels also contains a line of mature trees.	Flood Risk: The site is wholly within flood zone 1. No surface water flooding has been recorded on the site.

A scheme on this site should be designed to be able to retain the existing mature trees that are found around its boundaries. These may have value as corridors for wildlife such as bats. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain and buffer the valuable boundary trees by locating them within open space and avoid them being included within residential gardens. Ensure lighting does not impact upon protected species or newly created habitats	
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Grade II Listed Buildings: Mill Bank Cottage and adjoining boundary wall 82 Chesterfield Road South Site 64 has a limited and indirect relationship with Mill Bank Cottage and associated heritage assets. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: Development should reflect the surrounding residential character and avoid visually intrusive built form. Existing vegetation should be retained where possible to maintain screening.	Landscape Sensitivity: N/A.
Green and Blue Infrastructure and Open Space:	Natural Resources:

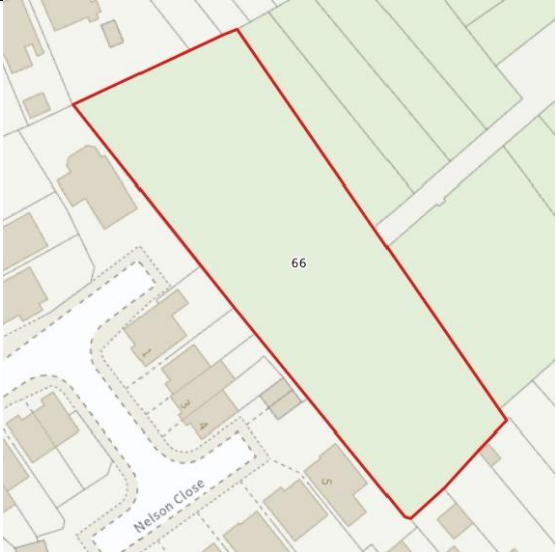
The site is with Strategic GI Area 2 (Oxclose Woods). Development of the site offers the potential to protect, maintain and enhance existing connections to neighbouring areas and access points, including Pheasant Hill, Highfield Close, local pathways linking to Sherwood Rise and improve pedestrian crossings across Chesterfield Rd North (A6191).	N/A.
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The land promoter has confirmed that the site may be brought forward in the long term, but as yet to commit to development of the site due to availability of funding.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, and access to health facilities. It also has very good access to secondary school education, and relatively good access to primary school education. However, there is concern over the potential loss of community facilities and greenspace.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	

Conclusions	
Recommendation: Not a preferred allocation	Explanation: The site is in a sustainable location within the settlement of Mansfield and a reasonable walking distance to a number of services and facilities and there are no known significant constraints to development the site is not considered to be deliverable or developable at this time.

Site Reference: 65	
Site Name: Former Blake Crescent Allotments	
Site area (ha): 0.42	
Developable area (ha): 0.42	
Current use: Vacant land	
Proposed use: Housing (assisted living)	
Estimate Site Yield (dwellings): 15	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The existing private access off Alcock Avenue could potentially be used subject to widening. It already serves 6-7 properties although the gradient of the access could be an issue for providing suitable access for all properties. Internal issues regarding widths of the access roads could also be an issue. Construction traffic and access for a refuse vehicle could be an issue. Alternative access could potentially be achieved off Blake Crescent or Alcock Avenue subject to land acquisition and demolition of existing dwellings. However, there could still be gradient issues at the site's access to overcome.	
Ecology: RAG Rating: GREEN The site is a mixture of other neutral grassland, bramble scrub and individual trees. The habitats present on the site are relative common and of moderate biodiversity value. While of importance at a site level they do not pose a significant constraint to the potential development of the site.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.

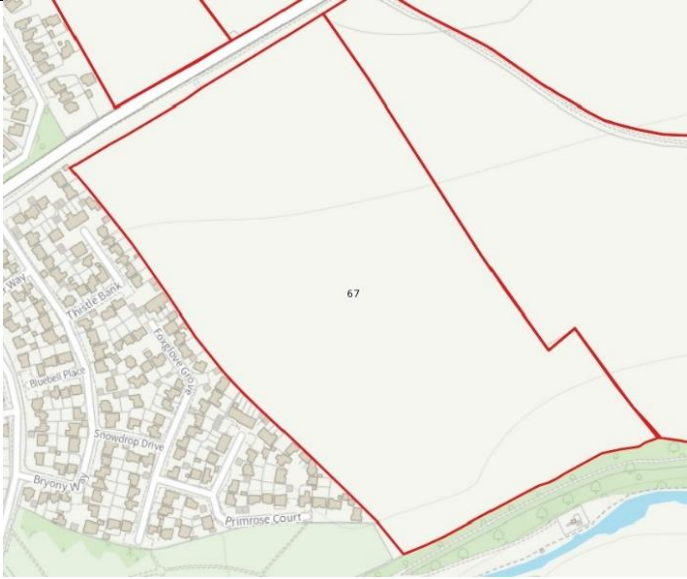
The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain important trees. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Nil No designated heritage assets within 250m.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: Limited opportunities for provision of GBI.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: N/A
Deliverability and Viability: Potential development for assisted living and would not be considered as C3 development at present. The land promoter has identified the site access road is owned by the County Council.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, health facilities, and secondary school education. It also has relatively good proximity to greenspace and primary school education facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	

Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Not a preferred allocation.	The site is in a sustainable location within the Mansfield settlement boundary and a reasonable walking distance to a number of facilities and services. The access road is owned by Nottinghamshire County Council and purchase of the necessary land or agreement to upgrade and utilise the access has not yet been demonstrated. The site can only be considered potentially developable at this time. The site is proposed for assisted living rather than C3 development. The site could come forward as a windfall development for the intended use.

Site Reference: 66 Site Name: Harrop White Road Allotments Site area (ha): 0.28 Developable area (ha): 0.28 Current use: Vacant land Proposed use: Housing Estimate Site Yield (dwellings): 10 Estimated Site Yield (employment floorspace m2): 0 Land type: Greenfield Timescale for delivery: 6-10 Highway and Access: The site does not have direct access with the highway network as there is third party land to access via Danvers Drive, which is a suitable point of access.	
Ecology: RAG Rating: GREEN The site contains common habitats on a small site surrounded by houses. The habitat loss would require compensation but the small size of the site and its location in an otherwise urban area mean ecology is unlikely to offer a significant constraint to development. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide new landscaping of wildlife value.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: N/A

Green and Blue Infrastructure and Open Space: No opportunities on site. The site is bounded by residential properties and allotments to the eastern boundary.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: N/A
Deliverability and Viability: The site promoter has confirmed that the site is not available for development at this time due to ownership of third party land between the sites and access off Danvers drive.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, and educational facilities (both primary and secondary schools). It also shows moderate access to greenspace and health facilities, which would require travelling longer travel distances to gain access.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	

Conclusions	
Recommendation: Not a preferred allocation	Explanation: the site is in a sustainable location for development located within Mansfield and within a reasonable walking distance to a number of services and facilities. However, the site is not considered to be deliverable or develop all at this time.

Site Reference: 67	
Site Name: Land at Peafield Lane	
Site area (ha): 11.15	
Developable area (ha): 7.25	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 254	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: Two points access are required on to Peafield lane. If the site north of Peafield lane is brought forward, a roundabout is likely to be required as a point about as points of access for both sites.	
Ecology: RAG Rating: GREEN The site is an agricultural field used for crops. It is bounded by hedgerows, some with trees. The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site abuts a strip of scrub and woodland to the south that is adjacent to the river Maun. Maun Scrub and Grassland LWS is located 50m to the south on the opposite side of the River Maun. The LNRS identifies a range of possible opportunities to do with woodland, grassland and the watercourse in the southern part of the site.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.

The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide a substantial area of open space in the southern part of the site in order to widen the existing ecological corridor. A 100m buffer to the site boundary would not be out of place, given the importance of river corridors for wildlife. The design of this space should consider the LNRS opportunities that have been identified and include the creation of new habitats. Ensure lighting does not impact upon protected species or newly created habitats. This is of particular importance along hedgerows and the southern boundary.	
Heritage: Risk RAG Rating: Low No designated heritage assets within 250m. Site 67 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: A proportionate archaeological approach may be required where groundworks are proposed. Development should respond to the established residential character of the surrounding area and maintain the function and continuity of the adjacent green corridor, ensuring that its role as a landscape and visual buffer is preserved.	Landscape Sensitivity: Medium The site is to the west of the of LSA study parcel 9. Surrounding urban influences, in particular the current settlement edge and busy A6075 Peafield Lane, lower susceptibility to new development. The nature of the settlement edge is negative / harsh / abrupt and poorly integrated into the environment of the study parcel and the surrounding wider landscape. New housing development could provide a softer settlement edge. Housing development close to the existing settlement edge could be in keeping with adjacent land uses and with settlement form/pattern and scale, continuing the eastwards growth of Mansfield Woodhouse.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 12 (Maun Valley).	Natural Resources:

Recommend actions relevant to the site include, ensuring new development creates and integrates local green infrastructure corridors and access points, as part of its design, linking to the existing recreational network; and, enhance all trails such that the support multi-user access and provide safe crossing across busy roads for pedestrians and cyclists.	The site is recorded as being all ALC Grade 1.
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: Site is available and deliverable. Planning application is being submitted to the council which is yet to be determined.	
Proximity to Services and Facilities: Performs well in relation to access to primary school education. There is also relatively good proximity to community facilities, greenspace, secondary school education, and Mansfield Woodhouse district centre and public transport. However, there is poor access to health facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	

Conclusions	
Recommendation: Preferred allocation	Explanation: The site is on the edge of the Mansfield urban area and considered to be in a sustainable location with access to a range of services and facilities the site would form a logical extension to the Mansfield settlement boundary in conformity with the spatial growth strategy. The site lies within area of medium landscape sensitivity to residential development the LSA concludes that housing development close to the existing settlement edge could be in keeping with adjacent land uses and with settlement form/pattern and scale, continuing the eastwards growth of Mansfield Woodhouse. No constraints to development have been identified.

Site Reference: 68 Site Name: Kirkland Avenue Industrial Park Site area (ha): 0.7 Developable area (ha): 0.6 Current use: Employment Proposed use: Housing Estimate Site Yield (dwellings): 21 Estimated Site Yield (employment floorspace m2): 0 Land type: Brownfield Timescale for delivery: 6-10 Highway and Access: Access off Kirkland Avenue	
Ecology: RAG Rating: Green The site is in existing employment use. The site is of low ecological value.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Heritage: No designated heritage assets within 250m. The site was screened out of the HIA.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area.	Natural Resources: N/A

Contamination: The site predominantly comprises of vehicular repair / service garages and some low level contamination may be present on site.		Other Constraints: N/A
Deliverability and Viability: The site has not been demonstrate do be available. The was entered on to Part 2 of the 2018 Brownfield Lane Register		
Proximity to Services and Facilities: Performs very well for access to Ladybrook Lane local centre, public transport, community facilities, health facilities, and primary school education. There is also relatively good proximity to green space, and secondary school education.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation		

	The site is within the Mansfield urban area and within a reasonable walking distance to a broad range of services and facilities. The site is an existing employment use, but no information has been submitted by the landowner to demonstrate the employment uses are no longer required and the site is available for housing.
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Site Reference: 69	
Site Name: Gregory Quarry	
Site area (ha): 3.8	
Developable area (ha): 2.1	
Current use: Vacant land	
Proposed use: Housing	
Estimate Site Yield (dwellings): 64	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Brownfield	
Timescale for delivery: 1-5	
Highway and Access: Access via the corner of Waverley Road and Garth Road subject to the demolition of a single dwelling. Potential connectivity to PRow through the Quarry Lane LNR to the north of the site.	
Ecology (informed by planning application): Future development should seek to: The site is adjacent to Maun Woodland and Scrub LWS to the north which would require suitable buffer and creation of habitat to the western / north western boundary.	Flood Risk: The site is wholly within Flood Zone 1. A small area of the former mineral working is identified as having a high probability of surface water flooding which can be managed through SuDS.

Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: RAG Risk Rating: Low Designated heritage assets within 250m: Grade II Listed Drury Dam Viaduct.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 5 (Timberland Trail). Part of the northern area of the site is designated Community Open Space of natural and semi-natural green space. Opportunity to connect to and enhance the Timberland Trail and Quarry Lane LNR.	Natural Resources: N/A
Contamination: No known constraint	Other Constraints: N/A
Deliverability and Viability: A planning application for outline permission has been submitted to the District Council which has yet to be determined. The Council's ecologist has requested that a revised BNG baseline assessment and calculation will be required to reflect the conditions prior to clearance on the site. This could potentially have implications on the viability of the site. Access to the site requires the demolition of a single property at the junction of Garth Road and Waverley Road which has been proposed as part of the planning application.	

Proximity to Services and Facilities:		
The site is within the Mansfield settlement boundary in good proximity to a range of services and facilities.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is within the settlement of Mansfield and reasonable walking distance to a range of services and facilities. Conformation of a revised BNG baseline is required which could impact on the viability of the site, however, no significant constraints to development have been identified, subject to achieving access to the site. The site will also contribute to addressing current issues of anti-social behaviour and fly tipping on the site.	

Site Reference: 72	
Site Name: Land at Clipstone Road West	
Site area (ha): 1.26	
Developable area (ha): 1.1	
Current use: Sports pitches	
Proposed use: Housing	
Estimate Site Yield (dwellings): 37	
Estimated Site Yield (employment floorspace m2): 0	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: The only way to access the site would be directly off Pump Hollow Road, which would require significant highway works to be safely accommodated with the Coronation Drive / Pump Hollow Road junction either by means of a roundabout or signalised junction. There is no possibility to connect this site to the new development off Potters Corner.	
Ecology: RAG Rating: GREEN The site consists of modified grassland, used as sports pitches. A line of cherry trees are present along the western boundary. A line of mature trees are present adjacent to the site on land to the north. The habitats present on the site offer little in terms of constraints to potential development. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The site layout should be sensitive to the large trees along the northern	

boundary in order to ensure there is not conflict with shading of residential gardens. Future development should seek to: Avoid conflict with the existing boundary trees to the north. Retain the green hedgerow corridor along the site frontage. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Low No designated heritage assets within 250m. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: The site is in use as football pitches which have not yet been demonstrated as surplus to requirements.	Natural Resources: N/A
Contamination: The site contains an Active IPPC site: BS1988IC, Crown Farm Way Dyeworks, Mansfield EPR/BS1988IC. The amenity impacts to proposed development would have to be considered in relation to the existing permitted site.	Other Constraints: N/A
Deliverability and Viability: The site is in use as football pitches but the site as not been confirmed to be available or the football pitches are surplus to requirements.	
Proximity to Services and Facilities:	

Performs very well for access to centres and public transport, and educational facilities (both primary and secondary schools). It also has relatively good proximity to health facilities. However, there are concerns over the potential loss of football pitches.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation.	The site is in a sustainable location for development within the Mansfield settlement boundary and within a reasonable walking distance to a range of services and facilities. There are no significant constraints to development. The site has not been confirmed to be available, nor has it been demonstrated the existing football pitches are surplus to requirements.	

Site Reference: 78	
Site Name: Land off Bosworth Street	
Site area (ha): 0.33	
Developable area (ha): 0.33	
Current use: Vacant greenfield land	
Proposed use: Housing	
Estimate Site Yield (dwellings): 12	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: 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 have to comply with design details in current HDG.	
Ecology: RAG Rating: GREEN The site is comprised of a small area of modified grassland and patches of dense and bramble scrub. The site contains common habitats in a small triangle of land behind adjacent houses. The habitat loss would require compensation but the small size of the site and its location in an otherwise urban area mean ecology is unlikely to offer a significant constraint to development. Future development should seek to:	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.

Retain existing trees if possible and provide new landscaping of wildlife value.	
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Grade II Listed Building: Intake Farm School The site is enclosed by development with residential properties situated between the site and the asset. Site 78 has a limited and indirect relationship with Intake Farm School and associated heritage assets. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: Development should reflect the surrounding residential character and avoid visually intrusive design. Any groundworks should consider the potential for isolated archaeological remains.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: N/A
Deliverability and Viability:	

MDC in discussion with landowner of parcel of land adjoining to the west to discuss availability to deliver the site of the former church in addition to the greenfield area. Site is not considered deliverable at this time.		
Proximity to Services and Facilities: The site performs well with regard to its proximity to a range of services and facilities, particularly schools, green spaces and convenience retail.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is within the Mansfield urban area and a reasonable walking distance to a number of services and facilities. No significant constraints to development have been identified, but the site is not deliverable or developable at this time.	

