

HELAA Site Assessment

				Planning Status	Permission granted	
HELAA Ref	1			HELAA Result	Reasonable alternative	
Site Name	Former Mansfield Brewery (part B)					
Site Address	Great Central Road					
Ward	Portland					
Locality	Mansfield	Grid Ref	454236 , 360597		Plotted Site Area (Ha)	0.76
Land Type	Brownfield	Proposal	Housing			
Source	Existing or emerging allocations that have not received planning permission					

Assessment

Availability

Available

The Land owner has identified this site as available for develoment and a developer is involved in the site.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Potentially achievable

This brownfield regeneration site is in a generally low sales value area. It is potentially achievable depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing

Deliverable (years 1-5)

23 dwellings

Years 1 - 5	5	Years 6 - 10	18	Years 11+	0	Post Plan Period	0
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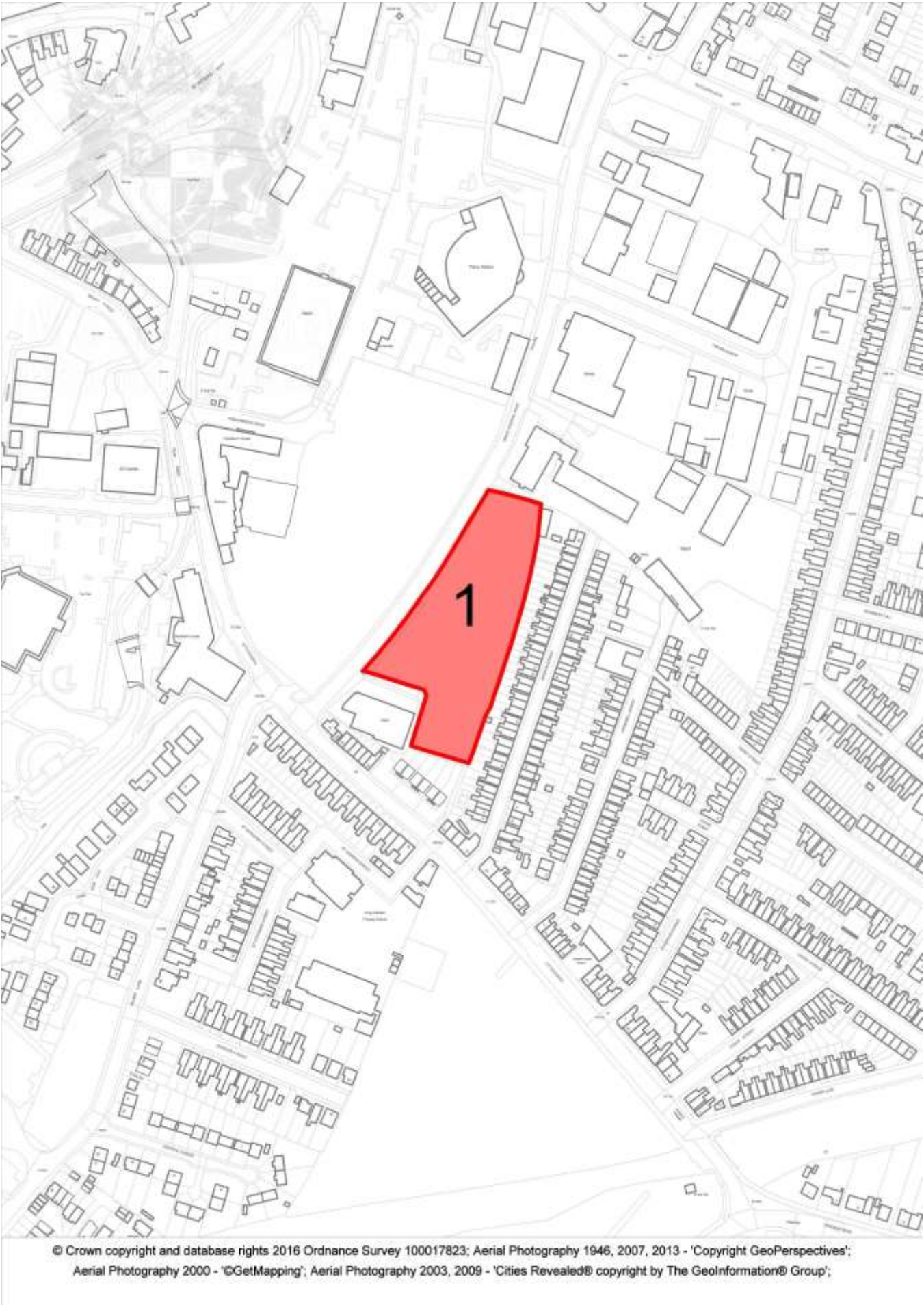
There is current developer interest expressed for a housing scheme. Permission in principle in place and applying standard assumptions it is assumed that the site will begin to deliver homes in 2023/24. Max rate of 10dpa.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



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HELAA Ref	2	Planning Status	Permission granted
HELAA Result		HELAA Result	Reasonable alternative
Site Name	Former Mansfield General Hospital		
Site Address	West Hill Drive		
Ward	Woodlands		
Locality	Mansfield	Grid Ref	453798 , 361430
Land Type	Brownfield	Proposal	Housing
Source	Existing or emerging allocations that have not received planning permission		
Plotted Site Area (Ha)	1.11		

Assessment

Availability	Available
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The site has been cleared and is currently under construction.

Suitability	Suitable
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The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport

Achievability	Achievable
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This is a brownfield regeneration site. Development by MDC commenced on site in September 2016

Estimated Deliverability

Housing	Deliverable (years 1-5)	54 dwellings
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Years 1 - 5	54	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Work has started on site Sept 2016. The scheme is for 54 units incorporating 42 apartments and 12 bungalows for a variety of tenures including shared ownership and rent. No completions as yet - will come forward in 2018/19.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	3			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land at Spencer Street				
Site Address	Spencer Street				
Ward	Ladybrook				
Locality	Mansfield	Grid Ref	453157 , 360927	Plotted Site Area (Ha)	0.68
Land Type	Brownfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Not available

Intentions of landowner unknown and no awareness of any developer interest. Agent contacted but no response received, so assumed as not currently available.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to town centre, services and public transport.

Achievability

Potentially achievable

Small, derelict brownfield site in a generally low value area. It is potentially achievable depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing

Not Assessed

20 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

The site is not considered available at present.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

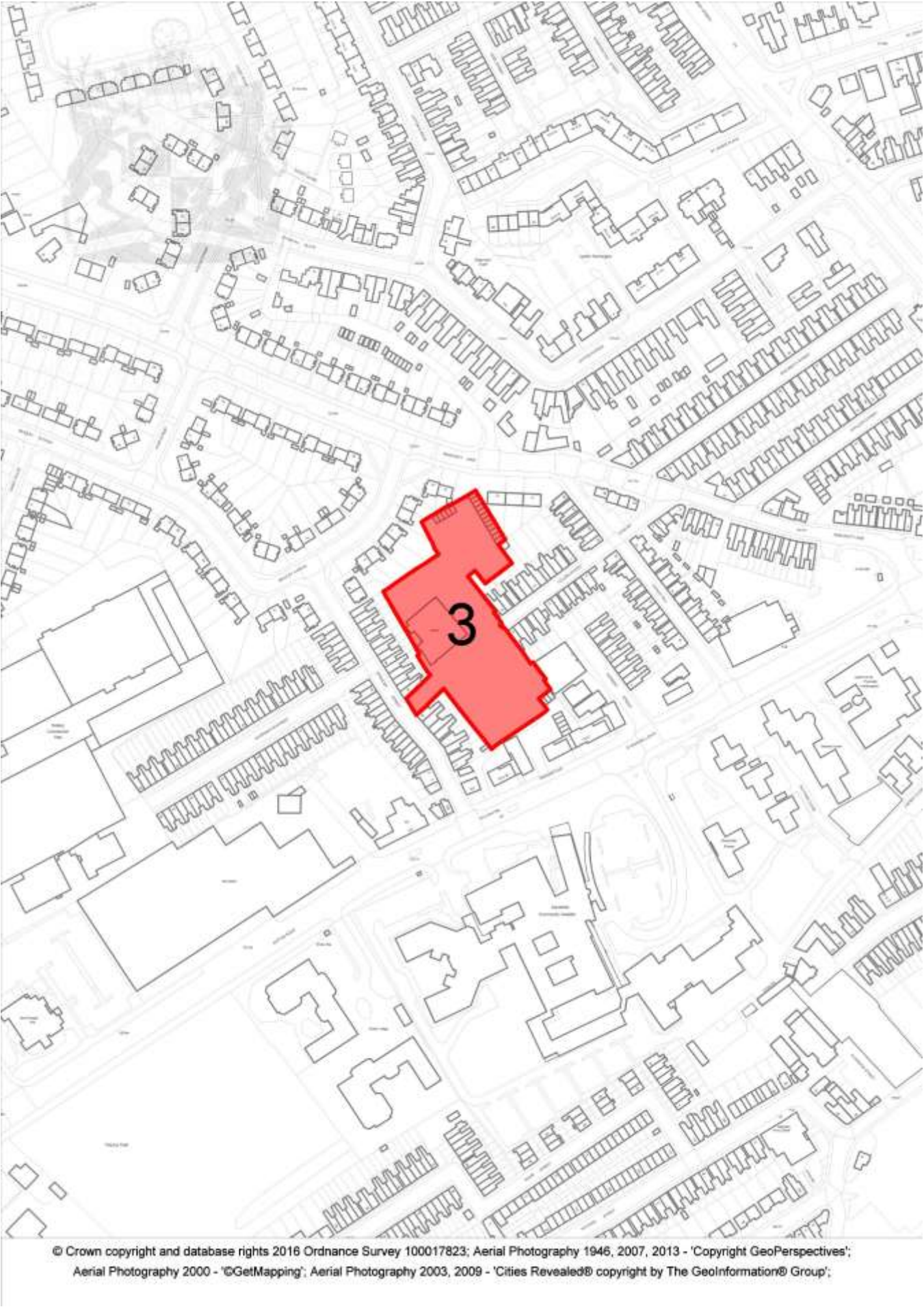
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	4			Planning Status		
				HELAA Result	Excluded at Stage 2	
Site Name	Land astride Victoria Street					
Site Address						
Ward	Portland					
Locality	Mansfield	Grid Ref	453426 , 360642		Plotted Site Area (Ha)	1.37
Land Type	Brownfield	Proposal	Housing			
Source	Undetermined planning applications, including those subject to S106					

Assessment

Availability

Not available

Planning application withdrawn (January 2018). Site is not currently considered available for development.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to town centre, services and public transport. Concerns about flooding have been raised through the planning application.

Achievability

Unlikely to be achievable

Derelict brownfield site in a generally low value area. It is potentially achievable depending on developer, land owner and policy expectations and appropriate ground assessments / remediations if necessary.