Site Reference: 83 Site Name: Grove Street Car Park Site area (ha): 0.29 Developable area (ha): 0.29 Current use: Car park Proposed use: Housing Estimate Site Yield (dwellings): 10 Estimated Site Yield (employment floorspace m2): 0 Land type: Brownfield Timescale for delivery: 11+ Highway and Access: Options for access on to Nottingham Road, Grove Street, Commercial Gate and Sherwood Street.	
Ecology: RAG Rating: GREEN The site is a carpark located within the main urban area in Mansfield. A small number of trees are present on site. Due to its location in the main urban area, and the current landuse as a car park, the site has little in the way of ecological constraints. Future development should seek to: Retain trees where possible and include new landscaping within the designs.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Heritage: Risk RAG Rating: High	Landscape Sensitivity: N/A

Designated heritage assets within 250m: The site is within the Nottingham Road Conservation Area. Grade II Listed Building: Mansfield Railway Station Site 83 is located within a partially sensitive heritage context, with a small section of the Nottingham Road Conservation Area within its boundary and several designated and non-designated heritage assets in close proximity. The site currently makes a limited contribution to the significance of these assets due to its use as a car park and the fragmented nature of the surrounding townscape. There is clear potential for development to result in harm, particularly in relation to height, scale and massing. However, there is also significant opportunity for enhancement through the introduction of well-designed development that responds positively to its context. Subject to a high-quality, contextually responsive design, development could be accommodated in a manner that preserves or enhances the significance of heritage assets. Potential mitigation: Development proposals should be informed by a clear understanding of the site's heritage context and its transitional character. In particular: Height, scale and massing will be critical and should be carefully controlled to avoid dominating nearby heritage assets. Development should respond positively to the adjacent Former Friendly Society Building and the setting of the Former Cattle Market Building.	
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Built form should reflect the prevailing urban grain where appropriate, whilst recognising the opportunity to improve the current fragmented townscape. Materials and detailing should be informed by the surrounding context, without requiring direct replication. Opportunities to enhance the setting of heritage assets, including improved enclosure and definition of space, should be explored A design-led approach will be essential to ensure that development preserves or enhances the character and appearance of the Conservation Area and the setting of the nearby heritage assets.	
Green and Blue Infrastructure and Open Space: N/A	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: N/A
Deliverability and Viability: The site is considered to be developable.	
Proximity to Services and Facilities: The site performs very well with regard to its proximity to a range of services and facilities being located within a reasonable walking distance to Mansfield town centre.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	

Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Preferred allocation	A brownfield site, in existing use as a car park within the Mansfield urban area. The site is within a reasonable walking distance to Mansfield town centre. The site is partially within the Nottingham Road Conservation Area and adjacent to the Nottingham Road Church Grade II listed building. Development of a sensitive design to enhance the setting of the conservation area and listed building will be required. The site is developable.

Site Reference: 94	
Site Name: Bath Mill	
Site area (ha): 0.69	
Developable area (ha):	
Current use: Derelict / partially demolished building	
Proposed use: Housing	
Estimate Site Yield (dwellings): 18	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Brownfield	
Timescale for delivery: 6-10	
Highway and Access: Access off Ravensdale Road	
Ecology: RAG Rating: Red Whilst subject to a now expired planning permission, the site is very overgrown and contains a mixture of woody habitats. While some of the habitats themselves may not be of high value, the location of the site in the existing ecological network is very important. The site is situated directly adjacent to the River Maun to the east of the town centre in Mansfield. The site is also adjacent to Maun Woodlands LWS and Maun Valley Park LNR to the north. It is likely the area is well used by bats. The habitats present complement the adjacent LWS and LNR and form part of the existing ecological corridor along the River. This corridor is otherwise constrained due to built development within the town.	Flood Risk: The site is within Flood Zone 1. There is a small level of encroachment of Flood Zone 2 and 3 into the site boundary, however these are within areas, which would be classified as the river bank.

The LNRS identifies the area as having potential for delivery of measures relating to improvement of the watercourse and for allowing planting and natural regeneration of woodland and wet woodland. The site is RAG rated RED due to the fact that the development would cause adverse impacts on the ecological network in this location by significantly reducing the corridor of habitat along the river and introducing disturbance in the form of lighting.	
Heritage: Bath Mill is a Designated Asset (NHLE: 1207153) within the site boundary. Grade II Listed and CA (The Park). The HIA concludes that the site represents a highly sensitive heritage location, containing the Grade II listed Bath Mill within its boundary and forming part of a wider historic industrial landscape associated with the River Maun. The asset is of high significance, deriving from its architectural, historic and evidential value, as well as its relationship with the surrounding landscape. Whilst the site presents a significant heritage constraint, the condition of the asset means that a conservation-led approach may include loss only where it can be clearly demonstrated that retention is not feasible, and where the harm is justified by public benefits, in accordance with national policy. Planning permission was granted in February 2022 for the refurbishment of the mill cottages, construction of a replica and terraced houses – delivering a conservation-led approach to	Landscape Sensitivity: N/A

redevelopment of the site. However, this permission has since lapsed.	
Green and Blue Infrastructure and Open Space:	Natural Resources: N/A
Contamination: Potential contamination associated with the former use as a textile mill.	Other Constraints: N/A
Deliverability and Viability: The site requires extensive redevelopment of a designated heritage asset. The most recent planning permission, which has lapsed, sought not deliver a scheme that was part refurbishment of existing buildings and construction of a replica textile mill, demonstrating the scheme is viable. Since the planning permission has lapsed, the Council has not received confirmation to the site is available.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, greenspace, health facilities, and secondary school education. It is also within relatively good proximity to primary school educational facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	

Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site comprises land associated with the former Bath Mill (Grade II listed building), located within the River Maun valley to the south of Mansfield town centre, within reasonable walking distance to a range of services and facilities. The site had been granted planning permission in 2022 which has now lapsed, establishing a principle of housing development on the site. Since the planning permission has lapsed, the Council has not received confirmation the site is available for development at this time.	

Site Reference: 100	
Site Name: Land at the rear of Cherry Paddocks	
Site area (ha): 0.7	
Developable area (ha): 0.6	
Current use: Vacant site except for 1 existing building	
Proposed use: Housing	
Estimate Site Yield (dwellings): 20	
Estimated Site Yield (employment floorspace m2): 0	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: It is noted that this site had previously been given a planning consent for 19 dwellings under planning ref. 2009/0235/NT – which has since expired. Any new proposal, including access to the site and internal road layout (including footways) should comply with details in current HDG. The access arrangement under the lapsed planning permission is no longer possible and it has not been demonstrated how access would be possible.	
Ecology: RAG Rating: Green The site likely contains medium value habitats but is not situated in close proximity to any designed wildlife sites. Detailed assessment of the habitats and how the site is used by protected species would be required. Development on this site should seek to:	

Ensure lighting does not impact upon protected species. Strengthen planting along the eastern boundary of the site to enhance the wildlife corridor along the old disused railway line. Consider the need for an assessment of potential impact on the ppSPA.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: Opportunity improve recreational linkages to open countryside via existing public rights of way through improved access points, signage and surfacing.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The landowner has not confirmed availability and it has not been demonstrated how access to the site would be possible.	
Proximity to Services and Facilities: Performs well for access to centres and public transport, and access to community facilities – reflecting the proximity of these facilities and services to the site. Additionally, the site performs well for access to primary education facilities, and relatively well for access to secondary educational facilities. Whilst the site would likely result in longer travel to access health facilities, it has good accessibility to greenspace to support physical and mental health and wellbeing.	

Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred option	The site is not considered deliverable nor developable.	

Site Reference: 117	
Site Name: Ravensdale Allotment site	
Site area (ha): 0.39	
Developable area (ha): 0.39	
Current use: Allotments	
Proposed use: Housing	
Estimate Site Yield (dwellings): 14	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The access would be taken off Ravensdale Road. Minor roads should meet major roads at right angles to establish a well-defined priority-controlled junction. It is noted that there could be possibility of the conflict between the access for this site and site no. 94. Junction spacing between adjacent accesses on the same side of the road should be adequately separated. Any access should comply with the guidance in current HDG and any bus stops or crossings that would be affected by creation of the new access should be appropriately relocated.	
Ecology: RAG Rating: RED The site is comprised of a small number of old, overgrown allotments. Habitats present include scrub, grassland and ruderals. The site is RAG rated RED due to the potential for adverse impacts on the ecological network in this location that would be caused by development of the site.	Flood Risk: The site is entirely within flood zone 1. A high risk of surface water flooding is recorded through the centre of the site which could potentially be mitigated through on site SuDS.

The site is a small set of old, overgrown allotments. While the habitats themselves are not of significant value, the location of the site in the existing ecological network is quite important. The site is situated within 20m of the River Maun to the east of the town centre in Mansfield. The site is also within metres of Maun Woodlands LWS and Maun Valley Park LNR to the north. The habitats present complement the adjacent LWS and form part of the existing ecological corridor along the River. This corridor is otherwise constrained due to built development within the town. The LNRS identifies the area as having potential for delivery of measures relating to improvement of the watercourse and for allowing planting and natural regeneration of woodland and wet woodland.	
Heritage: Risk RAG Rating: Medium Designated heritage assets within 250m: The Park Conservation Area. Grade II Listed Buildings: Bath Mill Stanton's Mill and adjoining buildings Site 117 occupies a position within the River Maun corridor and has a functional and historic relationship with Bath Mill and associated heritage assets. The site contributes to the setting of these assets and this relationship is moderated by vegetation and surrounding development. Overall, the site presents a medium level heritage constraint, and development is likely to be acceptable in principle, provided that it is sensitively designed to respect the river corridor and the industrial heritage of the area.	Landscape Sensitivity: N/A

Potential mitigation: Any development of the site should be informed by its historic context and respond positively to the surrounding townscape. In particular, development respond positively to the River Maun corridor, retaining a clear visual and spatial relationship between the site and the watercourse. Layout and massing should avoid dominating the setting of Bath Mill and should allow the historic association between the mill and the river to remain legible.	
Green and Blue Infrastructure and Open Space: The site is designated allotments, all be it unused.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: The site is in proximity to the sewage treatment works north of the River Maun.
Deliverability and Viability: The site is designated allotments which have not been demonstrated surplus to requirements. Since the withdrawal of planning application 2019/0249/FUL, the site has not been actively promoted and is therefore not considered to the deliverable or developable.	
Proximity to Services and Facilities: The site is within a reasonable walking distance to a range of services and facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	

Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Not a preferred allocation.	The landowner has not actively engaged in the promotion of the site since the withdrawal of planning application 2019/0249/FUL. The site is presently designated allotments, although presently disused, have not been demonstrated surplus to requirements. The habitats present complement the adjacent LWS and form part of the existing ecological corridor along the River Meden and significant potential adverse impacts on the ecological network have been identified. The site is not considered to be deliverable nor developable.

Site Reference: 118 Site Name: Land and buildings off Debdale Lane Site area (ha): 0.48 Developable area (ha): 0.48 Current use: Employment Proposed use: Housing Estimate Site Yield (dwellings): 17 Estimated Site Yield (employment floorspace m2): 0 Land type: Brownfield Timescale for delivery: 6-10 Highway and Access: Existing access on to Debdale Lane.	
Ecology: RAG Rating: GREEN The site is predominantly buildings and hard standing The site has no ecological constraints to its development in terms of the habitats present. The buildings on site would need to be assessed for bats. The LNRS identifies the area as one where woodland creation would be preferable. While woodland creation is likely unfeasible on the site a good landscaping scheme could include tree planting. Future development should seek to: Provide trees within new landscaping.	Flood Risk: The site is entirely within flood zone 1. There is a high chance of surface water flooding on approximately 65% of the site.

Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Mansfield Woodhouse Conservation Area Grade II Listed Building: 82 and 84 Station Street Site 118 has a limited and indirect relationship with nearby heritage assets, with its context defined by modern development and infrastructure. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: Development should respond to the mixed urban character and avoid visually intrusive forms.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: N/A	Natural Resources: N/A
Contamination: No known constraint but the site is in existing light industrial use so some contamination may be present which requires remediation.	Other Constraints: None identified.
Deliverability and Viability: The site has not been demonstrated to be available. No known abnormal costs, but some site remediation may be required.	

Proximity to Services and Facilities: The site performs well in relation to accessibility to a range of services and facilities.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is an existing employment site. No information further information has been submitted to demonstrate availability of the site and or is surplus to requirements.	

Site Reference: 186 Site Name: Kirkland Avenue Allotments Site area (ha): 1.39 Developable area (ha): 1.18 Current use: Vacant greenfield land Proposed use: Housing Estimate Site Yield (dwellings): 42 Estimated Site Yield (employment floorspace m2): 0 Land type: Greenfield Timescale for delivery: 1-5 Highway and Access: Access is possible via site 75 or direct access on to Jenford Street.	
Ecology: RAG Rating: GREEN The site contains relatively common habitats and is typical of land that has been left without management. These do not offer an in principle constraint to the development of the site Future development should seek to: - Provide extensive new landscaping of wildlife value. - Ensure lighting does not impact upon protected species or newly created habitats.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Heritage: No impact. Site scoped out of HIA.	Landscape Sensitivity: N/A

Green and Blue Infrastructure and Open Space: No significant opportunities but community open space be provided on-site or an off-site contribution toward Ladybrook Green.		Natural Resources: N/A
Contamination: No known constraint.		Other Constraints: None identified.
Deliverability and Viability: No abnormal costs to development identified.		
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, and has good proximity to health facilities and primary educational facilities. There is relatively good access to secondary schools, but would require longer travel distances. There is also moderate access to greenspace		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	

Preferred allocation	The site is within the Mansfield urban area. Developments have been demonstrated to be surplus to requirements. There are no significant constraints to development and the site is deliverable.
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Site Reference: 187	
Site Name: Land forming part of Peafield Farm	
Site area (ha): 25.16	
Developable area (ha): 15.1	
Current use: Agricultural	
Proposed use: Mixed use	
Estimate Site Yield (dwellings): 750	
Estimated Site Yield (employment floorspace m2): 500	
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: should be enabled / accessed by one large roundabout on Peafield Lane. Simple T-junctions provided for one of these developments may inhibit creation of the access for the site opposite due to the highway safety implications and prevent future development. The site could only come forward if site 67 were allocated / delivered to form an extension to the site, utilising a joint access on to Peafield Lane.	
Ecology: RAG Rating: GREEN The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. However, the site abuts a strip of scrub, woodland and grassland to the south that is adjacent to the River Maun. Maun Scrub and Grassland LWS is located 50m to the south, on the opposite side of the River Maun at the closest point. More ponds lie to the east of the site. The northern boundary of the site is a track with narrow strips of habitat on both sides. This may form a corridor to allow wildlife to move from	Flood Risk: The site borders the River Maun to the south of the site. The site is wholly within Flood Zone 1. A small area at high risk of surface water flooding is identified at the southern end of the site. No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone should be provided.

west to east, so designs should seek to buffer this and maintain it as a dark corridor. The LNRS identifies a range of possible opportunities to do with woodland, grassland and the watercourse in the southern part of the site. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide a substantial area of open space in the southern part of the site in order to widen the existing ecological corridor. A minimum 100m buffer to the site boundary would not be out of place, given the importance of river corridors for wildlife. The design of this space should consider the LNRS opportunities that have been identified and include the creation of new habitats. The feasibility of creating a string of new ponds within this buffer should be explored. Buffer and enhance the vegetation corridor at the north of the site. Ensure lighting does not impact upon protected species or newly created habitats. This is of particular importance along hedgerows and the southern and northern boundaries.	
Heritage: Designated heritage assets within 250m: Scheduled Monument: Beeston Lodge (south of the River Maun) Site 187 has a limited relationship with the identified heritage assets and does not contribute meaningfully to their setting. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle.	Landscape Sensitivity: Medium Land to the east of the westernmost field boundary is unlikely to be acceptable as it would be divorced from the current settlement edge and likely to create extensive intrusion into the countryside. Larger scale employment uses would be contrary to adjacent housing and to the general form/pattern and scale of existing development within this part of the settlement edge of Mansfield Woodhouse. The study parcel contributes to the character and setting of the River Maun corridor from where outward views are important and could be significantly affected by development within the study parcel.

Potential mitigation: A proportionate archaeological approach may be required where groundworks are proposed. Development should otherwise respond to the surrounding residential edge and green corridor.	
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 12 (Maun Valley). Recommended GI policy actions relevant to this site include: Protect designated sites, priority habitats, areas of open space providing gateways onto the GI network, trails, hedgerows, historic assets and their settings, and urban woodland/trees. Protect access points linking to the Maun Valley Trail (e.g. adjacent open spaces) and conserve open views and amenity along walking and cycling trails. Ensure that new development creates and integrates local green infrastructure corridors and access points, as part of its design, linking to the existing recreational network. Enhance all trails such that they support multi-user access and provide safe crossing across busy roads for pedestrians and cyclists. Ensure that new development maintains a balance of wooded enclosure and openness within and adjacent to the River Maun corridor. Improve the management of habitats that have become nutrient enriched and non-native species removal, especially within the Maun Valley LNR.	Natural Resources: A majority of the site is ALC Grade 1 with a small area of Grades 2 and 3a at the western end of the site and Grades 3a and 3b recorded at the eastern end of the site.
Contamination:	Other Constraints:

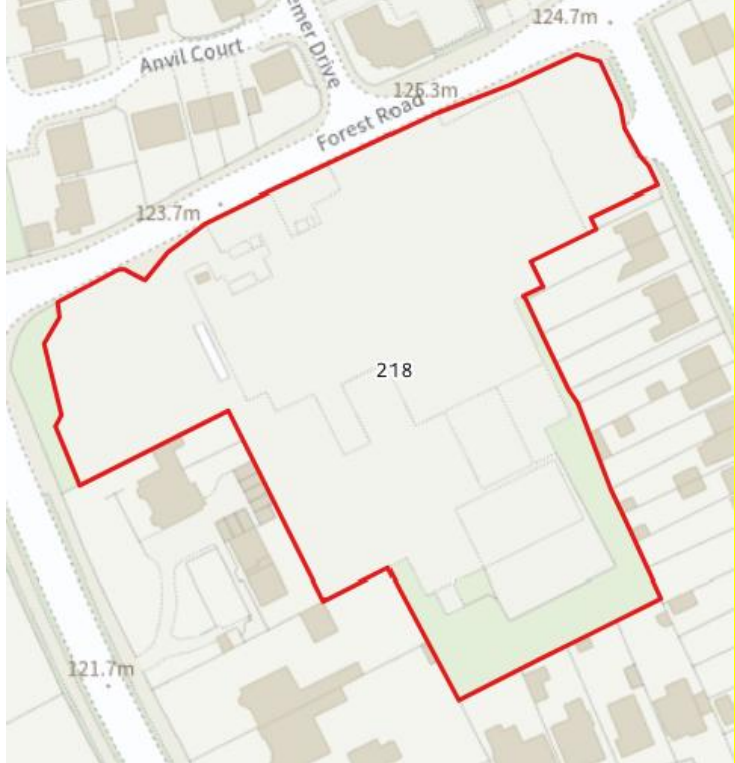
Part of the south of the site may be atop a historic landfill. Planning submissions for this site would need assess and where relevant remediate the site but this is not considered a constraint to development.		None identified.
Deliverability and Viability: The site is available and no abnormal costs have been identified.		
Proximity to Services and Facilities: The site is within a reasonable walking distance to a primary school but limited other services and facilities are in proximity to the site.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is not adjoining the settlement boundary of Mansfield, but adjoins the boundary of site 67. The site would result in a significant extension into the countryside and would not be in keeping with the existing built form of Mansfield Woodhouse. The site would also be considerable distance from existing services and facilities, although recognising a site of this size could deliver some on-site facilities. Furthermore, the site is of strategic scale and it is concluded that additional strategic sites are not required in the Local Plan review.	

Site Reference: 188	
Site Name: Land forming part of Warren Farm	
Site area (ha): 12.24	
Developable area (ha): 7.96	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 279	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The access could potentially be achieved off New Mill Lane, however, there may be gradient issues to overcome due to the level difference between the site and the existing highway. A footway would be required along the site's frontage or internal footway connections to the existing footway along New Mill Lane with pedestrian crossing(s). Current speed limit may have to be reduced as part of the access works as visibility splays may not be achievable for the current 40mph speed limit. Alternatively, the main access to the site could be achieved via site no. 403 as part of a wider scheme with pedestrian and cycle accesses only off New Mill Lane along the site's southern boundary. Internal layout should accommodate connection to site no. 403 and the nearby woodlands and well as public footpaths and bridleways, i.e. Mansfield Woodhouse Bridleway 64, Mansfield Woodhouse Bridleway 31, and Mansfield Woodhouse Footpath 32. Highway improvement to the nearby junctions, especially New Mill Lane / Clipstone Road East / Clipstone Road West would be required due to the scale of the development.	
Ecology:	Flood Risk:

RAG Rating: GREEN The site is an agricultural field currently used for crops. It is bounded by hedgerows to the north and west and abuts a woodland to the east. The southern boundary of the site has a small area of woodland along the boundary. The site itself is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site abuts an area of woodland to the east where a large number of ancient trees have been identified. A minimum 30m buffer should be provided to the east of the site where it abuts the woodland. This should not include any form of built development, including residential gardens. There is also a small block of woodland to the south which should be retained. How road access to the site could be obtained without impacting this woodland would need to be assessed. The LNRS identifies areas of the site as having the potential for woodland creation. This should be explored as part of the designs. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: - Buffer the adjacent woodland and ancient trees with new habitat creation. - Ensure lighting does not impact upon protected species or newly created habitats. - Retain the existing copse to the south of the site and link this to the woodland to the east.	The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Heritage: Risk RAG Rating: Low	Landscape Sensitivity: Medium The site is central and east of LSA study parcel 7.

No designated heritage assets within 250m.	A simple, unified, medium scale, open landscape with a coherent landcover pattern of intensive, geometric, fragmented arable fields with poor quality gappy hedgerows, few trees and evidence of hedgerow removal. Generally, a combination of attributes of both higher and lower susceptibility to development. New housing development would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 12 (Maun Valley). Improve access to and through this GI area in order to enhance its function as a gateway onto the Maun Valley strategic trail/green corridor Provide better connections between nearby walking routes Improve pedestrian and cycle access and safety along New Mill Lane Improve the ecological connectivity between existing habitats and local wildlife sites by creating new heathland habitats within this area creating a bigger and better-connected ecological network within the Maun Valley ecological network.	Natural Resources: A majority of the site is ALC Grade 1, with a small area to the west Grade 2.
Contamination: No known constraint.	Other Constraints:
Deliverability and Viability:	

The site is available and no abnormal costs have been identified.		
Proximity to Services and Facilities: performs very well for access to centres and public transport, and community facilities and health facilities. Whilst it also performs very well for access to primary school education, it has poor access to secondary school education – the nearest being over 2.5km from the site.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is adjacent to the Mansfield urban area and within a reasonable walking distance to a number of services and facilities. The site is within an area of medium landscape sensitivity, however, the site would result in an extension northward into the countryside, which, considering the number of dwellings proposed, would not be in keeping with the existing built form of Forest Town / Clipstone. There are no significant constraints to development, however other more appropriate sites are available.	

Site Reference: 218 Site Name: Land off Forest Road Site area (ha): 1.18 Developable area (ha): 1 (residential) Current use: Vacant brownfield land Proposed use: Mixed use Estimate Site Yield (dwellings): 35 Estimated Site Yield (employment floorspace m2): 4800 Land type: Brownfield Timescale for delivery: 11+ Highway and Access: Access via Forest Road / Sandhurst Avenue.	
Ecology: RAG Rating: GREEN The site is primarily developed land with hardstanding and derelict buildings present. The site is of low ecological value and offers little in terms of constraints to its development. The buildings on the site should be subject to bat surveys.	Flood Risk: The site is wholly within Flood Zone 1. A small area within the centre of the site is recorded as being at a high risk of surface water flooding. Parts of the site (6.6%) are at flood risk based on the EA's surface water modelling extents. However, provided a sequential approach is followed, it should be possible to locate infrastructure outside of the design surface water flood extent. The Level 2 SFRA concludes that area of surface water flood risk is associated with an existing

Future development should seek to: Deliver a strong landscaping scheme including new habitats for wildlife. Ensure lighting does not impact upon protected species or newly created habitats.	topographical depression which is thought to result from the manmade hardstanding and infrastructure on the site, there may be opportunities to reprofile the ground as part of the site's redevelopment. This, in conjunction with SuDS designed to capture and manage excess surface water, could help to reduce the surface water flood risk.
Heritage: Risk RAG Rating: Nil / Low No designated heritage assets within 250m. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: A proportionate archaeological approach may be required where groundworks are proposed. Otherwise, no specific heritage constraints are anticipated.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: No significant opportunities for on-site GBI.	Natural Resources: N/A
Contamination: There potentially may be some contamination associated with the former light industrial units.	Other Constraints: None identified.
Deliverability and Viability: The site is available, however there is presently a legal constraint on the sale of the site over the short to medium term. If the site is to be	

allocated, it should be identified as developable over the longer term in years 11+.		
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, health facilities, and primary educational facilities. It also has relatively good access to green space. However, it has poor access to secondary educational facilities – with the nearest secondary school located over 2.2km from the site.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation (Developable)	A brownfield site within the Mansfield urban area and the reasonable walking distance to a range of services and facilities. Whilst there is a small area of surface water flood risk, this can be mitigated through the use of SuDS. No significant constraints to development have been identified. There is presently a legal restriction on the current sale of the site, however the site is considered to be available over the longer term.	

Site Reference: 219	
Site Name: Clipstone Football Ground	
Site area (ha): 4.84	
Developable area (ha): 4.11	
Current use: Football ground	
Proposed use: Mixed use	
Estimate Site Yield (dwellings): 60	
Estimated Site Yield (employment floorspace m2): 1300	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The access can be achieved off Mansfield Rd with junction improvements required in line with design details in current HDG. A cycle link/ connection to the nearest cycling network will be required to be provided. A crossing on Mansfield Road will be required to provide a safe route along a pedestrian desire line from the site to the nearest bus stops and services. Access should also be safeguarded for pedestrians and cycles via Seventh Avenue, which should also be improved for vehicular access to the existing dwellings with a provision of a turning facility(ies) or a loop road.	
Ecology: RAG Rating: GREEN The site is comprised of closely mown grassland that is currently part of series of sports pitches.	Flood Risk: The site is entirely within flood zone 1. A small area of the south-west corner of the site is at high/medium risk of surface water flooding that could be managed through the provision of SuDS.

The habitats present on site are likely to offer little in the way of constraints to development. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently and to ensure that the grassland is not of high value. The LNRS identifies part of the site as having opportunities to carry out wildlife-friendly management of public green spaces. Were the site to be developed, then these types of measure could be incorporated into the green spaces within the site. Future development should seek to: Provide good levels of public open space provision. Encourage wildlife friendly management of onsite green infrastructure.	No objection was raised by the LLFA to planning application 2024/0007/OUT subject to conditions set out in the response by the LLFA (15 February 2024).
Heritage: No designated heritage assets within 250m. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: A proportionate archaeological response may be required where groundworks are proposed. Development should also respond to the surrounding residential character.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: N/A	Natural Resources: N/A
Contamination:	Other Constraints:

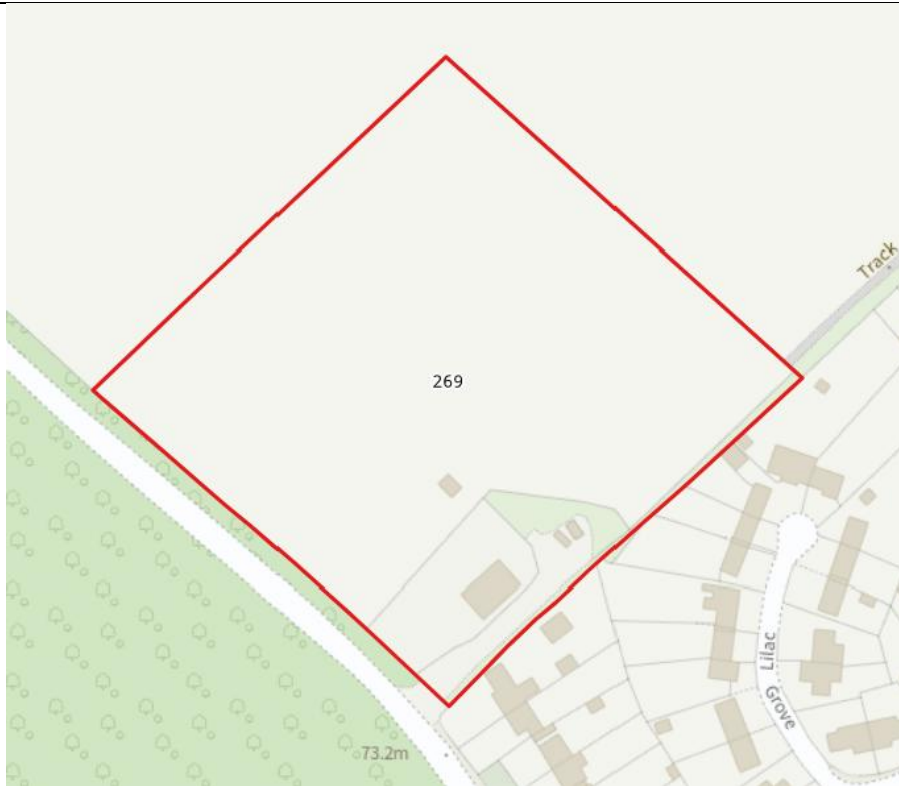
No known constraint.		None identified.	
Deliverability and Viability: The site is an existing sports ground, however, there is agreement and funding in place to relocate the existing sports facilities to another location in Clipstone. A planning application has been submitted, which, at the time of writing, has yet to be determined.			
Proximity to Services and Facilities: Performs very well in relation to access to centres and public transport, and educational facilities (both primary and secondary schools). It also performs relatively in relation to access to greenspace, community facilities, and health facilities.			
Additional Sustainability Appraisal Factors			
Economy (access to existing employment area)			
Economy (educational provisions)			
Healthy communities (IMD)			
Healthy communities (access to community infrastructure)			
Healthy communities (access to greenspace)			
Healthy communities (access to healthcare facilities)			
Soil and land (ALC)			
Transport and accessibility (access to primary school)			
Transport and accessibility (access to secondary school)			
Water resources (Groundwater Source Protection Zone)			
Conclusions			
Recommendation:		Explanation:	
Preferred allocation		The site is within the Mansfield settlement boundary and within a reasonable walking distance to a range of services and facilities. No significant constraints to development have been identified. The site is an existing sports ground, however, there is agreement and funding in place to relocate the existing sports facilities to	

	another location in Clipstone. A planning application has been submitted for housing, which, at the time of writing, has yet to be determined.
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Site Reference: 266	
Site Name: Land off Bernard Road	
Site area (ha): 0.48	
Developable area (ha): 0.48	
Current use: Open space	
Proposed use: Housing	
Estimate Site Yield (dwellings): 17	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The existing access to the site is off Wainwright Avenue, however, the geometry of the existing carriageway and footways along Wainwright Avenue is substandard to be used as an access route for further development. The footways along Bernard Rd would have to be extended into the site. Pedestrian / cycling access to the site to the south (site 20) should be considered to improve connectivity. Consideration should be given to a smaller density to match the 12 units already built on Bernard Rd if seeking to use Bernard Road as the main point of access. Pedestrian connection between the site and Wainwright Avenue should be retained and incorporated within the site's layout.	
Ecology: RAG Rating: GREEN The site is comprised of modified grassland managed as a playing pitch. The site contains common habitats in an otherwise urban area. Ecology is unlikely to offer a significant constraint to development.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.

The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Future development should seek to: Provide new landscaping of wildlife value.	
Heritage: Risk RAG Rating: Nil No designated heritage assets within 250m.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: No significant opportunities for on-site GBI, however there is potential to provide active travel connectivity to the adjoining site to the south at Hall Barn Lane which has been granted planning permission for	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is existing community open space. The site has not been demonstrated to be surplus to requirements and is no longer considered available.	
Proximity to Services and Facilities: Provides very good access to educational facilities (primary and secondary schools). However, it would require longer travel to health facilities, and would not provide good access to centres and public transport. Development of the site would result in the loss, in full or in part, of community open space.	

Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Not a preferred allocation	The site is an area of community open space within the Mansfield urban area and within a reasonable walking distance of a number of services and facilities. No significant constraints to development have been identified, however, the site has not been demonstrated to be surplus to requirements as community open space.