Estimated Deliverability

Housing

Not deliverable within the plan period

63 dwellings

Years 1 - 5	0	Years 6 - 10	30	Years 11+	33	Post Plan Period	0
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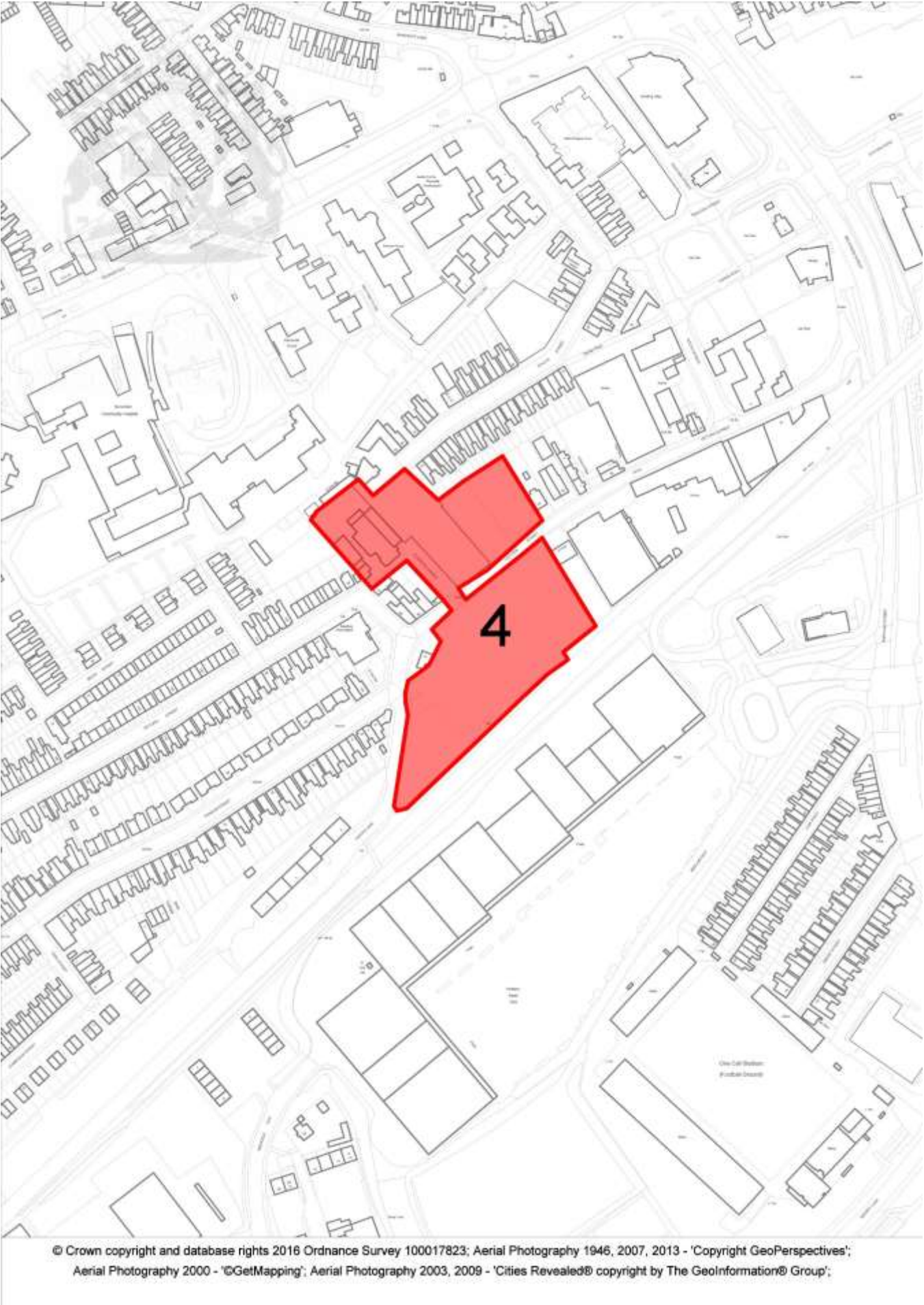
The site is not considered available at this time.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	5	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Abbey Primary School				
Site Address	Abbey Road				
Ward	Racecourse				
Locality	Mansfield	Grid Ref	455583 , 361132	Plotted Site Area (Ha)	2.07
Land Type	Mixed	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Potentially available

Landowner has identified this site as available for develoment. The landowner has applied to the Secretary of State to dispose of school land.

Suitability

Unsuitable

The proposed use is compatible with adjoining uses and close to public transport. At present, however, it is not considered that access from Abbey Road is suitable due to the width of the access. Provision of SUDs would help address surface water run off issues

Achievability

Potentially achievable

This is a former school site, within a generally medium sales value area. There maybe a requirement for ground assessments / remediations and infrastructure costs related to site access. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing	Not Assessed				54 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

Not assessed as the site is not suitable.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	
				Leisure	0



HELAA Ref	6			Planning Status	
Site Name	Centenary Road (phase 3)			HELAA Result	Reasonable alternative
Site Address	Off Broomhill Lane				
Ward	Broomhill				
Locality	Mansfield	Grid Ref	452797 , 362012	Plotted Site Area (Ha)	2.42
Land Type	Mixed	Proposal	Housing		
Source	Sites already within the SHLAA (HELAA) process				

Assessment

Availability

Available

Land owner has identified this site as available for develoment and is being progressed for development with a prefered delivery partner.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Provision of SUDs will be required.

Achievability

Potentially achievable

This is part of the Centenary Road Regeneration scheme, within a generally medium sales value area. There maybe a requirement for ground assessments / remediations and infrastructure costs related to site levels. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Considered as achievable depending on developer, land owner and policy expectations. This is in a medium sales value area. Promoter looking to create a mixed community with a range of unit sizes.

Estimated Deliverability

Housing

Developable (years 11+)

95 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	95	Post Plan Period	0
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The site is the third phase of a council-led redevelopment scheme. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	7			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Former Ravensdale Middle School				
Site Address	Ravensdale Road				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	455335 , 361629		Plotted Site Area (Ha)
					3.37
Land Type	Mixed	Proposal	Housing		
Source	Sites already within the SHLAA (HELAA) process				

Assessment

Availability	Not available
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Availability of the site is to be confirmed following further discussions.

Suitability	Suitable
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The site has existing access, the proposed use is compatible with adjoining uses and close to public transport.

Achievability	Achievable
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Considered as achievable depending on developer, land owner and policy expectations. In a generally lower value area, but due to the size of the site, the development may be able to achieve medium sales value area.

Estimated Deliverability

Housing	Deliverable (years 1-5)				100 dwellings
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Years 1 - 5	0	Years 6 - 10	100	Years 11+	0	Post Plan Period	0
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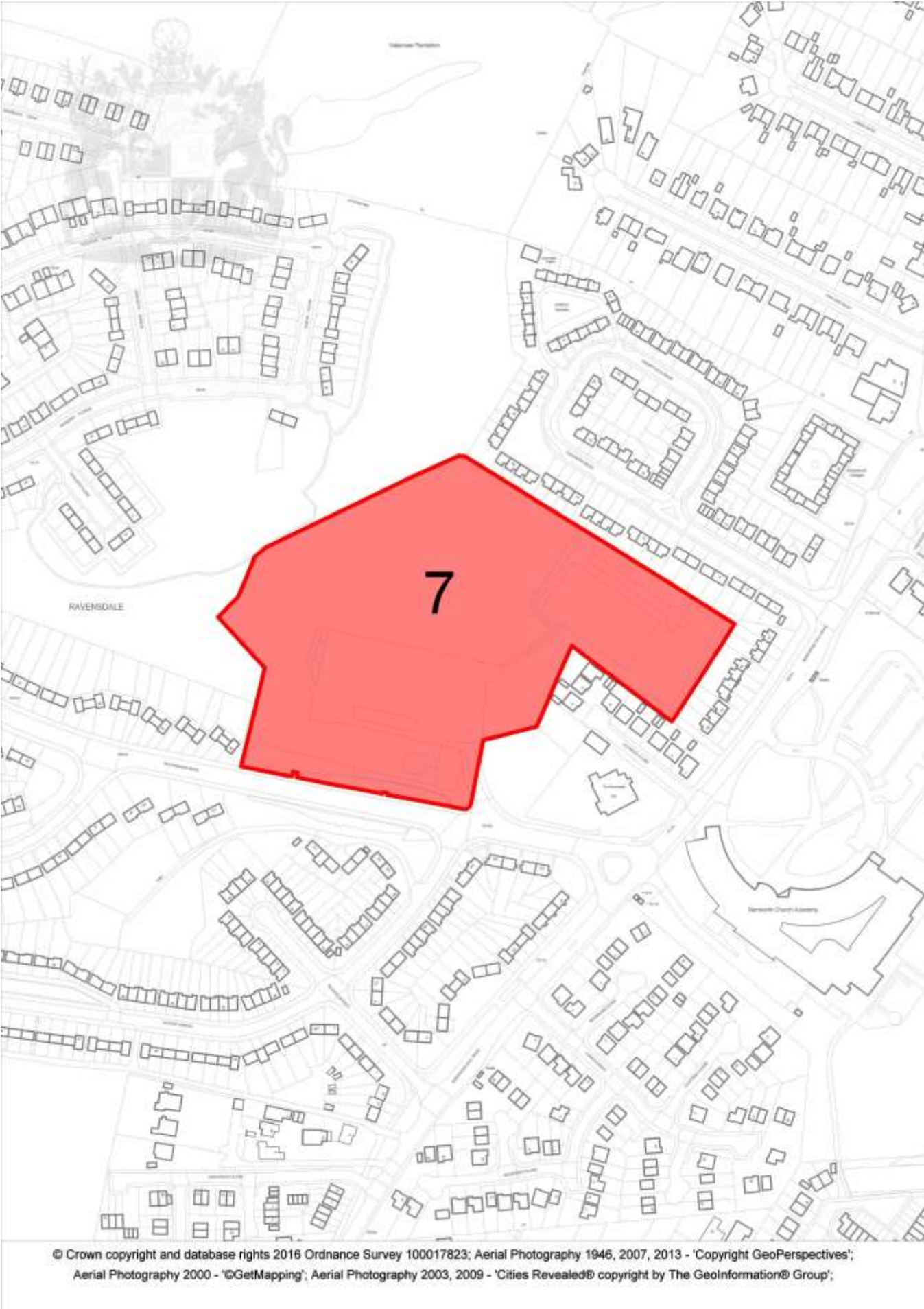
Greenfield site without planning permission in place. Delivery assumed from 21/22 based on information from the landowner (April 2018). Understood that SoS sign off for disposal of school land has been secured and site is to be sold.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	8			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Former Sherwood Hall School				
Site Address	Stuart Avenue				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	456001 , 361463	Plotted Site Area (Ha)	3.16
Land Type	Mixed	Proposal	Housing		
Source	Sites already within the SHLAA (HELAA) process				

Assessment

Availability

Potentially available

Landowner has identified this site as available for development. It is understood that the Secretary of State has approved the disposal of the site.

Suitability

Unsuitable

Access to the site from Stuart Avenue is shared with two schools; other options may exist but are uncertain at present. SUDs will be required to address surface water flooding. Overall the site is not currently considered suitable.

Achievability

Achievable

This site is expected to result in medium to high sales values and is considered as having a good prospect of achievability depending on developer, land owner and policy expectations. There is likely to be a requirement for connectivity to GI (timberland Trail) and formal play provision on site.

Estimated Deliverability

Housing

Deliverable (years 1-5)