Site Reference: 269	
Site Name: Land to the North of 100 Wood Lane	
Site area (ha): 1.68	
Developable area (ha): 1.43	
Current use: Employment	
Proposed use: Housing	
Estimate Site Yield (dwellings): 50	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 6-10	
Highway and Access: The access off Wood Lane to the site has substandard visibility. The HA was minded to approve the 3 dwellings (application 2022/0537/FUL) due to the low density and low traffic generation of the site subject to the applicant applying for a TRO to relocate the 30mph speed limit further away from the access in the northern direction. The access for 40 units would be required to be much more substantial than for 3 dwellings and the visibility splays would have to be achievable as well as gradients as explained in the HDG. The access and internal layout should also consider the need to accommodate ROW Warsop Footpath 41 which runs along the southeastern part of the site.	
Ecology: RAG Rating: AMBER	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
The site is directly adjacent to Collier Springs LWS. This is an area of ancient woodland. While the majority of the woodland is on the other side of Wood Lane, a strip of trees and woodland ground flora is present along the road boundary that is next to the site. This is also within the LWS designation. How road access could be	

achieved, without impacting the LWS would be an important consideration for development of this site. There is also potential for impacts from increased numbers of people using the woodland which would need to be mitigated. The line of trees would need significant protection with residential development set back from the LWS to reduce potential conflicts from shading of houses and their gardens. The LNRS identifies the majority of the site as an area where creation of new woodland or woody habitats should be targeted. In addition, the area is considered an area where creation of new grassland or better management of existing grassland would be beneficial. Development of this site should look to demonstrate how it is helping to deliver these objectives of the LNRS. Future development should seek to: Provide a minimum 30m buffer from the LWS. This should include no built development, no roads, and no residential gardens. Demonstrate how site access could be achieved without impacting the habitats within the LWS. Demonstrate how impacts from increased footfall within the LWS would be managed. Ensure no lighting impacts on the adjacent LWS and ancient woodland or of bats using the site.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: High-Medium The site is to the south of LSA study parcel 31. The large parcel presents strong topographical interest and in doing so presents a degree of distinctiveness and landscape backdrop to the north side of Church Warsop. The LSA acknowledges that parts of the parcel, particularly to the south-east, display reduced gradients and less sensitive boundary between existing development and the arable landscape context. In

	these areas landscape sensitivity to housing development is likely to be less than across upper/outer reaches of the parcel, and where opportunities for enhance urban rural interface would be possible with integrated green infrastructure and landscaping enhancements. The site is in the least sensitive area of the LSA study parcel. Potential mitigation includes: Site new housing development on lower lying tracts of the parcel to the west of Cuckney Hill As development reaches up the valley side, layout, design, building materials and planting become more critical in terms of wider visual prominence. Amenity of the PRow network to be safeguarded. Enhancement of biodiversity features through development, particularly strengthening of hedgerows and hedgerow trees.
Green and Blue Infrastructure and Open Space: Minster Wood (ancient woodland) is located opposite the site, south of Wood Lane and forms part of the Strategic GI network (area 13 Warsop Vale). There are limited opportunities to create local GI or provide links to the strategic network, beyond connectivity to the existing footpath on Wood Lane and the retention of the existing public footpath along the eastern boundary of the site.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: A planning application has been submitted to the Council for part of the site for the demolition of existing buildings and the erection of 6	

dwellings. The landowner has not confirmed whether the remainder of the site remains available for development.		
Proximity to Services and Facilities: Provides very good access to centres and public transport, and community facilities. It also provides relatively good access to greenspace and primary school education. There is moderate access to secondary educational facilities and health facilities, which would require travelling longer distances to access such infrastructure.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is adjacent to the settlement of Church Vale, third in the settlement hierarchy. The site is within a reasonable walking distance to a primary school, post office and bus stop. The site is adjacent to the Collier Springs LWS. How site access could be achieved, without impacting the LWS would be an important consideration for development of this site. There is also potential for impacts from increased numbers of people using the woodland which would need to be mitigated. The site is within an area of high-medium landscape sensitivity, although it is acknowledged the site is within the least sensitive area of the LSA study parcel. The site would however extend westwards into the countryside, not in keeping with the existing built	

	form of Church Vale. A planning application has been submitted to the District Council for 6 dwellings in the SE corner of the site, however it has yet to be established whether the remainder of the site remains available.
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Site Reference: 287	
Site Name: Melville Court	
Site area (ha): 0.38	
Developable area (ha): 0.38	
Current use: Vacant	
Proposed use: Housing	
Estimate Site Yield (dwellings): 13	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Brownfield	
Timescale for delivery: 6-10	
Highway and Access: Access via Marston Avenue or Perlthorpe Avenue	
Ecology: RAG Rating: GREEN The site is comprised of common habitats and is situated in the middle of a housing estate. The site is of low biodiversity value and offers little in the way of constraints to development. The Bottoms LNR is approximately 270m to the south, but given the small scale of development proposed should not be impacted. Future development should seek to:	Flood Risk: The site is entirely within flood zone 1. A small area of the site is at high risk of surface water flooding. This flood risk is associated with localised surface water ponding in the north of the site. The Level 2 SFRA concludes that provided a dwelling density of 40 dwelling per hectare is achievable and a sequential approach is followed; it should be possible to locate infrastructure outside of the design surface water flood extent. If this is not possible, ground raising may be required as mitigation in areas

Include a high-quality landscaping scheme including new tree planting.	within the design flood extent, this will likely need to be supported by detailed pluvial modelling.
Heritage: No designated heritage assets within 250m of the site.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: No significant on-site opportunities for provision of GBI.	Natural Resources: N/A. A brownfield site within the settlement of Meden Vale.
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site has been cleared of previous residential development and is available and deliverable.	
Proximity to Services and Facilities: Very well in relation to access to centres and public transport, community facilities, health facilities, and primary school access. It also performs relatively well in relation to accessing greenspace. It would require longer travel distances to the nearest secondary school, given it is over 1.4km from the nearest facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	

Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is in a sustainable location within the settlement of Meden Vale within a reasonable walking distance to range of services and facilities. A vacant brownfield site that is available and deliverable. Part of the site is subject to surface water flooding which can be addressed through appropriate design and the use of SuDS. No significant constraints to development have been identified.	

Site Reference: 290	
Site Name: Sandy Lane MDC Housing Development Scheme	
Site area (ha): 0.94	
Developable area (ha): 0.8	
Current use: Agricultural / vacant greenfield	
Proposed use: Housing	
Estimate Site Yield (dwellings): 28	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: Access is currently shared with a GP surgery which would require to be formalized to a bellmouth junction which will not be achievable without an acquisition of additional land. Current approx. 9.8m wide opening between no. 75 Sandy Lane and the Surgery is not wide enough to achieve a bellmouth junction access to the site to safely cater for all highway users.	
Ecology: RAG Rating: GREEN While previously grassland, at the time of the 2025 survey the site was comprised primarily of active allotments. The remainder of the site is unmanaged and includes areas of dense bramble and unmanaged other neutral grassland. An area of the site at the north was not accessible, but appears from aerial photos to comprise a triangular copse of woodland.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.

The habitats present on the site are value at a local level. Of particular significance is the large copse at the north of the site. The site would need to be subject to detailed ecological surveys in order to establish how protected species use the site currently. The scheme should consider how existing trees of value can be incorporated within the onsite landscaping. The number of dwelling proposed should take account of this. Future development should seek to: Buffer retained trees and ensure conflict from shading of gardens is avoided with careful design. Ensure lighting does not impact upon protected species or newly created habitats. Include a strong onsite landscaping scheme to help compensate for habitat losses.	
Heritage: Risk RAG Rating: Nil Grade II Listed Building (Church of St Lawrence) within 250m but screened out of HIA.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: No significant opportunities to deliver on-site GBI. Existing allotments could partially be incorporated into the design of a scheme	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: No known constraint.
Deliverability and Viability:	

Part of the site is now in use as allotments. MDC to explore the potential future use of the site, however it is not considered available at this time.		
Proximity to Services and Facilities: Offers very good access to centres and public transport, as well as community facilities, greenspace, health facilities, and secondary school education. It also provides relatively good access to primary school education.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is within the Mansfield urban area and a reasonable walking distance to a range of services and facilities. There are no significant constraints to development, however the site is not considered available for redevelopment at this time.	

Site Reference: 291 Site Name: Shirland Drive Boiler House Site area (ha): 0.2 Developable area (ha): 0.2 Current use: Car park / vacant hardstanding Proposed use: Housing Estimate Site Yield (dwellings): 7 Estimated Site Yield (employment floorspace m2): 0 Land type: Brownfield Timescale for delivery: 6-10 Highway and Access: Access via Shirland Drive.	
Ecology: RAG Rating: GREEN The site comprises an area of hardstanding car park. The site is of low ecological value and offers little in terms of constraints to its development. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats.	Flood Risk: The site is entirely within flood zone 1. The site is also located outside the surface water flood extents; however, the main access/egress route is at significant risk during a design 1.0% AEP +CC pluvial event. This flood risk is primarily associated with surface runoff being channelled along Sawley Drive. The Level 2 SFRA concludes that development is already established in the area, and the overall flood hazard is expected to be manageable, given the limited flood depths across most locations and the low flow velocities anticipated. It nevertheless concludes a site-specific FRA will be required (at the planning application stage) to assess the flood hazard, depth and speed of onset along the access routes in greater detail, and to demonstrate that safe access and egress can be maintained. This assessment may need to be supported by detailed pluvial flood modelling.

Heritage: Risk RAG Rating: Nil No designated heritage assets within 250m.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: No opportunities to delivery GBI on-site.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: No know constraint.
Deliverability and Viability: The site is deliverable with no identified abnormal costs.	
Proximity to Services and Facilities: Offers very good access to centres and public transport, community facilities, and health facilities. It is also well places to offer relatively good access to greenspace and primary school educational facilities. However, there would be longer travel distances to access secondary education, given the site is approximately 1.95km from the nearest secondary school.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	

Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	A brownfield site within the Mansfield urban area within a reasonable walking distance to a range of services and facilities. The site is deliverable and there are no significant constraints to development.	

Site Reference: 300 Site Name: Petrol Filling Station Clipstone Road West Site area (ha): 0.2 Developable area (ha): 0.2 Current use: Petrol station Proposed use: Housing Estimate Site Yield (dwellings): 14 Estimated Site Yield (employment floorspace m2): 0 Land type: Brownfield Timescale for delivery: 6-10 Highway and Access: Access off Clipstone Road West / Lime Grove	
Ecology: RAG Rating: GREEN The site is of low ecological value with no significant constraints to development from an ecology point of view. The buildings on site should be subject to bat surveys. Future development should seek to: Increase the ecological value of the site through landscaping. Consider the need for an assessment of potential impact on the ppSPA.	Flood Risk: The site is entirely within flood zone 1. No surface water flooding has been recorded on the site.
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: N/A

Green and Blue Infrastructure and Open Space: N/A	Natural Resources: N/A
Contamination: Remediation would be required as part of any redevelopment from its current use as a petrol station.	Other Constraints: N/A
Deliverability and Viability: A planning application for 14 dwellings (2014/0394/NT) was submitted and subsequently withdrawn in 2014. No information has been submitted by the landowner to demonstrate availability of the site.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, and access to greenspace. It also offers relatively good access to community facilities, health facilities, and secondary school education. It also provides access to primary school education, though the nearest school is approximately 885m from the site.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	

Conclusions	
Recommendation: Not a preferred allocation	Explanation: The site is within the Mansfield urban area and a reasonable walking distance to a range of services and facilities. No significant constraints to development have been identified, however the availability of the site has not been confirmed.

Site Reference: 323	
Site Name: Land off Helmsley Road	
Site area (ha): 6.4	
Developable area (ha): 4.8	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 168	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	

Highway and Access:

The access off Helmsley Rd to the site must have regard to other accesses to the neighbouring uses and create a junction / road design to provide a safe access for all. The access track to the North of Helmsley Road is also a registered ROW Mansfield Footpath 30 which should be taken into consideration during the design stage – an RSA will be required to confirm acceptability of the access design.

Additional land of the 68 Helmsley Road will be required to create an acceptable access catering for all abilities.

An assessment of Helmsley Rd from its junction with Southwell Rd E would have to be assessed and improved. Improvements along the whole corridor of Helmsley Road will be required to make it acceptable for additional 100+ residential dwellings. The site should create pedestrian and cycle connections to the footpath along the disused railway line.

Helmsley Rd should be widened where it is only 5.5m to allow for a better traffic flow and where the carriageway is 7.1m wide, the carriageway should be narrowed and footways widened to improve pedestrian access for existing and new residents.

**Ecology:**

RAG Rating: AMBER

The agricultural field is of low ecological value and offer little in terms of constraint to development. The grassland paddocks are of greater value, but the grassland are not likely to pose a major constraint to development. The site is adjacent to a woodland to the east and Rainworth dismantled Railway (LWS) to the south. The design would need to buffer these adjacent habitats with new habitat creation. The

Flood Risk:

The site is entirely within flood zone 1. There is Low to medium chance of surface water flooding across a small area of the centre of the site.

site would need to be subject to detailed ecological assessment of the use of the area by protected species and the habitats present. Future development should seek to: Buffer the LWS to the south of the site with the creation of new habitat. Buffer the woodland to the east of the site with new habitat creation. Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Heritage: Risk RAG Rating: Nil No designated heritage assets within 250m.	Landscape Sensitivity: Medium-Low The study parcel does not perform any function of physical or visual separation between Mansfield and Rainworth. Any housing development would be well contained within these features and could represent an appropriate northern extension of Rainworth, in keeping with adjacent or proposed land uses and with settlement form/pattern and/or scale, and the general character of the settlement edge. Indicators of landscape value in terms of recreational opportunities should not preclude development.
Green and Blue Infrastructure and Open Space: The site is within the strategic GI Area 8 (Mansfield Way). Overall policy GI policy direction is to conserve, create, enhance and restore. The recommended actions of relevance to the site include: Protect and maintain (and create where appropriate) pedestrian and cycle access linkages from housing and employment areas to the Mansfield Way, which adjoins the southern boundary. Seek opportunities to create new areas of heathland, acid	Natural Resources: The site includes a mix of ALC Grades, with Grade 1 across a majority of the centre of the site, Grade 2 to the north and east and Grade 3b in the south west corner.

grassland, oak-birch woodland and wetlands within urban green spaces and new developments adjacent to this green corridor - noting connectivity to the adjacent Rainworth Dismantled Railway LWS and Woodland Park.	
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is available and is deliverable. Delivery of suitable access would require full / part demolition of a property on Helmsley Road, which the landowner has agreed to.	
Proximity to Services and Facilities: Offers very good access to access to centres and public transport, and primary school education. It also provides relatively good access to community facilities and greenspace. However, it does not have good access to health facilities – with the nearest infrastructure located nearly 1.7km from the site. Furthermore, it has very poor access to secondary school education – with the nearest school approximately 3.47km from the site.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	

Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation: Preferred allocation	Explanation: The site is in a sustainable location for development and would form a logical extension of a proportionate scale to Rainworth, which forms part of the Mansfield urban area, with access to a small number of services and facilities within Rainworth. Site is within a medium to low landscape sensitivity the site is adjacent to a local wildlife site which would require a buffer but offers the opportunity green infrastructure connectivity too Mansfield way. No constraints to development have been identified. The site is available and deliverable.

Site Reference: 324	
Site Name: Land off Ridgeway Lane	
Site area (ha): 11.86	
Developable area (ha): 7.71	
Current use: Agricultural / disused allotments	
Proposed use: Housing	
Estimate Site Yield (dwellings): 270	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access:	
Access off Askew Lane (private road) to Mansfield Rd (A60) and Oakfield Lane should not be considered for this development unless cycle and pedestrian only, subject to any access rights being in place. The new main access(es) to the site would have to be considered off Ridgeway Lane and Ridgeway Terrace which are both substandard in width with very limited pedestrian facilities. Significant improvements are likely to be required at the Mansfield Road (A60) and Ridgeway Lane junction, however it is not clear how feasible this could be owing to existing buildings and features. Improvements to Mansfield Road (A60) / Sherwood Street junction would be required, subject to a TA. Clumber Street may also require junction improvements on Ridgeway Terrace and Sherwood Street (B6035) junctions. Some parts of the site would be located over 400m from the nearest bus stops, therefore, this should be addressed.	

The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements.	
Ecology: RAG Rating: Green The majority of the site is of relatively low biodiversity value, however features of value such as hedgerows and large field trees in the most southerly field, should be retained where possible. The field of other neutral grassland is of greater botanical value and should be fully assessed in the summer. Assessment of how the site is used by protected species would also be required. Creation/enhancement of species rich grassland, particularly in the western parts of the site could help enhance the local ecological network. Future development should seek to: Retain and enhance field trees and hedgerows. Ensure lighting does not impact upon protected species. Consider the need for an assessment of potential impact on the ppSPA.	Flood Risk: The site is entirely within flood zone 1. There is a low chance of surface water flooding.
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Conservation Areas: Market Warsop CA	Landscape Sensitivity: N/A. The site is outside the scope of the LSA.

Site 324 has no direct relationship with heritage assets and does not contribute to the setting of the Market Warsop Conservation Area. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: Development should respond to the edge-of-settlement character, but no specific heritage mitigation is required.	
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability:	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, and primary school access. It also provides relatively good access to greenspace, health facilities, and secondary school education opportunities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	

Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is in a sustainable location for development within the settlement of Market Warsop. The Highway Authority has raised significant concerns regarding access geometry, gradients, and visibility and it has yet to be demonstrated, in principle, how these issues could be addressed. It is therefore concluded the site cannot be demonstrated to be deliverable or developable. The site would also result in the loss of a parcel to the west of the site which is currently designated for use as allotments, however it has been stated alternative open space could be provided on the site.	

Site Reference: 325	
Site Name: Land off Peafield Lane	
Site area (ha): 30	
Developable area (ha): 18	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 630	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 11+	
Highway and Access: Opportunities should be sought to ensure connectivity to and sharing of access with adjoining / adjacent sites. Access would be required on to Peafield Lane to the centre and south of the site. Vehicular access to the northern parcel of land, north of the access track to Peafield Farm, would be off the A60 (Leeming Lane North). Pedestrian access is only possible to the southern area of the site.	
Ecology: RAG Rating: GREEN	Flood Risk: The site is entirely within flood zone 1. There is high risk of surface water flooding recorded across a number of small areas on the periphery of the site which could be managed through SuDS.
The site is agricultural land used for crops. It is bounded by hedgerows, some containing trees. The site is of low ecological value and offers little in terms of constraints to its development from the habitats present. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. Hedgerow boundaries to the site should be retained and enhanced. As the site is so large it could provide significant onsite greenspace. This provision should focus on	

creating a strong ecological corridor along the northern/north-eastern boundary, buffering the wider countryside. Future development should seek to: Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Low Site 325 is not located within or directly related to any designated heritage assets and makes only a limited contribution to the wider historic landscape. While there is some archaeological potential associated with nearby NDAs, this can be appropriately managed. Overall, the site presents a low level heritage constraint.	Landscape Sensitivity: Medium The site is within the central and northern area of the LSA study parcel. The study parcel retains an evident but weak rural character, with characteristic landscape features of the Sherwood LPZ 25 limited to its general arable land use, further weakened by the poor-quality hedgerows and the study parcel's location on the settlement edge with urbanising influences. The landscape has no recognised strategic green infrastructure function or wildlife / biodiversity interest /value / connectivity. It is generally of low landscape and visual value. Housing development could be in keeping with adjacent land uses and with settlement form/pattern and scale, for example continuing growth northwards along the A60 and north-eastwards along the A6075 but should avoid the higher ground.
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area but is opposite Area 12 (Maun Valley), south side of Peafield Lane. Opportunities should be sought to support the connectivity to the adjacent GI Area.	Natural Resources: A majority of the centre and north of the site is ALC Grade 1. There is a mix of ALC Grade 2, 3a and 3b to the northwest of the site and Grades 2 and 3b to the southwest.
Contamination: No known constraint.	Other Constraints: None identified.

Deliverability and Viability:		
Proximity to Services and Facilities: Performs very well in relation to access to public transport, and community facilities, but not to a district / local / neighbourhood centre. It is also positioned to offer relatively good access to greenspace, and educational facilities (both primary and secondary schools). The site has poor access to health facilities, particularly the northern parcel, with the nearest centre located approximately 1.7km from the site.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is adjoining the settlement boundary of Mansfield and includes site 50 which is being promoted independently of the northern parcel, of which planning application has been submitted to the council which has yet to be determined. The site is promoted as a single site, however the site comprises of two land parcels that are dissected by private farm access track which presently means there would be no highway access between the two sites. Very few services are within a reasonable walking distance of the northern parcel of the site, but are within a reasonable cycling distance of site 50. Bus stops are located within a reasonable walking distance offering services to Mansfield Woodhouse and Mansfield town centre. The site is within an area of	

	medium landscape sensitivity to residential development. While the site is being promoted as a single site the northern parcel would be delivered later in the plan and would form an extension of site 50, rather than developed as a single, connected site. It is concluded that site 50 would form a logical extension to the Mansfield settlement boundary however the northern parcel would extend the existing built form of Mansfield beyond the current line of development which would extend beyond a reasonable walking distance to access services and facilities. It is therefore concluded this site, notwithstanding the conclusion of site 50, should not be considered for allocation at this time.
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Site Reference: 331	
Site Name: Land south of Clipstone road east - East of Crown Farm Way	
Site area (ha): 36	
Developable area (ha): 8.99	
Current use: Mixed-use	
Proposed use: Housing	
Estimate Site Yield (dwellings): 315	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	

Highway and Access:

The site would require multiple points of vehicular accesses off Crown Farm Way. Vehicular access off Clipstone Road East B6030 should be discouraged; however, pedestrian and cycle points, connections, and routes should be created to connect both Crown Farm Way and Clipstone Rd East.

A footway / cycle lane will be required to / along Clipstone Road East. Pedestrian / cycle crossing(s) on Clipstone Road East will be necessary to connect the site with the existing services / development.

Connections to the Mansfield Woodhouse Bridle Way 21, cycle paths 206, 149 and nearby National Cycle Routes no. 6 and 645 and accommodating these routes within the site, where necessary, ensuring the free flow along the cycle paths. Highway and junction improvements could be required subject to the TA.

Provision of a bus route / loop through the site may be required and or improvements or provision of the existing / new bus route(s). Possible speed limit reduction on Clipstone Road East and Crown Farm Way may be required subject to the proposed site layout.



Ecology:

RAG Rating: AMBER

The AMBER rag rating relates to the allocation's sensitive location near to a range of designated wildlife sites. The rating would be RED, however, it has been graded AMBER on the basis that the proposed area for development is located solely north of Newlands Road. The number of houses and their location within the proposed allocation would need to reflect this.

Flood Risk:

The area between Clipstone Road East and Newlands Road is the part of the site proposed for development, with the remainder of the sites used for the provision of GI. The area proposed for housing is wholly within FZ1. Part of the remainder of the site lies within FZ2 and FZ3, however these areas are only proposed for the delivery of green and blue infrastructure.

This site is in a sensitive location due to its proximity to a variety of adjacent designated wildlife sites. Some level of development may be achievable within the parcels of land at the north of the site, but those closer to the SSSI should not be built on. A development would need to demonstrate significant onsite open space provision in order to offset the impacts of increased visitor pressure on the nearby, LNR, LWS's and SSSI.

The LNRS identifies a series of measures in various parcels within the site where specific actions could have significant benefits. These include measures relating to the creation of new woodland and improvements to watercourses. Perhaps of particular interest though are areas where opportunities for the creation of new heathland and acid grassland have been identified on certain parcels within the proposed allocation. This type of opportunity is more restricted in where it can be located, due to the need for the underlying geology to be appropriate. A potential development on this site should therefore look to maximise these opportunities and not sterilise them through built development.

The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The existing ponds, hedgerows and trees should be incorporated into the designs wherever possible as part of green infrastructure within the site.

Future development should seek to:

Provide significant habitat buffers between any built development and adjacent local wildlife sites.

Identify how LNRS objectives can be delivered as part of the scheme.

Provide significant amounts of onsite public open space in order to reduce the pressure of increased visitor numbers on adjacent nearby designated sites.

Surface water flood risk represents the greatest risk of flooding to the site with 4% of the site inundated during an extreme event. This flood risk is predominantly associated with two surface water flow paths in the north of the site. The Level 2 SFRA concludes that it should be possible to locate all development within the north of the site outside of flood risk areas along with the use of SuDS.

Ensure designs avoid loss of any habitat within onsite LWS's.	
Heritage: Risk RAG Rating: Nil / Low No designated heritage assets within 250m. Site 331 has a limited relationship with surrounding heritage assets and does not contribute meaningfully to their setting. While there is some potential for archaeological remains within the site, this can be appropriately managed. Overall, the site presents a low level heritage constraint, and development is likely to be acceptable in principle. Potential mitigation: A proportionate archaeological assessment and, where necessary, evaluation should be undertaken in advance of development, particularly given the scale of the site. Development should also respond to the wider landscape character.	Landscape Sensitivity: Medium The area to the north of Vicar Water Country Park and Newlands Farm is significantly influenced by adjacent land uses particularly housing development that reduces sensitivity to similar development. However, this northern part of the study area currently provides an important green wedge function preventing coalescence of the eastern edge of Mansfield and Clipstone the separate identities of which could be compromised by new development. There is arguably already the perception that Mansfield and Clipstone have coalesced, a perception that may strengthen if development occurs on the Clipstone Football Club site north of Clipstone Road, reducing susceptibility to housing development on the study parcel. Consideration could be given to retaining some open land within the northern parts of the study parcel to the south of Clipstone Road to continue its function as open land between settlements.
Green and Blue Infrastructure and Open Space: A majority of the site is within the Strategic GI Area 10 (Vicar Water). The overall policy direction is to conserve, create and restore. Recommended actions relevant to the site include: Protect priority habitats and designated sites. Protect and maintain recreational links along and to Vicar WaterCountry Park, Timberland Trail and former Mansfield Colliery. Screen existing and new development through appropriate	Natural Resources: N/A

landscaping, considering views from the Timberland Trail, restored Mansfield Colliery, Vicar Water Country Park and other view points. Seek opportunities to strengthen existing ecological networks.	
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability:	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, educational facilities (both primary and secondary school), and health facilities. It also has relatively good proximity to community facilities and greenspace.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	

Recommendation: Preferred allocation	Explanation: The site is in a sustainable location adjoining the settlement boundary of Mansfield, within a reasonable walking distance of a number of services and facilities including bus stop with services to Mansfield Town centre. The proposed area for development is located north of Newlands Road, reflected in the developable area and number of dwellings proposed. The remainder of the site is proposed as an extension to vicar water Country Park and delivery of a range of green and blue infrastructure by an open space and habitat creation. The site is within an area of medium landscape sensitivity the landscape sensitivity assessment acknowledges that development is likely to exacerbate the coalescence of Clipstone in Mansfield. However, it is also acknowledged that perception is settlements have already coalesced, and some degree of a buffer south of Clipstone could be provided. Proposed area for development is entirely within flood zone 1 but a small area of surface water flood risk has been identified, which can be mitigated. No significant constraints to development have been identified.
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Site Reference: 334	
Site Name: Land north of Jenford Street	
Site area (ha): 8.11	
Developable area (ha): 2.55	
Current use:	
Proposed use: Housing	Flood Risk: The site is entirely within FZ1. No surface water flooding has been recorded on the site.
Estimate Site Yield (dwellings): 120	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: A suitable access could be achieved off Jenford Road. Cycle connectivity should be encouraged through the Ladybrook Green area towards Ladybrook Lane to the North West and existing paths upgraded. There should also be footway/cycleway connectivity from the development site to Marriott Avenue to the North East. There is an on-road signed cycle route which runs from Sutton Road from the South East along Jenford Street located adjacent to the proposed access to the site, along part of Ladybrook Lane, then southwest towards Brick Kiln Lane and North East to Chesterfield Road South. Any sustainable safe connections are encouraged to be implemented.	
Ecology: RAG Rating: GREEN The habitats present on site are relatively common. The baseline BNG assessment may need to take into account the vegetation clearance that has taken place. The site would need to be subject to	

detailed ecological assessment of the use of the area by protected species. Future development should seek to: Retain existing trees where possible. Provide extensive new landscaping of wildlife value. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Site not within scope of the LSA.
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area but is partially designated Community Open Space and includes allotments. Opportunity to incorporate the COS, in part or in full, in to the development.	Natural Resources: N/A. The site is within the Mansfield urban area.
Contamination: No known constraint.	Other Constraints: None identified
Deliverability and Viability: The site is available and deliverable.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, health facilities, and primary school education. It also provides relatively good access to secondary school education. The site would result in the loss of a small area of community open space, but the site would contribute to an improvement in the quality of COS.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	

Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Preferred allocation	The site is in a sustainable location within the Mansfield urban area with access to a range of services and facilities. The site is available and deliverable. The site will offer the opportunity for improved community and open space provision on Ladybrook Green, with development primarily on the eastern half of the site. No constraints to development identified.

Site Reference: 335	
Site Name: Land north of Old Mill Lane	
Site area (ha): 11.2	
Developable area (ha): 7.14	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 250	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 6-10	
Highway and Access: The preference is for a coordinated approach with sites 31 (adjoining the north of the site) to ensure access can be safeguarded for all land parcels and connectivity within the site can be achieved to a satisfactory level in line with current and national and local guidance. Improvements to the nearby junctions will be required to mitigate the impact of this development as a whole. Possible realignment of New Mill Lane could potentially be considered to aid the development of this area. All highway works shall be provided in line with the design details in current HDG. The main road corridor should be looped, suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link with minimum of 2 points of access.	

Ecology: RAG Rating: AMBER The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide the necessary ecological buffers, particularly near to the river corridor. The southern part of the site is a series of fields heavily grazed by horses. These are a mix of modified and other neutral grassland. The grassland is diverse given the grazing regime with areas meeting the definition of other neutral grassland due to the proportion of herbs present. The boundary of the site adjacent to Old Mill Lane comprises a species rich hedgerow. The northern part of the site is comprised of two fields heavily grazed by horses, in places borderline between modified grassland and other neutral grassland. The grassland is diverse given the grazing regime. A small heavily poached pond is present in the north western field. The woodland adjacent to the river appeared to be semi natural, while the other areas of the woodland are plantation in origin. This LWS should also be protected by a substantial buffer of habitat within the allocation boundary. This could include enhancement of the grassland in the smaller north western field. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. A triangle of plantation woodland is present within the site. This should be incorporated into the site layout as part of the open space and buffered in order to avoid potential with shading of residential gardens. The LNRS identified an ancient tree within this site. This would need to be identified and retained and protected. The field boundaries both within and surrounding the site are particularly	Flood Risk: The western boundary of the site partially lies within FZ2 associated with corridor of the River Maun. Pluvial flood risk represents the greatest risk of flooding to the site, however only 2.9% of the site is affected an extreme event. The Level 2 SFRA concludes that the site is developable. It should be possible to locate all more vulnerable infrastructure in Flood Zone 1 and outside of the design pluvial flood extent. However, this will require a sequential approach to be implemented. There are no constraints in terms of site access. No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone will be provided e.g. 20m.
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robust and may be important for the movement of species such as bats. They should be incorporated into the design of the green infrastructure on the site and protected from adverse impacts such as lighting. The LNRS identifies areas at the west of the site as having potential for the creation of new woodland as well as measures to improve the watercourse. These objective should be explored as part of the design of the site. Future development should seek to: Provide substantial habitat buffers to the local wildlife site. Retain and protect boundary hedgerows, woodland, trees, (especially ancient or veteran trees) and the pond within green infrastructure provision. Enhance areas of existing grassland through better management. Ensure lighting does not impact upon protected species or newly created/retained habitats.	
Heritage: Risk RAG Rating: Low No designated heritage assets within 250m.	Landscape Sensitivity: Medium The site is to the west of LSA study parcel 10. The highest central area is relatively exposed where housing development would be conspicuous on the skyline above the current settlement edge. The study parcel retains an evident but weak rural character, limited to its general arable land use, further weakened by the poor-quality hedgerows and the study parcel's location on the settlement edge with urbanising influences. The landscape has no recognised strategic green infrastructure function or wildlife / biodiversity interest / value / connectivity. It is generally of low landscape and visual value.

	Housing development could be in keeping with adjacent land uses and with settlement form/pattern and scale, for example continuing growth northwards along the A60 and north-eastwards along the A6075 but should avoid the higher ground. New housing development could provide a softer settlement edge.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 12 (Maun Valley). The overall policy direction is to conserve, create, enhance and restore. Recommended actions include: Protect designated sites, priority habitats, areas of open space providing gateways onto the GI network, trails, hedgerows, historic assets and their settings, and urban woodland/trees. Create safe cycle and walking routes between Ravensdale Road through to New Mill Lane along the Maun Valley river and recreational corridor. Ensure that new development creates and integrates local green infrastructure corridors and access points, as part of its design, linking to the existing recreational network. Improve path surfaces and the design of trails through the Maun Valley LNR, as they are prone to flooding and erosion. Create new habitat areas to buffer and link to designated sites and priority habitats. Ensure that new development maintains a balance of wooded enclosure and openness within and adjacent to the River Maun corridor.	Natural Resources: A majority of the site is ALC Grade 2, with a small area of Grade 1 recorded to the north and west of the site.