94 dwellings

Years 1 - 5	0	Years 6 - 10	94	Years 11+	0	Post Plan Period	0
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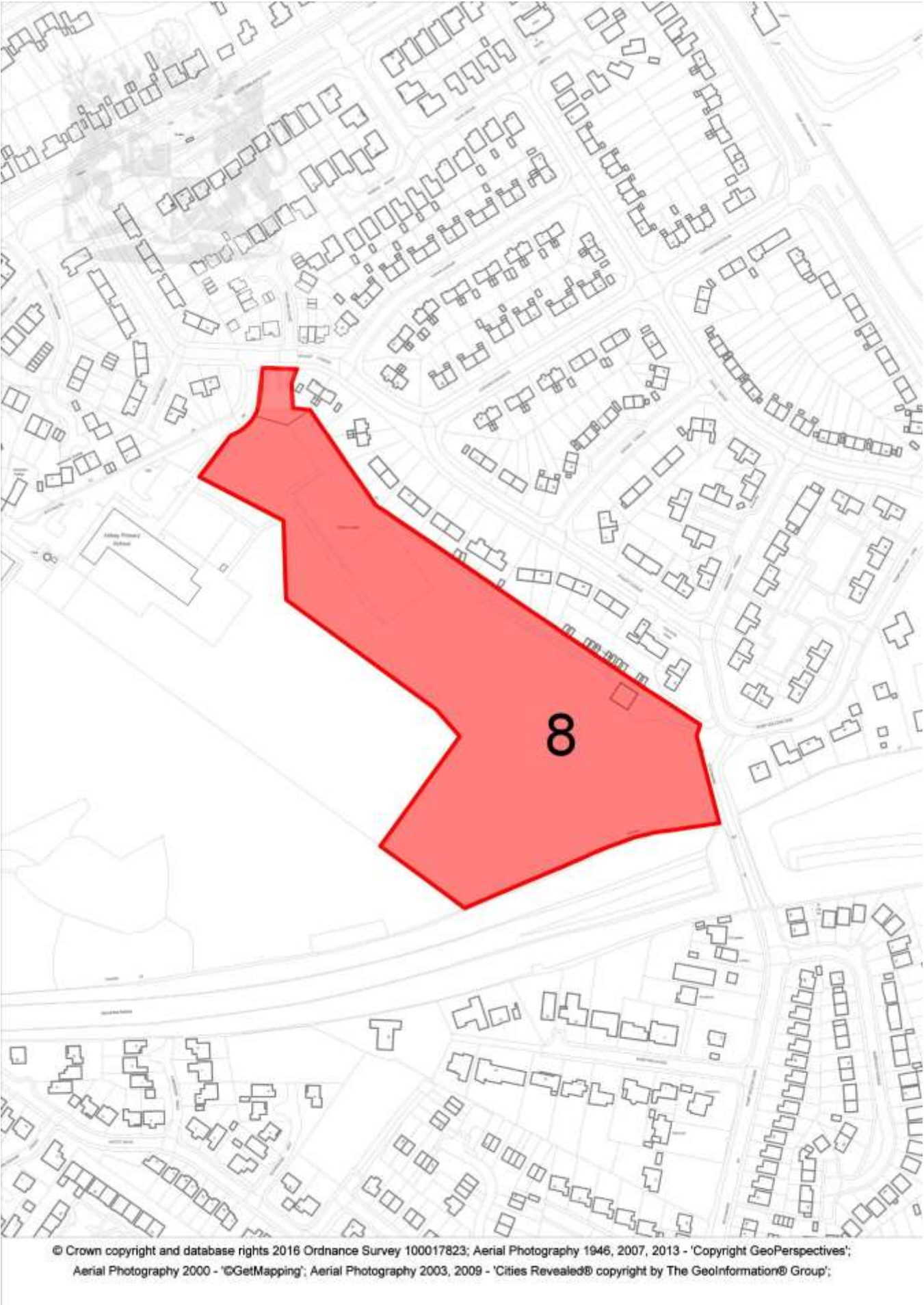
Greenfield site without planning permission in place. Delivery assumed from 2021/22 based on information from the landowner (April 2018). Understood that SoS sign off has been secured and site is to be sold.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	9			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land to the East of Helmsley Road				
Site Address	Helmsley Road				
Ward	Ransom Wood				
Locality	Rainworth	Grid Ref	458239 , 359015	Plotted Site Area (Ha)	2.82
Land Type	Mixed	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Not available

Multitple land ownerships. Only one of the seven land owners is engaged in HELAA; other land owners have not been informed. Part of the site is considered as garden land which would be excluded at stage 1 of the HELAA assessment and some legal covenant issues not resolved.

Suitability

Unsuitable

Access to the site identified as an issue by NCC Highways, currently served by a narrow track and cannot see how this can be improved. Site may also require potential ground remediation mitigations associated with historic and neighbouring uses in the area.

Achievability

Potentially achievable

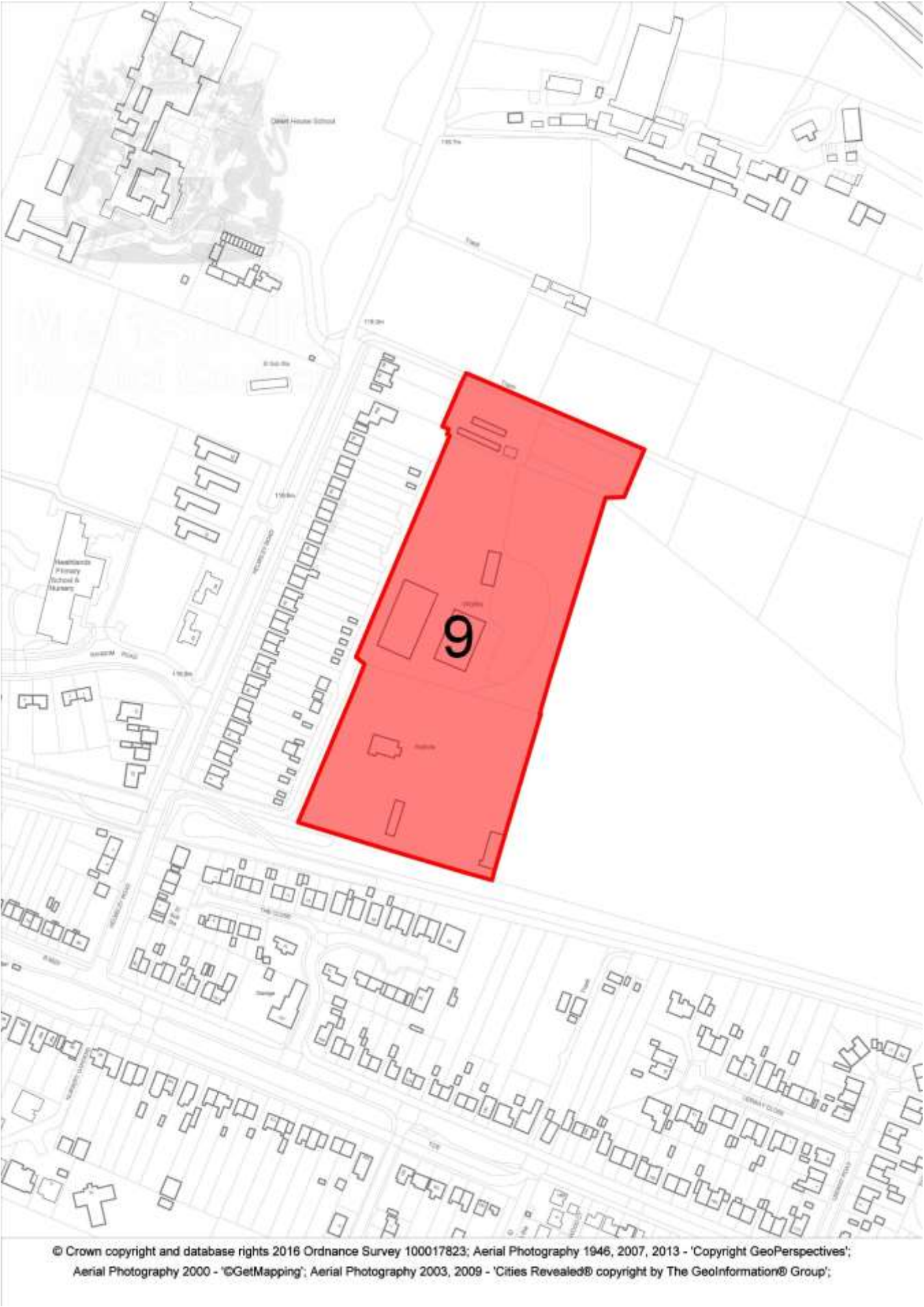
Considered as potentially achievable depending on developer, land owner and policy expectations. This is in a generally medium sales value area. There maybe cost associated with possible ground assessments / remediations and GI connectivity.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

Not assessed as site is not considered as available or suitable.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0



HELAA Ref	10	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Former Victoria Court Flats				
Site Address	Moor Lane				
Ward	Portland				
Locality	Mansfield	Grid Ref	453003 , 360372	Plotted Site Area (Ha)	2.07
Land Type	Mixed	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

Land owner has identified the site as available.

Suitability

Potentially suitable

Generally suitable location, however, access and loss of any open space to the site to be confirmed .

Achievability

Unlikely to be achievable

Due to the generally low sales value expected for this site, compared with the potentially high site remediation costs, this site is unlikely to be achievable on the open market without some form of regeneration intervention.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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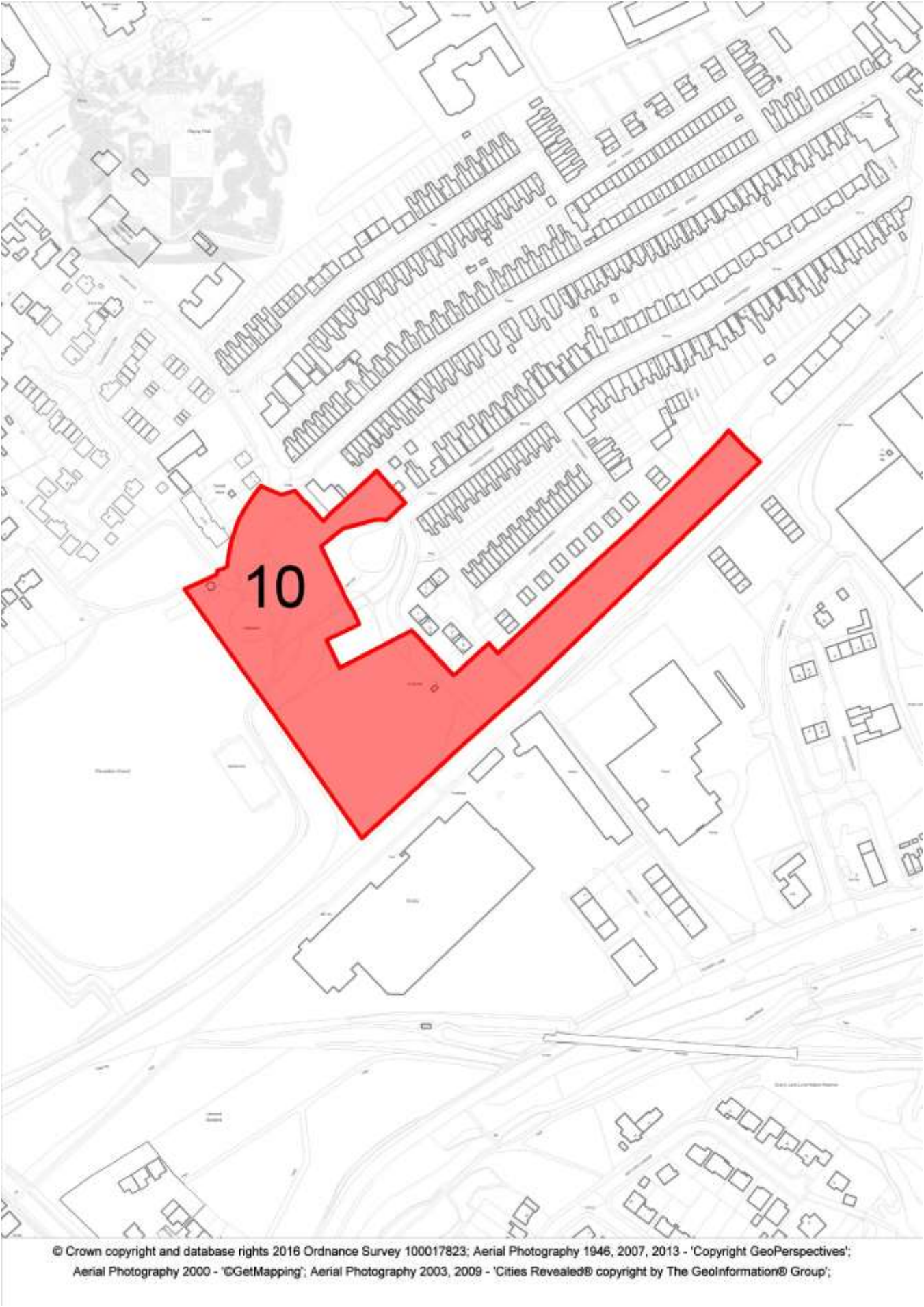
The site is not considered achievable during the plan period. This will be kept under review and amended if new information becomes available.