Improve water quality, river morphology (e.g. restoring culverts, weirs & river channel to a more natural state), wetland ecology and habitat connectivity (e.g. to allow movement of wildlife) along the River Maun corridor. Improve the management of habitats that have become nutrient enriched and non-native species removal, especially within the Maun Valley LNR. There is a need to coordinate with adjacent site 31.	
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is deliverable. An area of stand-off is required from the electricity pylons, however the developer has stated this does not impact on the viability of the site.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, and access to community facilities. It also has relatively good access to greenspace, and primary and secondary school education. There is moderate access to health facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	

Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is in a sustainable location within the Mansfield urban area and within a reasonable walking distance to a range of services and facilities. A buffer is required around the electricity pylons which reduces the developable area but the site is deliverable. The site lies within an area of medium landscape sensitivity to residential development but no significant constraints to development have been identified. An appropriate buffer would be required between the development and the local wildlife site along the corridor of the River Maun. Potential access to site 31 to the north should also be explored to improve connectivity between the two sites.	

Site Reference: 338	
Site Name: Land south east of Mansfield Road	
Site area (ha): 15.78	
Developable area (ha): 10.12	
Current use: Agricultural / vacant land	
Proposed use: Mixed Use	
Estimate Site Yield (dwellings): 295	
Estimated Site Yield (employment floorspace m2): 2200	
Land type: Greenfield	
Timescale for delivery: 1-5	
Highway and Access: The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The HA has raised concern regarding the railway bridge to the north of the site which has narrow footways to either side. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The Highways authority has stated if sites 49 and 338 are both allocated, there should be a coordinated approach and requested that the access strategy is joint to create a new junction in a form of a roundabout to allow for a heavy traffic flow along the A60 and ensure a safe access to both sites.	

Ecology: RAG Rating: Amber Agricultural land cropped field. The habitats on the site are of low biodiversity value, but the site is directly adjacent to Warsop Sand Quarry LWS. It also borders an area of non designated woodland to the south. It therefore forms an important part of the ecological network, and development of whole the site could act to prevent wildlife moving freely. This site is rated amber as development would have to demonstrate how impacts on the adjacent Local Wildlife Site would be avoided. Future development should seek to: Provide significant buffers of new habitat adjacent to Warsop Sand Quarry. This should include habitat creation, and no built development, in the triangle and small square of land to the south eastern corner of the site. Strengthen the corridor of habitat along the railway to the north of the site with new planting to ensure species can still move effectively form West to East. Ensure lighting does not impact upon the adjacent LWS and woodland to the south of the site. Consider the need for an assessment of potential impact on the ppSPA.	Flood Risk: The site is wholly within FZ1. A small number of areas at are at high / low risk of surface water flooding which could be mitigated through the use of SuDS.
Heritage: Risk RAG Rating: Nil / Low No designated heritage assets within 250m.	Landscape Sensitivity: Medium The site is to the west of LSA study parcel 24. Generally, a gently undulating, simple, landform, gradually rising from west to east. Relatively simple landcover pattern of medium scale, irregular and regularly shaped arable fields, broken up by the well-vegetated disused quarry and young woodland on the southern western boundary.

	The settlement edge is harsher along the A60 where there is a row of bungalows to the south of the railway. The railway embankment itself is a linear man-made feature in the landscape that provides a somewhat discordant inharmonious relationship between the built and natural environment. New roadside housing development on the lower lying ground could be in keeping with adjacent land uses and with settlement form, pattern and scale, and the general character of the settlement edge in this location, whilst maintaining the setting of the settlement in the landscape with higher ground above and beyond to the east. New development here could soften the current harsh northern settlement edge.
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area. There is limited opportunities to provide new and improve active travel connections to the centre of Market Warsop, with access only possible along Mansfield Road. The southern boundary of the site is adjacent to the Warsop Sand Quarry LWS. Development could support the enhancement and / or connectivity or extension of the LWS.	Natural Resources: A majority of the centre and east of the site is ALC Grade 2. The western half of the site comprises Grade 1 and Grade 3a.
Contamination: The east of the site is adjacent to a historic landfill site, this area may require remediation.	Other Constraints: None identified.
Deliverability and Viability: No abnormal costs have been identified and the site is deliverable.	
Proximity to Services and Facilities:	

Performs very well for access to centres and public transport, and access to community facilities. It also provides relatively good access to greenspace and primary school education. Whilst there is access to health facilities and secondary school education, this infrastructure is located over 1km from the site, and so would require longer travel distances for access.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred Allocation	The site is adjacent to the settlement of Market Warsop, south of the railway line. Warsop Sand Quarry LWS is situated adjacent to the eastern boundary. Potential adverse impacts on the LWS can be mitigated by providing a significant buffer of new habitat adjacent to the LWS and there is no built development in the triangle and small square of land to the south eastern corner of the site. The site is within an area of medium landscape sensitivity. Whilst Market Warsop is a sustainable settlement and the site is in proximity to a number of services and facilities the Highways Authority has raised concerns over the limited pedestrian access under the railway bridge. A bus stop is available adjacent to the site with services to Market Warsop and Mansfield. However, the site also proposes a supermarket, petrol filling station and coffee shop as part of the proposed mixed use development, providing additional facilities to support residents of Market Warsop, nearby villages and residents of Mansfield Woodhouse / north Mansfield. No significant constraints to development have been identified.	

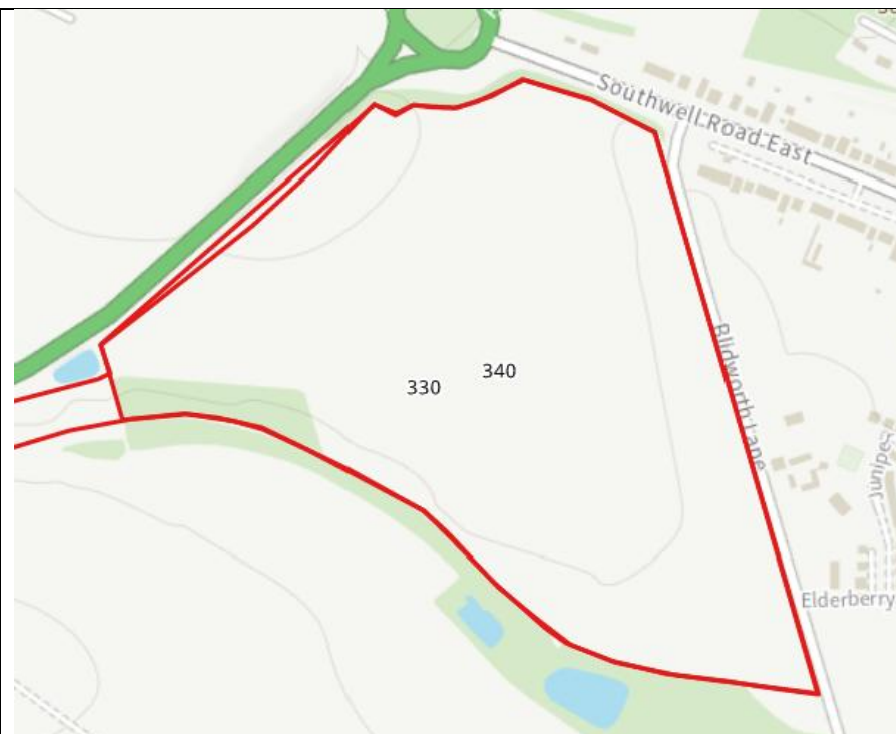
Site Reference: 340	
Site Name: Land south of A617 and West of Blidworth lane	
Site area (ha): 22.3	
Developable area (ha): 14.5 (Residential only) 8.92 (Employment only)	
Current use:	
Proposed use: Mixed use	
Estimate Site Yield (dwellings): 506	
Estimated Site Yield (employment floorspace m2): 89300	
Land type: Greenfield	
Timescale for delivery: 11+	

Highway and Access:

The HA has identified there is potential of significant costs associated with the development of this land to access the site and provide any mitigation measures along MARR and Blidworth Lane and other nearby junctions (subject to a TA). The site would require two priority access junctions and pedestrian / cycle facilities along the site's frontage(s) and within the site.

There would be a potential to gain an access to the site off Blidworth Lane but this would involve junction improvements on B6020 Southwell Rd E / Blidworth Lane and possibly A617 (MARR) / B6020 (Southwell Rd E) / A6191 Southwell Rd W) roundabout. Blidworth Rd would require widening to the junction(s) and footway provision and pedestrian crossing(s) installation. There is a level difference between Blidworth Ln and the site at its junction with B6020, which will have to be addressed and improved. There shall be no access taken off A617 (MARR) / B6020 (Southwell Rd E) / A6191 Southwell Rd W) roundabout.

The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant development.



Ecology:

RAG Rating: RED

The site is directly adjacent to Rainworth Lakes SSSI to the south. In addition, part of Rainworth Lakes LWS falls within the site boundary. The Foulevil Brook is to the south of site and is connected to Rainworth Lakes. The site is ecologically sensitive due to these

Flood Risk:

The site is wholly within FZ1. No surface water flooding has been recorded on the site. Foulevil Brook runs adjacent to the southern boundary. An appropriate buffer would be required between the development and the brook.

nearby sites and the risk that development could cause adverse impacts. An area of mixed woodland containing mainly conifers is present on the south western boundary of the site. This woodland is within the boundary with Rainworth Lakes LWS. Native hedgerows separate the fields The LNRS identifies opportunities for improving ecological connectivity and creating new habitats within a farmed landscape. This highlights the need to more habitat creation in this location to protect the existing sites of value and to allow wildlife to move freely. The Habitat Study concludes a small allocation may be acceptable on part of the site, but development across the entire site would not be appropriate. Where this development takes place should consider how wildlife can move effectively from east to west along the southern boundary but also from north to south linking with Ransom Wood and Rainworth Forest to the North. Any allocation should make clear that, no loss of LWS habitat would be acceptable. A substantial buffer of new habitat would be needed in the southern half of the main parcel of the allocation to protect the SSSI. Future development should seek to: - Not result in the loss of any LWS habitat. - Buffer the LWS and SSSI to the south through the creation of substantial areas of new habitat creation. - Create a wide new ecological corridor running from north to south to prevent fragmentation of the ecological network. - Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Low No designated heritage assets within 250m.	Landscape Sensitivity: High-Medium The site is within the eastern half of the site.

	The eastern half of the study parcel is sensitive to development that is likely to be conspicuous on the skyline despite current urbanising influences. Its location between Rainworth immediately to the east and the MARR (and proposed Mansfield SUE) immediately to the north provides an important function separating the settlements. It contributes to the character and setting of Rainworth in the landscape. Sensitivity is increased due to its location on a distinctive approach / gateway to Rainworth and Mansfield. Housing development within the eastern part of the study parcel could represent a continuation of the settlement pattern of Rainworth; in this case, a gap should be maintained between such development and the A617 MARR (including retention of existing vegetation on the roadside cutting slopes) to retain separation between the MARR (and proposed SUE on the northern side) and Rainworth.
Green and Blue Infrastructure and Open Space: The SE boundary of the site is adjacent to strategic GI Area 11 (Mansfield Way). Create small scale woodland/tree planting to soften new development, preferably in advance of development. Conserve the existing field pattern by locating new small scale development within the existing field boundaries. Create an appropriate (wooded and/or wetland) additional transitional habitat buffer along the southern boundary of this study parcel and to the north along Foulevil Brook.	Natural Resources: A range of ALC Grades have been recorded on the site. Grade 2 is recorded across a majority of the centre and west of the site, with a small area of Grade 1 in the centre. Grade 3a is recorded to the southeast of the site, with grade 3b down the eastern side.
Contamination: No known constraint.	Other Constraints: None identified.

Deliverability and Viability: Potential significant infrastructure costs associated with safe highway access. The site is available.		
Proximity to Services and Facilities: Performs very well for access to centres and public transport, and primary school education. It also performs relatively well for access to community facilities and greenspace. Whilst there is access to health facilities, these are located over 1km from the site and would require longer travel distances and times. It is noted that the site has very poor access to secondary school education, with the nearest school located over 3km from the site.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is adjacent to the settlement boundary of Rainworth, which forms part of the Mansfield urban area. The site is within a reasonable walking distance to a range of services and facilities. The site is ecologically sensitive being 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. The site is within an area of high-medium landscape sensitivity and contributes to the character and setting of Rainworth in the landscape. It is concluded there are other more suitable sites within or adjacent to the Mansfield urban area and the site should not be allocated at this time.
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Site Reference: 341 Site Name: Bridleways Guest House & Holiday Homes Site area (ha): 1.16 Developable area (ha): 0.56 Current use: Proposed use: Housing Estimate Site Yield (dwellings): 5 Estimated Site Yield (employment floorspace m2): 0 Land type: Greenfield Timescale for delivery: 1-5 Highway and Access: This site was a subject to a recent pre-application query ref. 2023/0548/PREAPP which can provide further details – The access to the site is via Newlands Road, which is partly a minor Public Right of Way - Mansfield Woodhouse Bridleway No 28 - Potentially, an alternative access could be obtained via the site no. 331.	
Ecology: RAG Rating: GREEN The green RAG rating reflects the proposed allocation of only a small number of houses on the site. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. The wooded corridors to the north and east of the site should be retained as part of any development and incorporated into the designs as part of green infrastructure within the site. The site is located 60m to the north of Vicar Waters Nature Reserve LNR. A small number of dwellings may be acceptable were the site developed in isolation.	Flood Risk: The site is entirely within FZ1. No surface water flooding has been recorded on the site.

Were the site to be developed as part of a larger allocation, with site 331, then consideration should be made to whether housing or green infrastructure provision would be more appropriate on the site. The LNRS identifies a series of measures in the southern part of the site where specific actions could have significant benefits. These include measures relating to the creation of new woodland and improvements to watercourses. Future development should seek to: Retain and buffer the woodland corridors to the north and east to prevent conflict with shading of residential gardens. Ensure lighting does not impact upon protected species or newly created habitats. Consider the need for an assessment of potential impact on the ppSPA.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Medium The area to the north of Vicar Water Country Park and Newlands Farm is significantly influenced by adjacent land uses particularly housing development that reduces sensitivity to similar development. Consideration could be given to retaining some open land within the northern parts of the study parcel to the south of Clipstone Road to continue its function as open land between settlements.
Green and Blue Infrastructure and Open Space: The site is within the Strategic GI Area 10 (Vicar Water). The overall policy direction is to conserve, create and restore. Recommended actions relevant to the site include: Protect priority habitats and designated sites.	Natural Resources: N/A

Protect and maintain recreational links along and to Vicar WaterCountry Park, Timberland Trail and former Mansfield Colliery. Screen existing and new development through appropriate landscaping, considering views from the Timberland Trail, restored Mansfield Colliery, Vicar Water Country Park and other view points. Seek opportunities to strengthen existing ecological networks. GBI provision should be brought forward in conjunction with site 331 if this were to be developed.	
Contamination: No known constraint.	Other Constraints: N/A
Deliverability and Viability: The site is available. A small-scale site within the grounds of an existing guest house accommodation. No abnormal costs have been identified.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, health facilities, and secondary school education. It also provides relatively good access to community facilities, greenspace, and primary school education.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	

Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	A small greenfield site set within an area used for holiday guest homes. A small site delivering 5 dwellings. The site is considered suitable if site 331 is brought forward which would form a logical extension to the Mansfield settlement boundary.	

Site Reference: 376	
Site Name: Land East of Park Hall Road/North of The Fairways	
Site area (ha): 19.6	
Developable area (ha): 12.74	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 446	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: Due to the size of this development, highway improvements to the nearby highway and The Fairways / Leeming Lane North (A60) junction may be required subject to a TA for the site. If land is available, the main site access(es) could be provided directly off The Fairways taking the watercourse into consideration and ensuring the free flow for the watercourse within the site. It is noted that this is not a very sustainable location so improvements or provision of a bus route within the site or within close proximity may be required to be provided as well as cycle/pedestrian connections/lanes where appropriate. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed	

of 20 mph and form a continuous link with minimum of 2 points of access.

Ecology:

RAG Rating: AMBER

While the majority of the site contains habitats of relatively low value, the two parcels of woodland are of high value and should be retained and buffered. The development of the site is constrained to some extent by the ecological value of the surrounding habitats. To the NW and NE are wooded corridors that are part of the designated LWS The Shrubbery, Park Hall, Nettleworth. Significant buffers (minimum 30m) of natural habitat with no built development would be required adjacent to all of these. In addition, the eastern boundary of the site abuts part of the main river network, so this boundary would also need a significant habitat buffer. The site would need to be subject to detailed ecological assessment of the use of the area by protected species. It would need to be established that road access to the site could be achieved without loss of habitat within the adjacent LWS's.

The LNRS maps parts of the site as having the potential for woodland, wet woodland and grassland creation. In addition, a range of measures are identified in association with the land adjacent to the watercourse. The feasibility of incorporating such measures into the site should be explored.

Further development should seek to:

Have development within the central part of the site and substantial habitat buffers adjacent to the watercourse and adjacent LWS and pockets of woodlands. These buffers should contain no form of built development.

Ensure lighting does not impact upon the adjacent LWS and protected species.

Retain the two field trees within open space.

Flood Risk:

The site borders the Leas Brook to the south. A majority of the site is within Flood Zone 1, with approximately 8% within Flood Zone, associated with the Leas Brook.

No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone will be provided.

Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Grade II Listed Building: Park Hall Stables	Landscape Sensitivity: Medium The site is to the east of LSA study parcel 12. Landscape well contained by wooded tree belts and other mature vegetation with limited inward and outward views and limited intervisibility. Some distant views to higher ground to the east around Crimea Farm and Peafield New Plantation. Further small-scale housing development to the north of Felton Avenue in the location of the smallholding would be appropriate as a northern extension of Mansfield Woodhouse, possibly extending into the arable field in the east of the study parcel where parkland character is weaker and where development would be well contained by surrounding wooded tree belts. Any new development should conserve and reinforce / enhance features of landscape value, in particular the strength of landscape character and condition, distinctiveness, natural ecological heritage / biodiversity, historical / cultural heritage, PRoW access, and scenic aesthetic, perceptual and experiential qualities of the study parcel.
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 3 - Woodhouse. The overall policy direction is to conserve, create, enhance and restore. The recommended actions relevant to the site include: Conserve and enhance the parkland landscape character adjacent to Park Hall and Nettleworth Manor. Protect and strengthen recreational access (walking, cycling paths) from residential areas to areas of open countryside and Manor Park recreation area.	Natural Resources: 100% of the site has been assessed as having ALC Grade 3a and as such, BMV land has been identified on this site.

Protect sites of historical/archaeological importance and their settings. Protect woodland and wetland Local Wildlife Sites, priority habitats and ancient woodland. Conserve open views and rural-like setting across the landscape. Focus efforts to extend new habitat linkages (through habitat creation) from existing core habitat areas (i.e. bigger, better quality and better connected for a more resilient biodiversity resource). Enhance flood mitigation and ecological linkages through the creation of green sustainable drainage systems (SuDS). Restore habitats, especially woodland and wooded parkland so that these connect with existing areas of ancient woodland and local wildlife sites.	
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is available. The developable area would need to be reduced to provide sufficient buffering between development and the adjacent local wildlife sites and the Leas Brook. No abnormal costs have been identified.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, and secondary school education. It also	

provides relatively good access to greenspace. Whilst there is access to primary school education, accessing the nearest facilities would require travelling approximately 925m. It is considered that the site has poor access to health facilities, with the nearest infrastructure located nearly 1.7km away.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is adjoining the settlement boundary of Mansfield, however the site would be a significant extension into the countryside not in keeping with the existing built form. The properties on the site would not be within a reasonable walking distance to the nearest facilities and services, particularly as the site extends to the north east and would form a peripheral development to the existing urban form of Mansfield Woodhouse. The site is within an area of medium landscape sensitivity. The site has an amber RAG rating for potential ecological impact, with the Habitat Study identifying the wooded corridors to the north forming part of the designated LWS The Shrubbery, Park Hall, Nettleworth. Significant buffers (minimum 30m) of natural habitat with no built development would be required adjacent to all of these. In addition, the eastern boundary of the site abuts part of the main river network (Leas Brook) would also need a significant habitat buffer.	

Site Reference: 382	
Site Name: Land at Hereford Avenue	
Site area (ha): 0.46	
Developable area (ha): 0.46	
Current use: Community Open Space	
Proposed use: Housing	
Estimate Site Yield (dwellings): 16	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: Potential access could be achieved off Hereford Avenue which is 5m wide with 2m footways on both sides. The access road leading to the development site would, therefore, meet the design criteria for the proposed number of dwellings. The existing footpath to Worcester Avenue is currently closed off under a Gating Order but should be considered to be reopened to improve permeability of the site, unless there are reasons why it should not. In such case, this footpath should be formally stopped up as highway. The internal layout of the site should be designed so that it allows a direct access to the Manor Park and should remain and be opened for all local residents (if possible).	
Ecology: RAG Rating: GREEN The western part of the site consists of an area of modified grassland surrounded by other broadleaved woodland. The eastern park of the site is bordered by strips of introduced shrubs with occasional scattered trees.	Flood Risk: The site is not within Flood Zone 1. No surface water flooding has been recorded in the site.

The site is connected to a much larger area of open space containing sports pitches. While the habitats on the site are not rare, the site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. In particular if bats are of importance on the site. The LNRS recommends measures to create or enhance woodland at the site. Given the size of the site this is unlikely to be achievable in combination with a housing scheme. A strong landscape design including good tree planting would therefore be preferable. Future development should seek to: Ensure a strong landscaping scheme incorporates trees within the design to try and compensate for habitat losses. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Nil No designated heritage assets within 250m.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: The site is within Strategic GI Area 3 - Woodhouse. The overall policy direction is to conserve, create, enhance and restore. The recommended actions relevant to the site include: Protect and strengthen recreational access (walking, cycling paths) from residential areas to Manor Park recreation area. Conserve open views and rural-like setting across the landscape.	Natural Resources: N/A

Restore access along existing trails south of Manor Park/Sport Complex, re-establishing and improving better connectivity of walking/cycling routes. The site is a designated Community Open Space - Manor Park. The area is secluded from the remainder of Manor Park and does not offer access to Worcester Avenue or Hereford Avenue and so the loss will need to be considered against the benefits small scale development would bring, including small scale enhancement / contribution toward the above actions - notably access to Manor Park via Hereford Avenue.	
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability:	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, and secondary school access. It also has relatively good access to primary school education. However, it has poor access to health facilities, and raises concern over the potential loss of community facilities and greenspace.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	

Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is within the Mansfield Settlement boundary and a relatively sustainable location within reasonable walking distance to a number of services and facilities. There are no significant constraints to development. The site would result in the loss of community open space and it has not yet been demonstrated this is surplus to requirements or could be replaced.	

Site Reference: 384	
Site Name: Civic Centre	
Site area (ha): 3.9	
Developable area (ha): 3.32	
Current use: Employment	
Proposed use: Housing	
Estimate Site Yield (dwellings): 116	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Mixed	
Timescale for delivery: 6-10	
Highway and Access: Potential two points of access off the A6191 (Chesterfield Road South) and the A6009 (Rosemary Street). Opportunities to ensure walking and cycling access is enhanced to adjoining development to the west.	Flood Risk: The site is wholly within Flood Zone 1. A small number of areas are at high-low risk of surface water flooding.
Ecology: RAG Rating: GREEN The site comprises an existing building, a large carpark and an area of grassland containing a children's playground. There are numerous large trees present on the site, particularly along the main road and within the open space, but also within the carpark. The trees on site are of the greatest ecological value due to their large size. The area of public open space also has some value although could likely be improved as highlighted by the LNRS measure to carry out wildlife friendly management of such spaces including by relaxing mowing regimes, establishing wildflower grasslands, planting native trees and shrubs, and creating ponds.	

The site would need to be subject to detailed ecological assessment of the use of the area by protected species. In particular assessment of the buildings and trees on site for the presence of bats. It is understood that the open space area is to be retained, while the building and car park area would be redeveloped. Bearing this in mind the site is RAG rated GREEN. Future development should seek to: Retain and buffer the mature trees on the site from the impacts of development through careful design. Retain the existing area of grassland and trees in the open space area to the north. Enhance the wildlife value of the retained grassland. Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Conservation area: Crow Hill Drive Conservation Area Grade II listed building: 82 Chesterfield Road South Milbank Cottage and adjoining boundary wall Overall impact: Low	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space:	Natural Resources:

The existing open space should be safeguarded, with opportunities to enhance the existing open space and connect to residential development to the west.		N/A	
Contamination: No known constraint.		Other Constraints: None identified.	
Deliverability and Viability: A decision has yet to be made as to whether the site can be released for residential development, subject to the alternative employment provision being made. The site is therefore not considered deliverable or developable at this time.			
Proximity to Services and Facilities: Performs very well for access to a range of services and facilities.			
Additional Sustainability Appraisal Factors			
Economy (access to existing employment area)			
Economy (educational provisions)			
Healthy communities (IMD)			
Healthy communities (access to community infrastructure)			
Healthy communities (access to greenspace)			
Healthy communities (access to healthcare facilities)			
Soil and land (ALC)			
Transport and accessibility (access to primary school)			
Transport and accessibility (access to secondary school)			
Water resources (Groundwater Source Protection Zone)			
Conclusions			
Recommendation:		Explanation:	

Not a preferred allocation	The site is within the Mansfield urban area and a reasonable walking distance to a range of services and facilities. No Significant constraints to development, however, the site is not available for redevelopment at this time.
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Site Reference: 387	
Site Name: Land North of Vale Road, former Community Centre	
Site area (ha): 1.24	
Developable area (ha): 1.05	
Current use: Community facility and open space	
Proposed use: Housing	
Estimate Site Yield (dwellings): 37	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: Access could be provided directly off Vale Road and Elm Tree Avenue. There are formal footways running through the site, which form part of the highway network, connecting Vale Road with Oak Tree Crescent and Elm Tree Avenue. If these were to be formally stopped up as part of the site's redevelopment, a footway / cycle lane connection to Elm Tree Avenue and Oak Tree Crescent should be proposed within the layout to ensure the permeability of the site and to prevent pedestrian connections to be lost.	
Ecology: RAG Rating: GREEN The site is RAG rated GREEN, based on the impacts of development likely being local to just the site, however retention of the large trees could cause issues in designing housing scheme on the site. The site is an area of public open space covered with mown modified grassland. A strip of other broadleaved woodland extends around several edges of the site. Non native invasive species including	Flood Risk: The site is entirely within Flood Zone 1. No surface water flooding has been recorded on site.

snowberry and cotoneaster are present in the woodland understory. Large scattered trees are also present around the boundary of the site. The large trees around the boundaries of this site could pose a challenge to its development as their retention within a scheme may be difficult to achieve and accounting for their biodiversity value if they were removed would potentially be expensive. The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently. As many of the existing trees as possible should be retained and incorporated into the design layout. Future development should seek to: Retain as many trees as possible. Ensure lighting does not impact upon protected species or retained habitats.	
Heritage: Risk RAG Rating: Medium No designated heritage assets within 250m.	Landscape Sensitivity:
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area.	Natural Resources:
Contamination: The site is atop a historic inert landfill. Planning submissions for this site would need assess and where relevant remediate the site. Environmental Health would also need to be consulted.	Other Constraints:
Deliverability and Viability:	

The community centre has been relet, however part of the site could be released for residential development, however this has yet to be explored further.		
Proximity to Services and Facilities: Performs very well for access to centres and public transport, primary and secondary school access. It also provides for relatively good access to health facilities. However, it raises concern over the potential loss of community facilities and greenspace.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is within the Mansfield urban area and a reasonable walking distance to a range of services and facilities. The large trees around the boundaries of this site could pose a challenge to its development as their retention within a scheme may be difficult to achieve and accounting for their biodiversity value if they were removed would potentially be expensive. No other significant constraints to development. The community centre has been relet, but part of the site could be released for residential development, however this has yet to be explored further.	

Site Reference: 390	
Site Name: Land off Woodlands Way, Spion Kop	
Site area (ha): 0.3	
Developable area (ha): 0.3	Flood Risk: The site is entirely within FZ1. A small area is at high risk of surface water flooding.
Current use: Greenfield / Vacant	
Proposed use: Housing	
Estimate Site Yield (dwellings): 11	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access: The access to the site will have to be taken off Woodland Close (currently under Section 38). The access and layout must comply with current HDG and a 2m footway along the site's frontage will be required to be provided instead of the tarmac service margin. It should be noted that there are highway soakaways in this land which will affect the location of the access and the land available for construction of the road and dwellings. The site is atop a historic landfill. Planning submissions for this site would need assess and where relevant remediate the site. Environmental Health would also need to be consulted.	
Ecology: RAG Rating: AMBER The site is given an amber RAG rating due to the impacts of habitat loss and uncertainty over the value of the grassland. A sloping vegetated bank with dense bramble and unmanaged grassland. While mapped as other neutral grassland, the grassland	

was relatively diverse and would need full botanical assessment in summer. The site is part of a larger area covered in grassland, scrub and trees to the west of Spion Kop. Parts of the grassland were noted as botanically quite diverse and would need to be subject to further detailed assessment. The habitats present are of medium value and compensation for habitat losses would be necessary. The development of the site would need to be supported by detailed habitat and protected species surveys to assess the impact of the proposals. Development at the site would need to: - Demonstrate how impacts of habitat loss were being appropriately mitigated. - Ensure lighting does not impact upon adjacent habitats to the north of the site. - Consider the need for an assessment of potential impact on the ppSPA.	
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: High-medium The nature of the eastern and southern settlement edges is generally positive and smooth, where existing built form is mostly well integrated into the settlement and surrounding landscape that rises to the east. Although new housing development to the east and south could be in keeping with adjacent land uses and with settlement form, pattern and scale, it would be conspicuous on the rising, rolling landform adversely affecting the appearance of the settlement in the landscape.
Green and Blue Infrastructure and Open Space: The site is designated community open space. While not	Natural Resources: N/A

Contamination: The site is atop a historic landfill. Planning submissions for this site would need assess and where relevant remediate the site. Environmental Health would also need to be consulted. Check EA response.	Other Constraints: None identified.
Deliverability and Viability: The site is presently designated amenity green space. No information has been submitted to demonstrate the site is available and the open space is surplus to requirements or alternative provision can be provided.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport. However, it has poor access to primary and secondary school education, and health facilities. Additionally, it raises concern over the potential loss of community facilities and greenspace.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	

Recommendation:	Explanation:
Not a preferred allocation	The site is adjacent to the settlement boundary of Spion Kop, a third-tier settlement in the settlement hierarchy which offers limited services and facilities. The site is designated community open space. The site has been identified as a historical inert landfill site. The site is within an area of high-medium landscape sensitivity. No further information has been submitted by the landowner to demonstrate the availability of the site.

Site Reference: 393 Site Name: Garage/Filling Station, Church Street, Warsop Site area (ha): 0.1 Developable area (ha): 0.1 Current use: Retail Proposed use: Housing Estimate Site Yield (dwellings): 4 Estimated Site Yield (employment floorspace m2): 0 Land type: Brownfield Timescale for delivery: 6-10 Highway and Access: Access off the A60 (Church Street) or Hetts Lane.	
Ecology: RAG Rating: Green The site is of low biodiversity value and offers little in terms of constraints to development except existing buildings needing to be assessed for bats. The site is 80m from The Carrs LNR, but due to its small size the construction of housing on this site is unlikely to impact this nearby Local Nature Reserve.	Flood Risk: The site is wholly within Flood Zone 1. No surface water flooding has been recorded on the site.
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m:	Landscape Sensitivity: N/A

Conservation area: Market Warsop CA Church Warsop CA	
Green and Blue Infrastructure and Open Space: No notable opportunities for on-site GBI.	Natural Resources: N/A
Contamination: Potential contamination from on site fuel storage.	Other Constraints: None identified.
Deliverability and Viability: No information has been submitted by the landowner to demonstrate availability of the site.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, greenspace, primary school education, secondary school education, and health facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	
Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	

Conclusions	
Recommendation: Not a preferred allocation	Explanation: The site is within the settlement of Market Warsop and a reasonable walking distance to a range of services and facilities. No significant constraints to development have been identified, however the availability of the site has not been confirmed.

Site Reference: 394	
Site Name: Land off Vale Road	
Site area (ha): 1.19	
Developable area (ha): 1	
Current use: Employment	
Proposed use: Housing	
Estimate Site Yield (dwellings): 35	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Brownfield	
Timescale for delivery: 11+	
Highway and Access: Existing access on to Vale Road.	
Ecology: RAG Rating: GREEN The site is predominantly hardstanding and buildings, but areas around the edge of the site include small areas of scrub trees and ruderal vegetation likely common on an urban site that has been left. The existing habitats on the site are unlikely to offer a significant constraint to development, however the site would need to be subject to an ecological assessment to assess the habitats present and the use of the area by protected species. In particular existing buildings should be assessed for bats.	Flood Risk: The site is wholly within Flood Zone 1. No surface water flooding has been recorded on the site.