Economic (sqm)

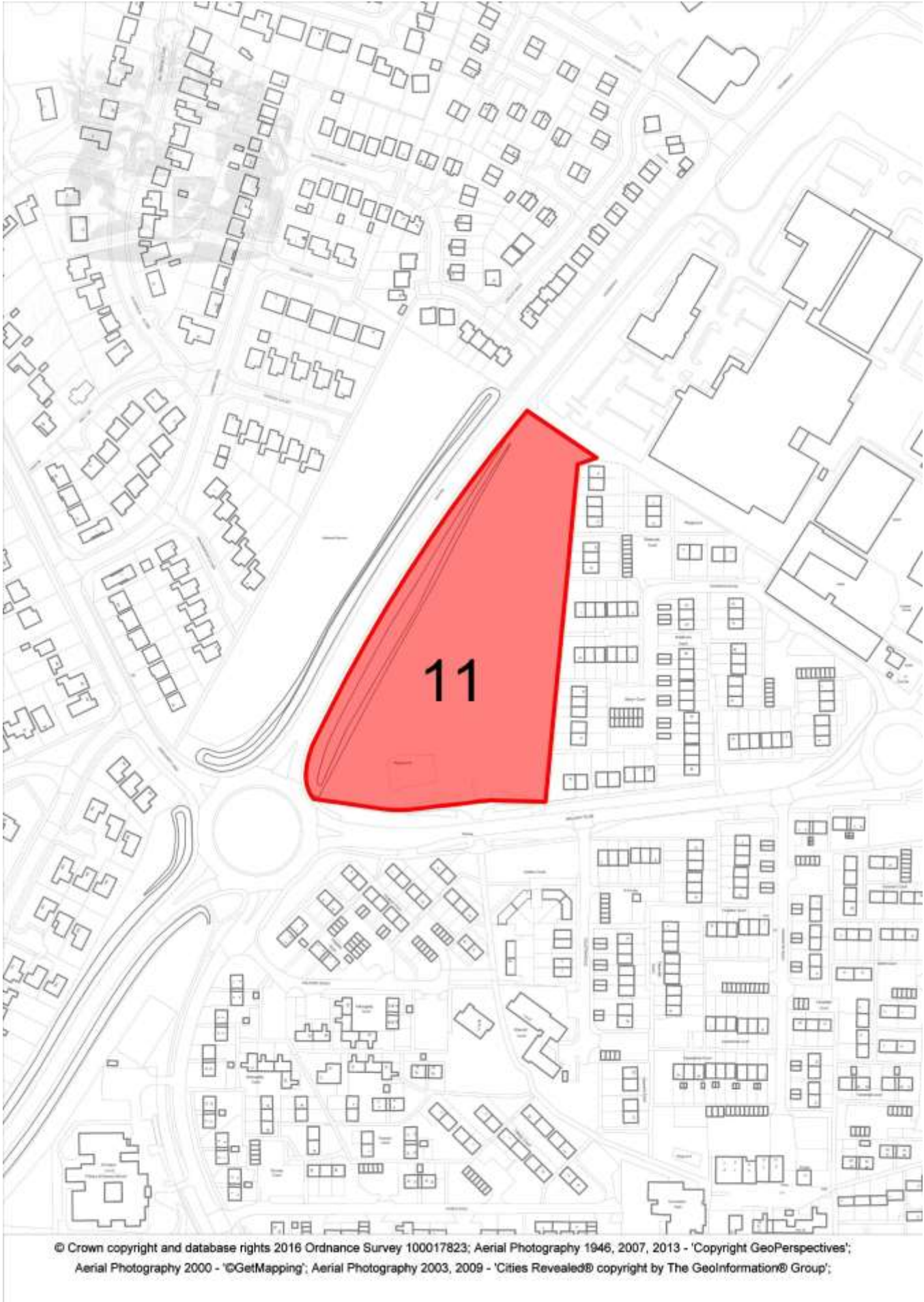
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	11	Planning Status		HELAA Result	Reasonable alternative
Site Name	Bellamy Road Recreation Ground				
Site Address					
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456218 , 359201	Plotted Site Area (Ha)	2.14
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				
Assessment					
Availability		Available			
Land owner has identified this site as available for develoment as part of a wider estate regeneration scheme.					
Suitability		Potentially suitable			
The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. The loss of recreation ground would need to be compensated by providing improvements to the existing football pitches at King George V Park and Epperstone Court play area. SUDs will be required to address surface water flooding.					
Achievability		Potentially achievable			
The site is expected to generate medium sales values. Infrastructure enhancements to identified recreation facilities will be required as a result of the release of this site. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a reasonable prospect of achievability. Medium value area with some additional costs identified.					
Estimated Deliverability					
Housing		Developable (years 11+) 40 dwellings			
Years 1 - 5 0		Years 6 - 10 0		Years 11+ 40	
				Post Plan Period 0	
A council led scheme as part of an estate regeneration project. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.					
Economic (sqm)		Not Assessed 0 sqm			
Office 0		Industrial 0		Warehousing 0	
				Leisure 0	
Comparison retail 0		Convenience retail 0			



HELAA Ref	12			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Broomhill Lane Allotments (part)				
Site Address	Broomhill Lane				
Ward	Broomhill				
Locality	Mansfield	Grid Ref	452973 , 361927	Plotted Site Area (Ha)	1.03
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The landowner has identified this non-statutory allotment and is promoting it for development.

Suitability

Unsuitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs may be required to address surface water flooding. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability

Potentially achievable

The site is in a low sales value area but is expected to generate low to medium values. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

35 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Not assessed.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

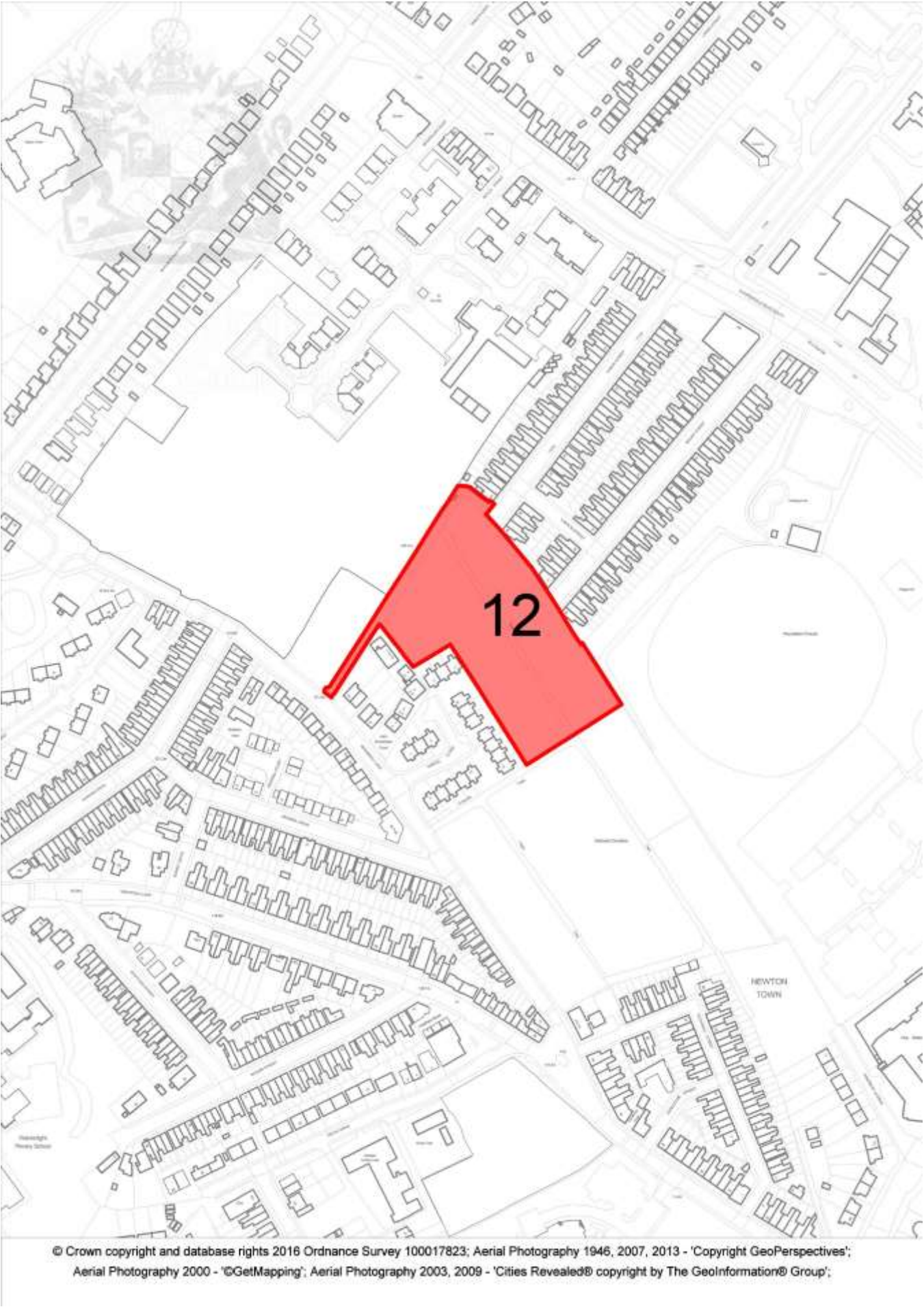
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	13	Planning Status		HELAA Result	Reasonable alternative
Site Name	Clipstone Road East / Crown Farm Way (Next to Newlands roundabout)				
Site Address	Crown Farm Way				
Ward	Newlands				
Locality	Forest Town	Grid Ref	457595 , 362591	Plotted Site Area (Ha)	6.53
Land Type	Greenfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability

Available

An application has been submitted (2017/0523/FUL) and is currently being determined. Previous applications approved subject to a S106.

Suitability

Suitable

An application has been submitted (2017/0523/FUL) and is currently being determined. Previous applications approved sbject to a S106.

Achievability

Achievable

Greenfield site within a generally high sales value area. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

198 dwellings

Years 1 - 5	10	Years 6 - 10	125	Years 11+	63	Post Plan Period	0
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A deliverable site where there has previously been a resolution to grant permission (subject to a s106). A new application was submitted in Aug 2017. Applying standard assumptions it is considered that homes will start to be delivered on site in 2020/21. Rate rising to 25dpa with a single developer on site.

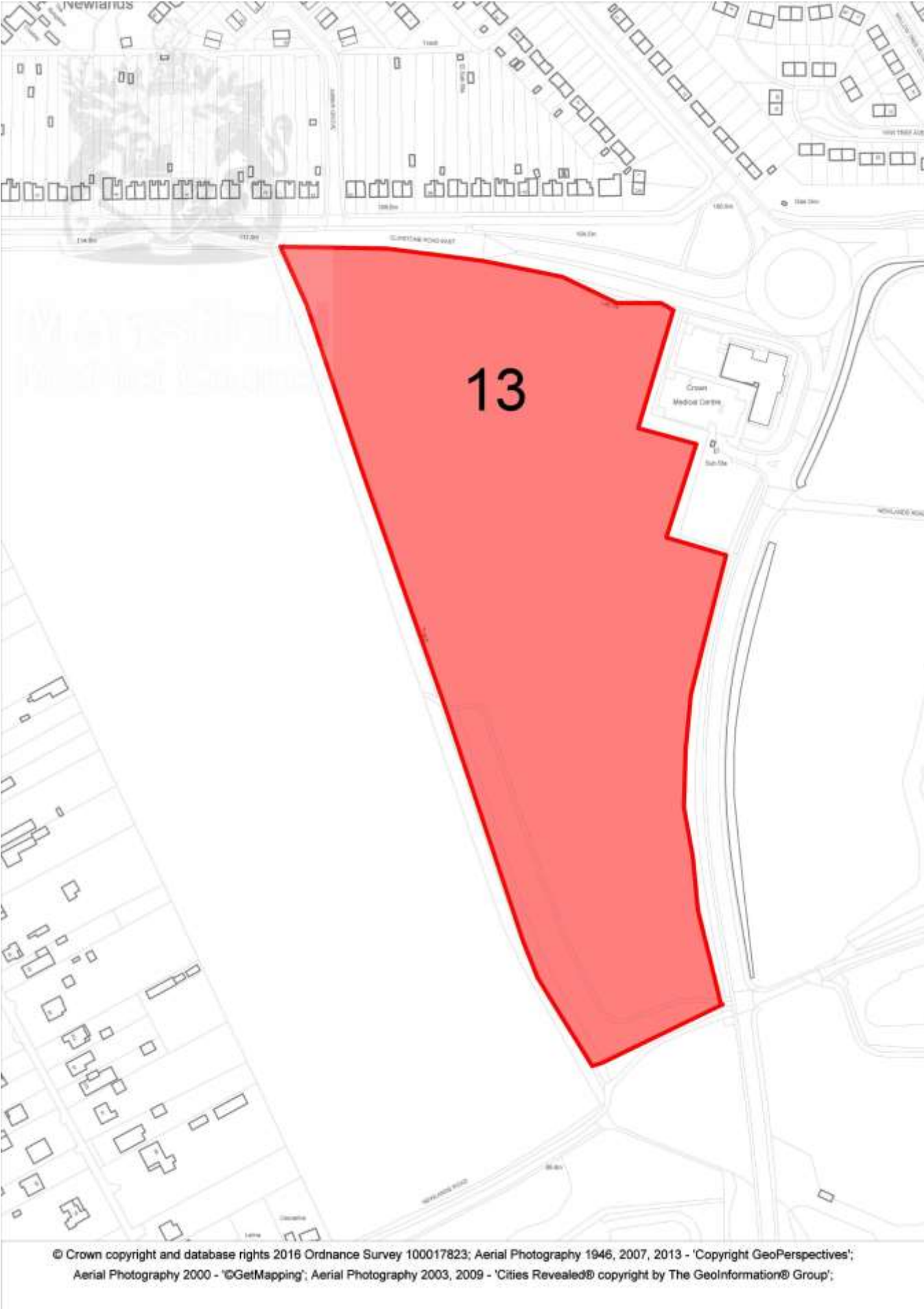
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	14			Planning Status	
Site Name	Land at Cox's Lane			HELAA Result	Reasonable alternative
Site Address					
Ward	Woodhouse				
Locality	Mansfield Woodhouse	Grid Ref	453462 , 364335	Plotted Site Area (Ha)	0.74
Land Type	Greenfield	Proposal	Housing		
Source	Expired planning permissions				