Future development should seek to: New landscaping within the site.	
Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Conservation Area: Mansfield Woodhouse CA Grade II listed building: 46 Station Street	Landscape Sensitivity:
Green and Blue Infrastructure and Open Space:	Natural Resources:
Contamination: No known constraint.	Other Constraints:
Deliverability and Viability:	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, primary school education, and health facilities. It also is in relatively good proximity to greenspace and secondary school education facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	
Healthy communities (IMD)	
Healthy communities (access to community infrastructure)	
Healthy communities (access to greenspace)	

Healthy communities (access to healthcare facilities)	
Soil and land (ALC)	
Transport and accessibility (access to primary school)	
Transport and accessibility (access to secondary school)	
Water resources (Groundwater Source Protection Zone)	
Conclusions	
Recommendation:	Explanation:
Not a preferred allocation	The site is within the Mansfield urban area and a reasonable walking distance to a range of services and facilities. No Significant constraints to development, however, the site is not available for redevelopment at this time.

Site Reference: 395 TCMP Site Name: Toothill Lane Car Park (south) Site area (ha): 0.32 Developable area (ha): 0.32 (Residential only) 0.19 (Employment only) Current use: Car Park Proposed use: Mixed use Estimate Site Yield (dwellings): 11 Estimated Site Yield (employment floorspace m2): 1900 Land type: Brownfield Timescale for delivery: 11+ Highway and Access: Existing access on to Toothill Lane.	
Ecology: RAG Rating: GREEN The site is in the main urban area and comprises a hardstanding car park. The site is of low ecological value and offers little in terms of constraints to its development. Trees border the site. The development should look to ensure these are not subject to adverse lighting. Future development should seek to: Include new areas of landscaping.	Flood Risk: The site is wholly within Flood Zone 1. No surface water flooding has been recorded in the site.

Ensure lighting does not adversely impact protected species such as bats.	
Heritage: Risk RAG Rating: High Designated heritage assets within 250m: Conservation Area: Site straddles the Marketplace and Bridge Street Conservation Areas Terrace Rd CA Westgate CA	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space: No significant on-site opportunities for GBI.	Natural Resources: N/A
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site is identified in the Mansfield Town Centre Masterplan for residential development and green space, potentially commercial development. Site is considered to be developable.	
Proximity to Services and Facilities: The suite is within the Mansfield town centre boundary and therefore performs very well for access to centres and public transport, community facilities, greenspace, and health facilities. It is also within relatively good proximity to primary school education and secondary school education facilities.	

Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is in use as a car park within Mansfield town centre. The site has been identified in the Mansfield Town Centre Masterplan which has been identified for potential residential use over the long-term. The site straddles the Marketplace and Bridge Street Conservation Areas and therefore development of the site would require sensitive design to enhance their setting. No significant constraints to development have been identified.	

Site Reference: 401	
Site Name: Land at Lindley Street	
Site area (ha): 0.1	
Developable area (ha): 0.1	
Current use: Derelict buildings (former bus depot)	
Proposed use: Housing	
Estimate Site Yield (dwellings): 6	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Brownfield	
Timescale for delivery: 1-5	
Highway and Access: Access via Lindley Street or Westfield Lane.	
Ecology: RAG Rating: GREEN A brownfield site within a residential area.	Flood Risk: The site is entirely within FZ1. A majority of the site is within a low risk area of surface water flooding. Pluvial flood risk represents the greatest risk of flooding to the site concentrated in the north of the site. It is unlikely that all properties could be located outside of the surface water design event extent. Furthermore, the existing mapping includes the impact of existing buildings onsite which may be demolished to make space for the new development. In this regard, it is recommended that site-specific pluvial modelling is carried out to inform design flood levels and finished floor levels for the proposed site.

Heritage: Risk RAG Rating: Low Designated heritage assets within 250m: Conservation Area: Westgate Mansfield Grade II Listed Building: Westfield Folk House Youth Centre Church of St Philip Neri and attached Presbytery The regeneration of the former bus depot which has been vacant for many years, site is likely to result in an improvement to the setting of the above assets.	Landscape Sensitivity: N/A
Green and Blue Infrastructure and Open Space:	Natural Resources: N/A
Contamination: A brownfield site but contamination likely to be low.	Other Constraints: None identified.
Deliverability and Viability: A former bus depot which has been vacant for a number of years. The landowner is seeking the sale and redevelopment of the site with no legal or ownership constraints to development.	
Proximity to Services and Facilities: Performs very well for access to centres and public transport, community facilities, greenspace, and health facilities. It is also within relatively good proximity to primary school education and secondary school education facilities.	
Additional Sustainability Appraisal Factors	
Economy (access to existing employment area)	
Economy (educational provisions)	

Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is a former bus depot that has been vacant for many years, within the Mansfield urban area within a reasonable walking distance of Mansfield town centre. As identified in the SFRA L2, the north of the site is at high risk of surface water flooding. The SFRA L2 concludes that the site offers sustainability benefits that outweigh flood risk to satisfy the first part of the exception test. The expected sustainability benefits of the site are focused on regeneration. The former bus depot buildings are in a poor state and require demolition. The site has been subject to fly tipping and anti social behaviour. Redevelopment of the site would resolve these issues and deliver new homes to meet the council's identified housing need, all be it a small number, within a sustainable location. No other significant constraints to development have been identified.	

Site Reference: 403	
Site Name: Land at Warren Farm	
Site area (ha): 92.53	
Developable area (ha): 38	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 1330	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 11+	

Highway and Access:

The HA has stated the site of this scale is likely to require multiple connections to the existing highway. A footway along the whole length of the frontage of the site along New Mill Lane would be required to improve pedestrian access and connectivity with the existing development, as New Mill Lane currently has got very limited footway provision.

The internal layout should take into consideration all the footpaths and bridleway running through the site.

It is expected that nearby junctions would be affected by this development and highway / junction improvements would have to be carried out to mitigate the negative impact subject to the findings in a TA.

Bus route should be provided into the site to promote sustainable travel.

Cycle lanes should be incorporated into the layout.



Ecology:

RAG Rating: AMBER

The Amber RAG rating could be improved to green by excluding the LWS from the allocation and reducing housing numbers on the site sufficiently to provide extensive buffers of new habitat to the north and east.

The agricultural areas of this site are of low ecological value and offer little in terms of constraints to development. In contrast, the habitats at the north of the site are designated as an LWS and are of high ecological value. The areas designated as an LWS

Flood Risk:

The site borders the EA maintained main river, the "River Maun". No development should take place with a minimum of 8m from the top of the bank, ideally a larger buffer zone will be provided e.g. 20m. The site should follow the sequential test, and development within FZ2 & FZ3 should be avoided where possible. If development is pursued with FZ2 or FZ3 appropriate mitigation will need to be provided. Part of the west of the site is atop a historic landfill. Planning submissions for this site would need assess and where relevant remediate the site. Environmental Health would also need to be consulted.

should be excluded from the allocation to make it clear that absolutely no form of development would be acceptable within them.

To the north of the site runs the River Maun. This is an important ecological corridor. Development of all of the existing agricultural land would significantly constrain this ecological corridor and would not be acceptable. A minimum 100m buffer at the north of the site, containing new habitat creation within the existing agricultural fields should be incorporated into the layout proposals. This could include public open space provision, but should not include built development or residential gardens. Its purpose would be to substantially improve the existing ecological network in order to mitigate the impact of a large new residential development.

To the east of the site is an area of woodland containing a number of ancient trees. Development should be set back from this boundary by a minimum of 30m. Again this buffer should contain no built development or residential gardens.

The LNRS identifies areas at the north of the site as having potential for the creation of new woodland and grassland as well as measures to improve the watercourse.

The site would need to be subject to detailed ecological surveys in order to establish how important species use the site currently.

Future development should seek to:

Buffer the woodland to the east.

Provide extensive new habitat creation to the north (minimum of 100m newly created habitat).

Retain the existing trees, hedgerows and field trees within the design.

Ensure lighting does not impact upon protected species or newly created habitats.	
Heritage: Designated heritage assets within 250m: Grade II listed building: Warren Farmhouse Scheduled Monument: Beeston Lodge Site 403 lies within an open landscape that contributes to the setting of Warren Farmhouse and, more significantly, to the adjacent Scheduled Monument. The site plays a meaningful role in maintaining the openness and legibility of this setting, particularly through its contribution to views and spatial relationships. The site presents a medium level heritage constraint, and development may be acceptable in principle, provided that it is sensitively designed to retain openness and avoid adverse impacts on the setting of heritage assets.	Landscape Sensitivity: Medium LSA study parcel 7. Overall, a simple, unified, medium scale, open landscape with a coherent landcover pattern of intensive, geometric, fragmented arable fields with poor quality gappy hedgerows, few trees and evidence of hedgerow removal. Generally, a combination of attributes of both higher and lower susceptibility to development. Located on the settlement edge of Mansfield Woodhouse and Forest Town where housing, roads, street lighting etc exert a strong urbanising influence on the study parcel. The harsh settlement edge is softened in places by roadside vegetation, the Lark Hill open space and greenery within Forest Town. New housing development would be in keeping with adjacent land uses and with settlement form/pattern and scale, and the general character of the settlement edge. Lower susceptibility to housing to the south of the current access road to Warren Farm, that would be on lower lying land than the current settlement edge. The landscape is open to views, but where the study parcel is seen in combination with the existing settlement edge sensitivity to similar development is reduced. However, development that breaks the skyline in views from the south would be conspicuous. The landscape of the study parcel makes an important contribution to the character, identity and amenity value of the adjacent River Maun valley which could be affected by development within the study parcel, and which must be avoided.

Green and Blue Infrastructure and Open Space: The site provides important recreational links through the Maun Valley and wider countryside, including the Sherwood Forest, via existing public rights of way and the Maun Valley Trail. Proximity of this site for development could help to facilitate landscape and GI enhancements providing an attractive setting for development. Opportunities include: 1) providing improved habitat buffers and a linked corridor (e.g. woodland, heathland creation) to LNR, LWS and Local Green Space; 2) recreational links to and through the Maun Valley LNR from surrounding areas including safer cycle and pedestrian links along New Mill Lane; 4) integrating local green corridor(s) throughout the area; and 5) creation of on-site open space including play provision required to improve access to play provision for future and existing residents.	Natural Resources: The majority of the site is recorded as being ALC Grade 1, with the southwest corner and a small area to the east Grade 2.
Contamination: Designated heritage assets within 250m: Scheduled Monument: Beeston Lodge Grade II Listed Building: Warren Farm	Other Constraints: Electricity pylons run across west to east along the northern end of the site.
Deliverability and Viability: A large site but with no known legal or ownership constraints and no abnormal costs have been identified.	
Proximity to Services and Facilities: Performs very well for access to primary school education. There is also relatively good proximity to centres and public transport, and secondary school education, although less so	

from the northern area of the site. There is moderate access to health facilities, requiring longer travel distances.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Not a preferred allocation	The site is adjacent to the Mansfield urban area. The site would result in a significant extension into the countryside and would not be in keeping with the existing built form of Forest Town. An extensive area of the site are a considerable distance from existing services and facilities, recognising a site of this size could deliver some on-site facilities, although none have been proposed. Electricity pylons cross the site, but appropriate stand off could be accommodated. Warren Farm Grade II Listed Building is adjacent to the centre northern boundary and Beeston Lodge Scheduled Monument is adjacent to the north east corner and there is the potential for substantial harm to the setting of these assets. The site is within an area of medium landscape sensitivity, although the LSA notes the landscape of the study parcel makes an important contribution to the character, identity and amenity value of the adjacent River Maun valley which could be affected by development within the study parcel, and which must be avoided. The site is of a strategic scale and it is concluded that additional strategic sites are not required in the Local Plan review.	

Site Reference: 404	 The map shows a large, irregularly shaped site outlined in red, labeled with the number 404. The site is situated in a rural area. To the north, a green road labeled 'Abbott Road' runs diagonally. To the west of the site is 'Ashland Farm'. To the east is 'Fishpond Hill', which includes a small blue pond. To the south of the site is 'Mapletree Meadow'. The site itself is a mix of open land and some existing structures or paths.
Site Name: Land East of Beck Lane and North of Skegby Lane	
Site area (ha): 14.41	
Developable area (ha): 9.37	
Current use: Agricultural	
Proposed use: Housing	
Estimate Site Yield (dwellings): 350	
Estimated Site Yield (employment floorspace m2): 0	
Land type: Greenfield	
Timescale for delivery: 6-10	
Highway and Access:	
Access to the site may only be possible if: 1) the site to the west within Ashfield district is delivered, or 2) if access is obtained through site no. 58, and if the cumulative impacts on the highway network are considered acceptable, all subject to design details compliant with current HDG. The internal layout of the site and adjoining sites should be assessed comprehensively to ensure the connectivity and permeability of the sites within the new development and with the existing development around it where possible. The main road corridor should be looped suitable for buses and interconnected throughout. Segregated enhanced pedestrian/cyclist routes should be integral to the development. The promoter/owner will be expected to maximise opportunities to provide new sustainable transport options which create less-car dependant settlements. The core road network must be design to a target speed of 20 mph and form a continuous link with minimum of 2 points of access.	

Infrastructure Requirements:	
Ecology: RAG Rating: GREEN The site comprises a field of legume rich ley, surrounded by arable field margins and bounded by hedgerows. A strip of woodland is present to the east of site.	Flood Risk: The site is entirely within FZ1. A small area of surface water flooding is recorded to the east of the site.
Heritage: No designated heritage assets within 250m.	Landscape Sensitivity: Medium-Low The site is within LSA study parcel 19. The parcel presents few landscape characteristics that would present higher sensitivity to new housing development. It is only its weak relationship with the established built framework of the town which potentially presents higher levels of susceptibility to change through built development. That localised separation from the town is however expected to be short-term, owing to extant planning permissions for housing to its north and north-west boundary. Implementation of that permission would alter the balance of landscape features and considerations and leave to parcel with an overall lower level of landscape sensitivity. There is some likelihood that housing development across the parcel may form a new skyline in open views from the MARR to the west, but this is not a particularly important receptor. Further development in the immediate vicinity through extant MDC planning permission to the northern boundary of the study parcel and emerging allocations within the Ashfield District Local Plan review (at an advanced stage at time of the study) present a clear risk of coalescence between urban areas within the two LPA areas, although this situation is already established to the south of the plan

	area. Opportunity to soften skyline prominence is possible through planting schemes across the higher brow of the parcel. Mitigation to consider: Soften potential skyline by structural planting to higher parts of the parcel. Seek to strengthen green infrastructure features within new development Seek to enhance ecological permeability and habitat creation within the parcel. Consider structural planting to the western boundary to provide a softer boundary
Green and Blue Infrastructure and Open Space: The site is not within a Strategic GI Area. Opportunities should be sought to identify complementary GI which enhances and connects to existing GI networks within adjoining developments.	Natural Resources: 100% of the site has been identified as ALC Grade 3b and as such, no BMV land has been identified on this site.
Contamination: No known constraint.	Other Constraints: None identified.
Deliverability and Viability: The site would form an extension (phase 2) to Phase 1 of development east of Beck Lane Which is a proposed allocation in the Ashfield Local Plan. A planning application for Phase 1 has been submitted to Ashford District Council, which has yet to be determined. The site is considered available and developable with no abnormal costs identified.	
Proximity to Services and Facilities:	

Performs very well for access to centres and public transport. It also offers relatively good access to community facilities, and primary school education. There is also moderate access to greenspace, and access to secondary school education (though this would require longer travel distances). However, there is poor access to health facilities.		
Additional Sustainability Appraisal Factors		
Economy (access to existing employment area)		
Economy (educational provisions)		
Healthy communities (IMD)		
Healthy communities (access to community infrastructure)		
Healthy communities (access to greenspace)		
Healthy communities (access to healthcare facilities)		
Soil and land (ALC)		
Transport and accessibility (access to primary school)		
Transport and accessibility (access to secondary school)		
Water resources (Groundwater Source Protection Zone)		
Conclusions		
Recommendation:	Explanation:	
Preferred allocation	The site is in a sustainable location adjoining the Mansfield Settlement boundary. The site would form Phase 2 over proposed site allocation in the emerging Ashfield local plan, planning application for which is also being submitted, but yet to be determined. The site would form a logical extension to the Mansfield urban area. The site is within a medium to low area of landscape sensitivity and while coalescence may be deemed a consideration, the site overtime will be bounded by development on all sides. There are no identified significant constraints to development.	