Assessment

Availability	Available
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A planning application (2017/0646/FUL) is currently being determined.

Suitability	Suitable
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The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs may be required to address surface water flooding. A planning application is currently being determined (2017/0646/FUL).

Achievability	Achievable
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This greenfield site is in a generally medium sales value area. It is potentially achievable depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing	Deliverable (years 1-5)				14 dwellings
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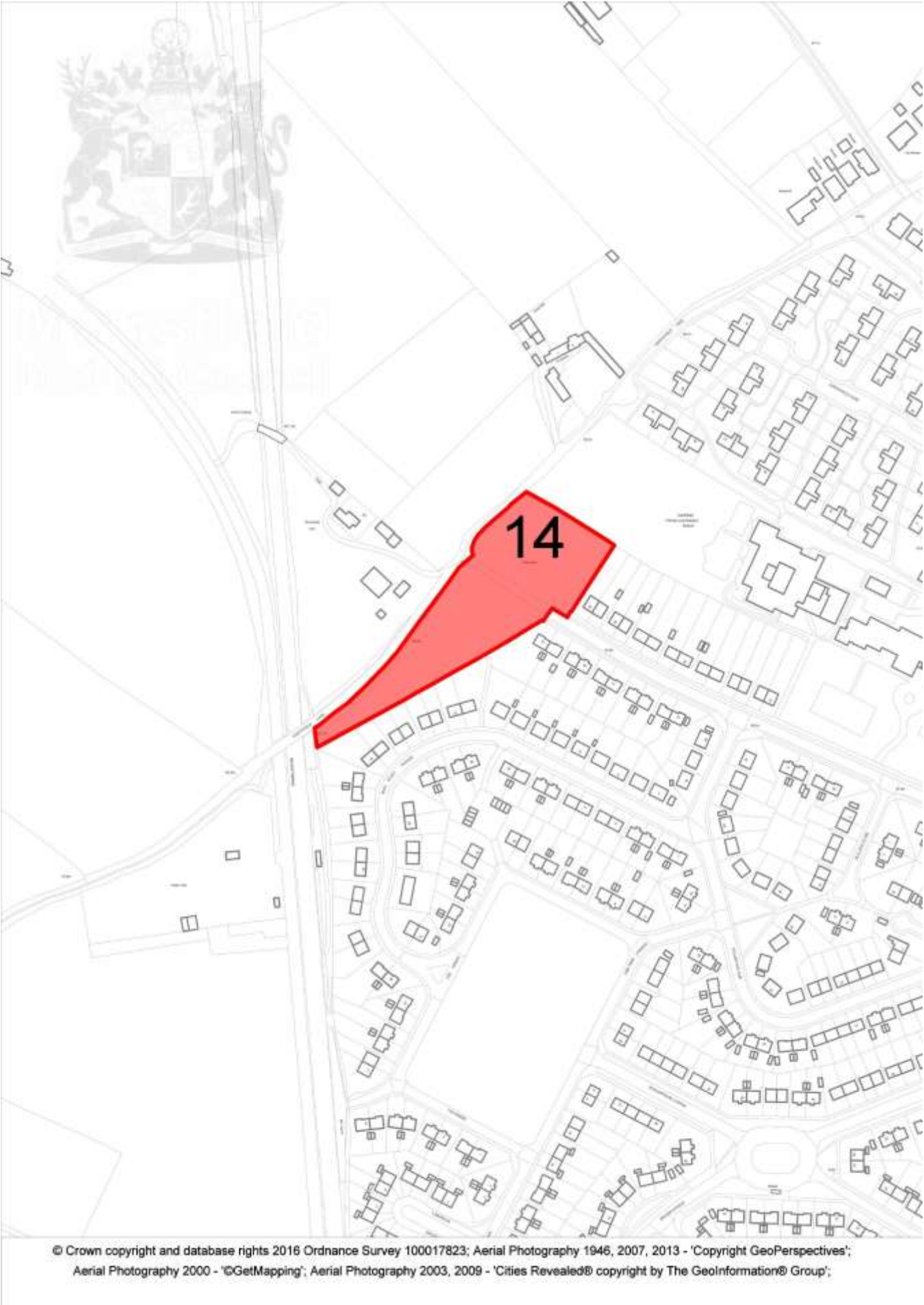
Years 1 - 5	4	Years 6 - 10	10	Years 11+	0	Post Plan Period	0
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A planning application (2017/0646/FUL) was submitted in October 2017. Based on standard assumptions it is considered that the site could deliver homes by 2020/21. A build rate rising to 10dpa a year will be applied.

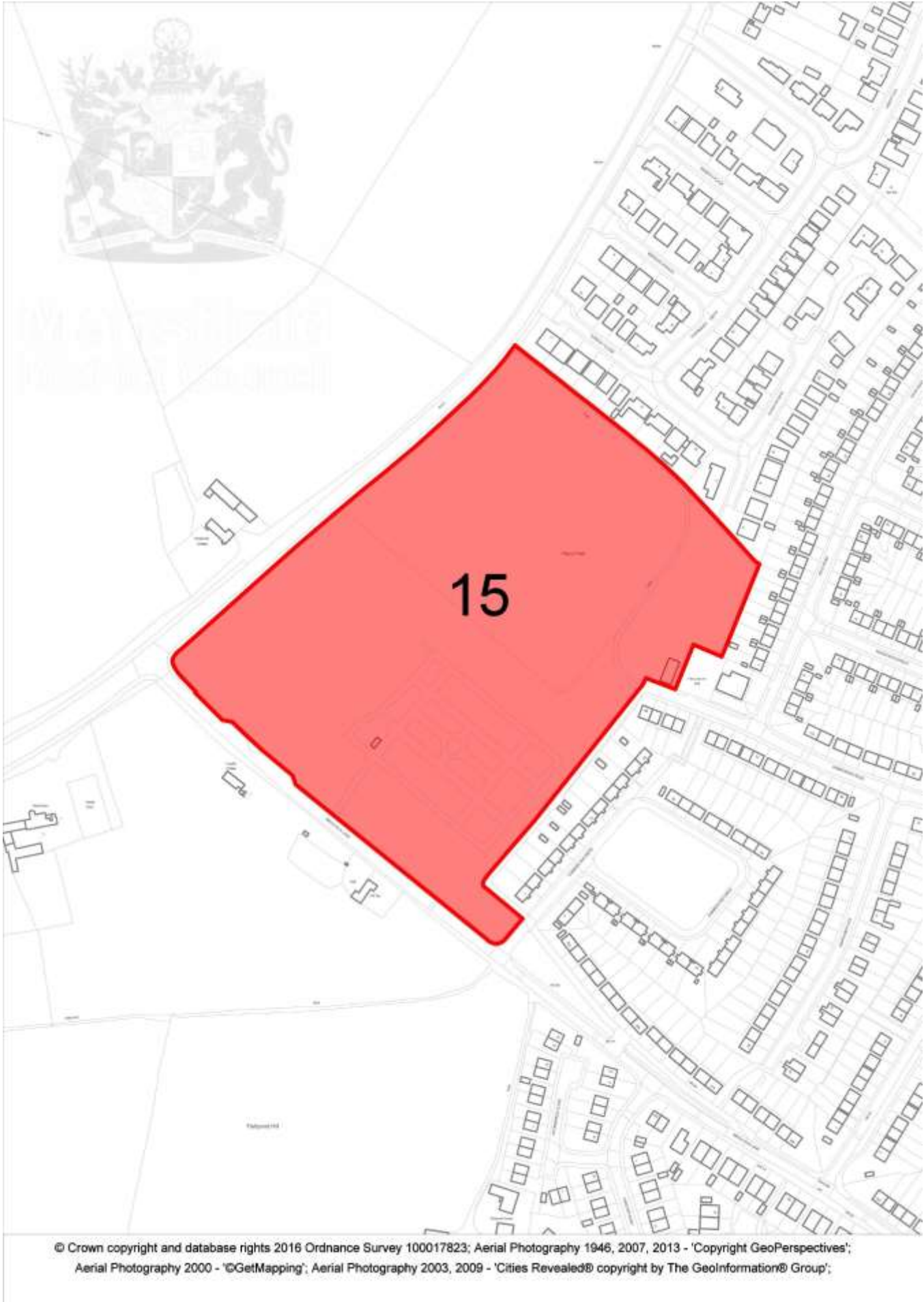
Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	15	Planning Status		HELAA Result	Reasonable alternative		
Site Name	Abbott Road						
Site Address	Abbott Road / Brick Kiln Lane						
Ward	Penniment						
Locality	Mansfield	Grid Ref	451495 , 361413	Plotted Site Area (Ha)	5.54		
Land Type	Greenfield	Proposal	Housing				
Source	Sites already within the SHLAA (HELAA) process						
Assessment							
Availability	Available						
The proposal will involve a land-swap / re-location of the playing pitches onto the underutilised part of the site, which is currently constrained from development due to water mains. New football pitches will be provided as part of any development proposal.							
Suitability	Suitable						
The site is accessible to facilities, has good access; replacement open space and playing fields should be secured on site.							
Achievability	Potentially achievable						
Medium value area and some issues associated with playing pitches and water mains on site. Based on reasonable expectations on profit and land values there is considered to be a reasonable prospect of achievability.							
Estimated Deliverability							
Housing	Developable (years 11+) 102 dwellings						
Years 1 - 5	0	Years 6 - 10	0	Years 11+	102	Post Plan Period	0
A greenfield site with a moderate prospect of achievability; no application submitted. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.							
Economic (sqm)	Not Assessed 0 sqm						
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



HELAA Ref	16			Planning Status	HELAA Result Excluded at Stage 2	
Site Name	Kirkland Avenue Land					
Site Address	Kirkland Avenue					
Ward	Ladybrook					
Locality	Mansfield	Grid Ref	452476 , 360972		Plotted Site Area (Ha)	6.19
Land Type	Greenfield	Proposal	Housing			
Source	Internal site suggestions from Planning Officers and other Officers					

Assessment

Availability

Not available

The society has confirmed it currently has no intention to develop this site, although has recognised that it could be part of a much larger scheme including all the sites in the area and the adjoining shops.

Suitability

Unsuitable

It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability

Not Assessed

Site is not available.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not available.

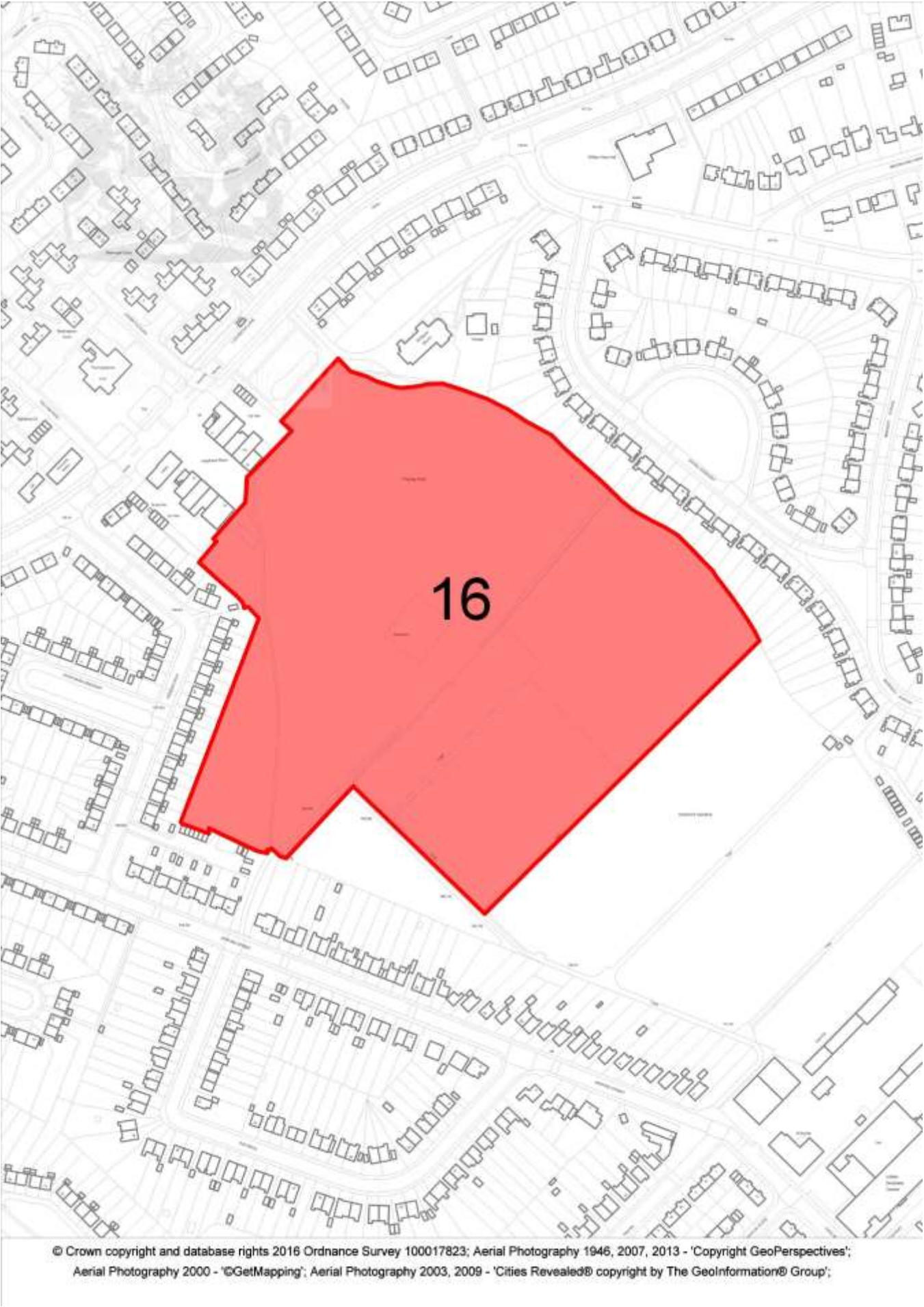
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	17			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land at King Edward School off Meadow Avenue				
Site Address	Meadow Avenue				
Ward	Sandhurst				
Locality	Mansfield	Grid Ref	454206 , 360322	Plotted Site Area (Ha)	0.60
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability	Not available
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NCC have no intention to release this site for development. It will be retained for educational purposes. E-mail confirmation from landowner to formally remove site, dated 09/09/2016.

Suitability	Not Assessed
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Site is not available for development.

Achievability	Not Assessed
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Site is not available for development.

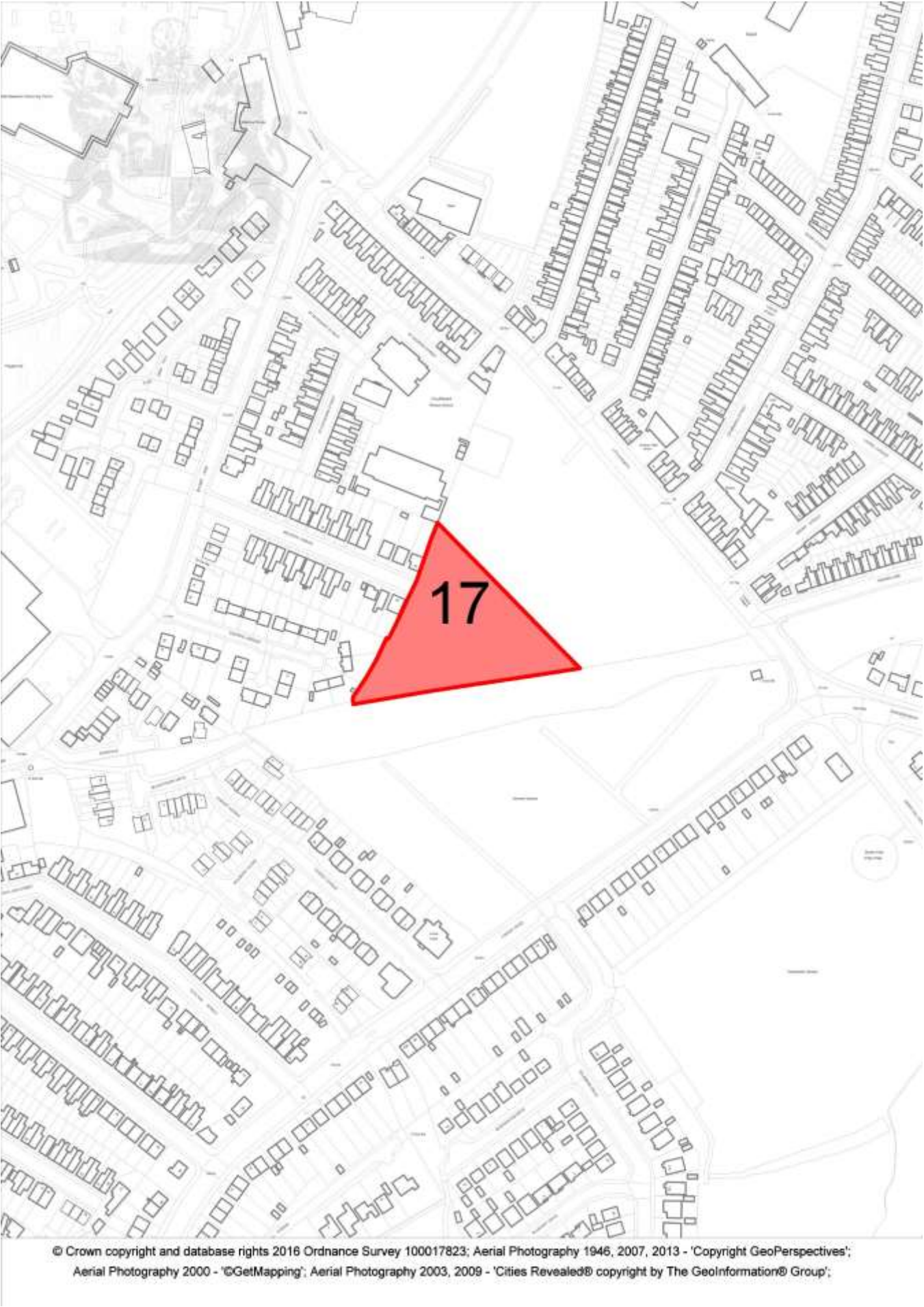
Estimated Deliverability

Housing	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

Site is not available for development.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0		

N/A



HELAA Ref	18	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land at Newgate Lane School				
Site Address	Bilborough Road/Newgate Lane				
Ward	Portland				
Locality	Mansfield	Grid Ref	454534 , 361196	Plotted Site Area (Ha)	0.78
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability	Not available
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NCC have no intention to release this site for development. It will be retained for educational purposes. E-mail confirmation from landowner to formally remove site, dated 09/09/2016.

Suitability	Not Assessed
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Site is not available for development.

Achievability	Not Assessed
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Site is not available for development.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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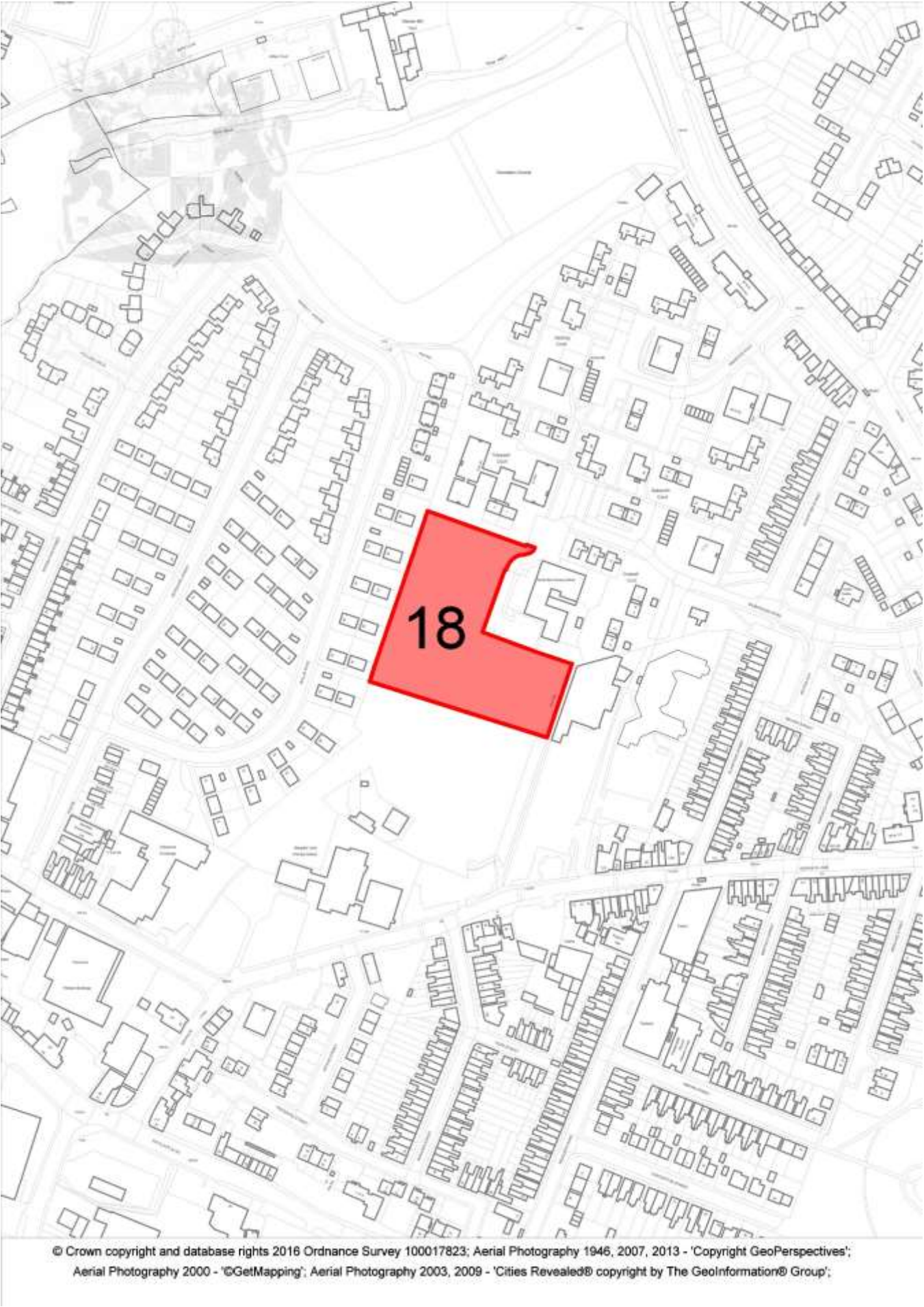
Site is not available for development.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	19	Planning Status	Permission granted
HELAA Result		HELAA Result	Reasonable alternative
Site Name	Allotment site at Pump Hollow Road		
Site Address	Pump Hollow Road / Newlands Road		
Ward	Kingsway		
Locality	Forest Town	Grid Ref	456279 , 361737
Land Type	Greenfield	Proposal	Housing
Source	Undetermined planning applications, including those subject to S106		

Assessment

Availability	Available
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A planning application has been submitted (2016/0038/NT) - resolution to grant subject to s106 agreement.

Suitability	Suitable
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A planning application has been submitted (2016/0038/NT) - resolution to grant subject to s106 agreement. The site is considered suitable for development.

Achievability	Potentially achievable
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Greenfield site within a existing residential area, in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	64 dwellings
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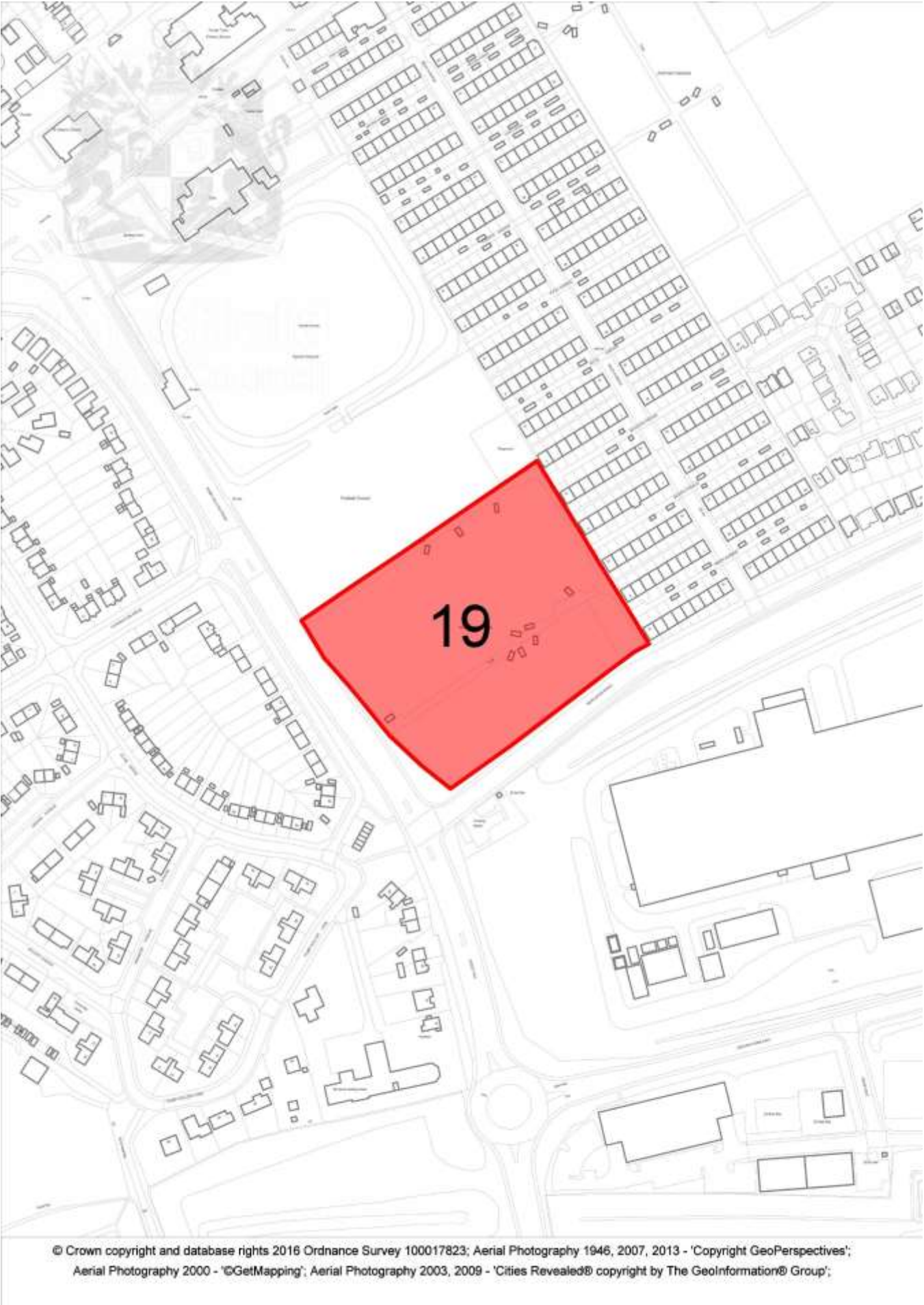
Years 1 - 5	24	Years 6 - 10	40	Years 11+	0	Post Plan Period	0
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Outline planning permission has been approved (2016/0038/NT) and s106 signed; site clearance is underway. Homes are expected to be delivered on site from 2019/20 onwards rising to a max of 20dpa.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	20			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land at Rosebrook Primary School				
Site Address	Hall Barn Lane				
Ward	Penniment				
Locality	Mansfield	Grid Ref	451893 , 361774	Plotted Site Area (Ha)	5.10
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Potentially available

Landowner has identified this site as available for develoment. The landowner has applied to the Secretary of State to dispose of school land.

Suitability

Potentially suitable

The proposed use is compatible with adjoining uses and the site is close to services and public transport. Access and parking issues to be considered further.

Achievability

Achievable

Former school playing field site is expected to have medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

134 dwellings

Years 1 - 5	0	Years 6 - 10	84	Years 11+	50	Post Plan Period	0
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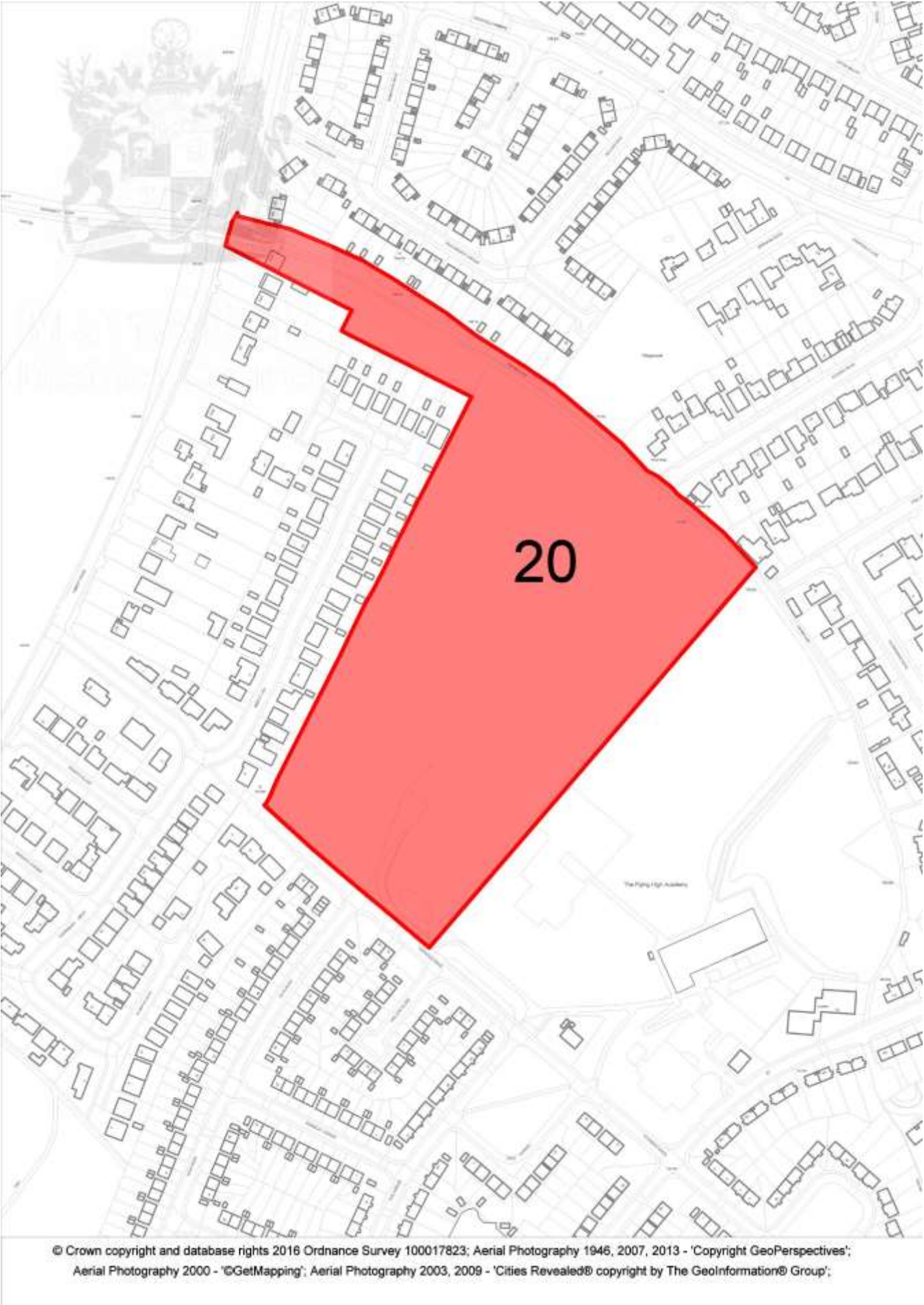
Greenfield site without planning permission in place. Based on information from the landowner (April 2018) an application to the SoS to dispose of the site has been made but not yet approved; this is assumed signed in 2018, and development commencing from 2022/23 onwards. A build rate of 25dpa assumed in line with standard assumptions.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	21			Planning Status	
Site Name	Sandy Lane west			HELAA Result	Excluded at Stage 2
Site Address	Sandy Lane / Alcock Avenue				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	454902 , 361346	Plotted Site Area (Ha)	1.57
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Potentially available

Whilst this site is a statutory allotment it is understood not to have been used as an allotment for a number of years. A scheme is being prepared for development.

Suitability

Unsuitable

The site is well located close to existing facilities and public transport routes. Close to listed buildings and any scheme may need to conserve and enahnce these. As the site is a Statutory Allotment it has been decided to treat it as not-suitable until a plannig application has been granted confirming it as surplus.

Achievability

Potentially achievable

Greenfield site, within an existing residential area, in a low to medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having moderate prospect of delivery.

Estimated Deliverability

Housing

Deliverable (years 1-5)

30 dwellings

Years 1 - 5	20	Years 6 - 10	10	Years 11+	0	Post Plan Period	0
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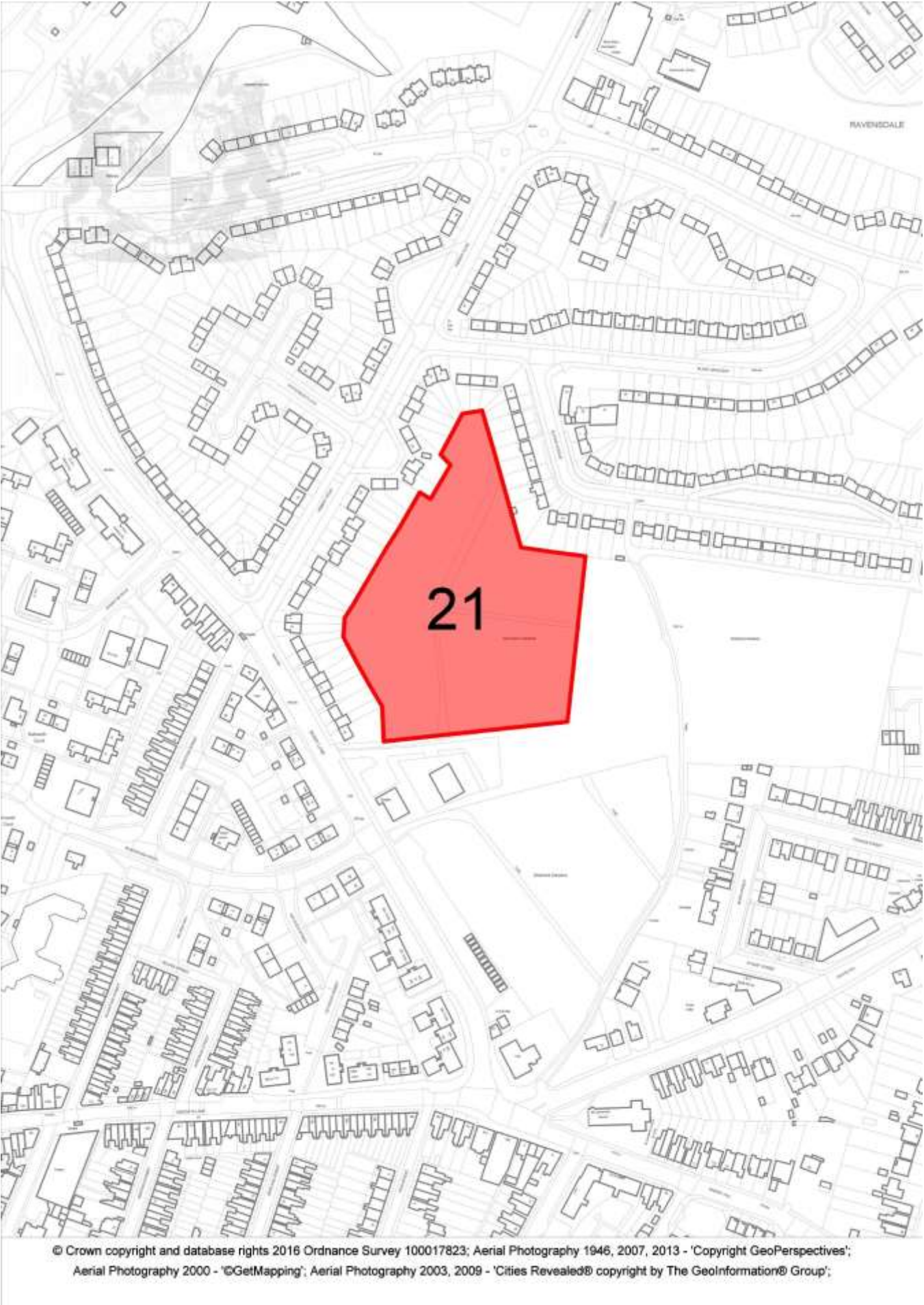
A small greenfield site with a moderate prospect of delivery. No application has yet been submitted but information from promoter indicates delivery from 2019/20 for 3 years.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	22			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Playing Field, Sandy Lane				
Site Address	Sandy Lane / Garratt Avenue				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	454552 , 361447		Plotted Site Area (Ha)
					2.58
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Not available

Understood that site is no longer available for development.

Suitability

Not Assessed

Understood that site is no longer available for development.

Achievability

Not Assessed

Understood that site is no longer available for development - achievability not assessed.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Site is no longer available for development.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

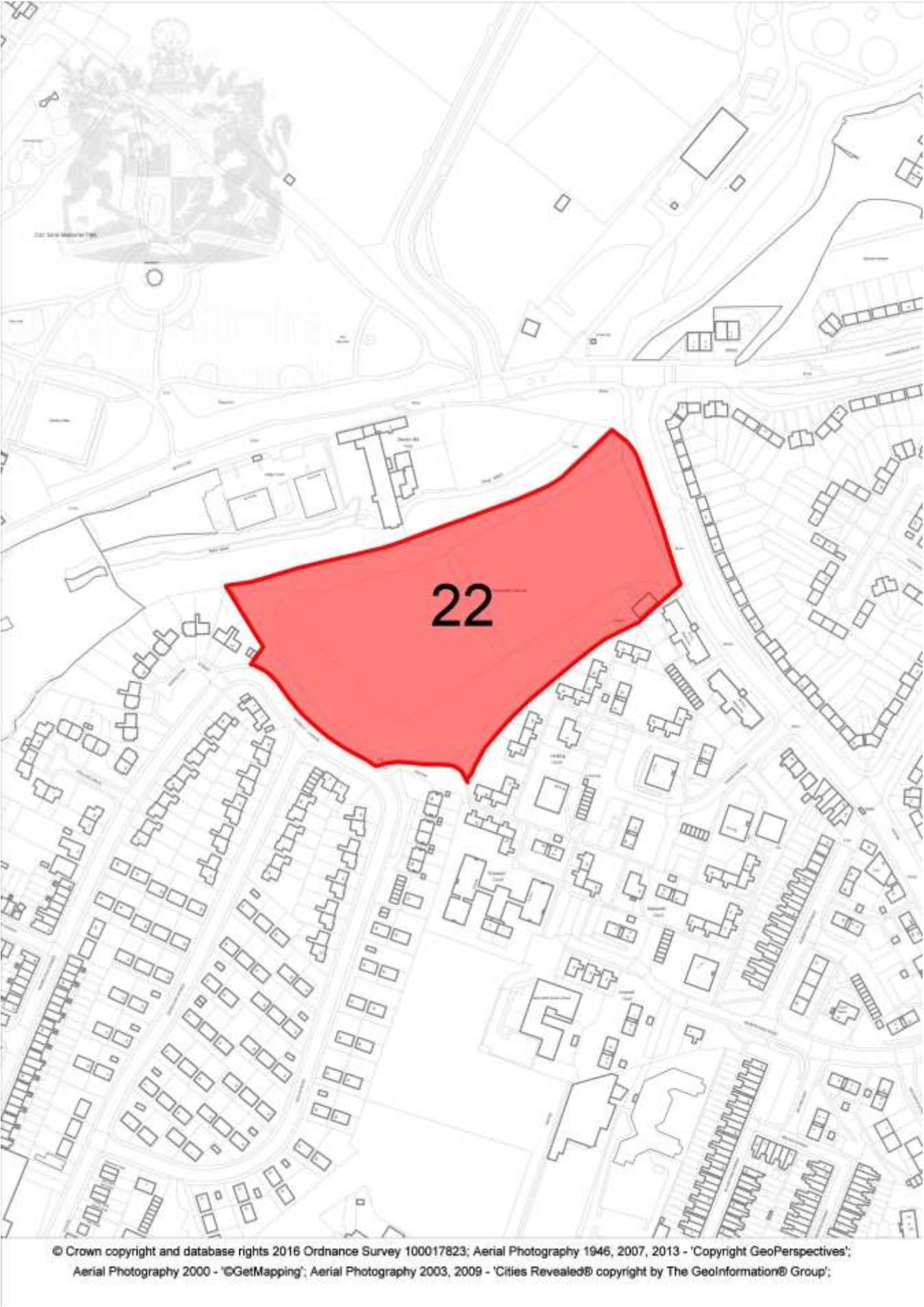
0

Comparison retail

0

Convenience retail

0



HELAA Ref	23	Planning Status	Permission granted
Site Name	Sandy Lane	HELAA Result	Reasonable alternative
Site Address	Land off Sandy Lane		
Ward	Carr Bank		
Locality	Mansfield	Grid Ref	454955 , 361203
Land Type	Greenfield	Proposal	Housing
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		

Assessment

Availability	Available
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The site is currently available with a planning application (2016/0262/ST) submitted for 63 dwellings.

Suitability	Suitable
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The site has good access to facilities and would be compatible with surrounding uses. Resolution to grant subject to s106 (2016/0262/ST).

Achievability	Potentially achievable
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Greenfield site, within an existing residential area, medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of delivery.

Estimated Deliverability

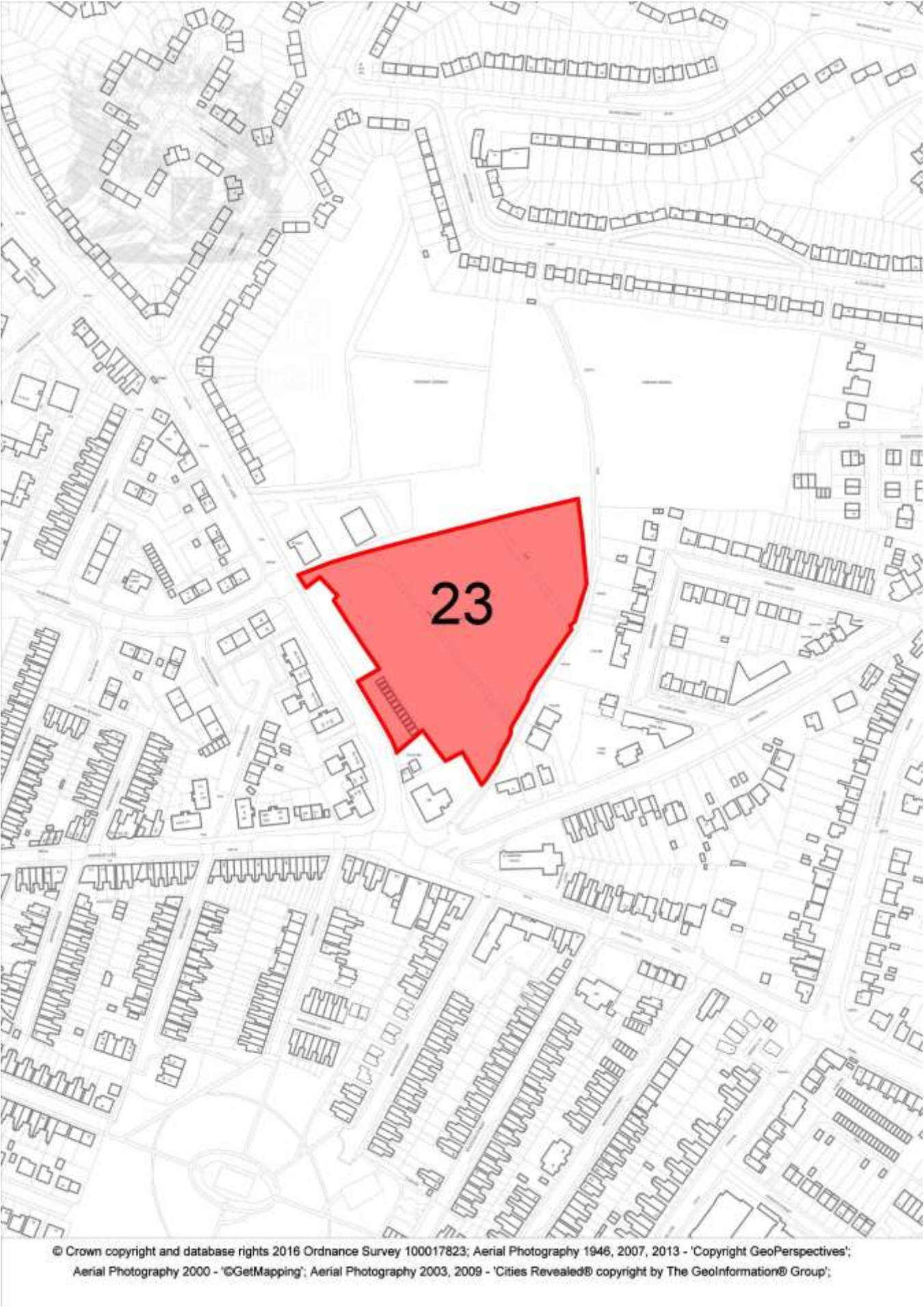
Housing	Deliverable (years 1-5)	63 dwellings
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Years 1 - 5	30	Years 6 - 10	33	Years 11+	0	Post Plan Period	0
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Planning permission has been granted (2016/0262/ST) 106 signed 16/3/18 and then 1 year for initial works before homes delivered in 2019/20. Build rate rising to 20dpa.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	24			Planning Status	
		HELAA Result	Reasonable alternative		
Site Name	Sherwood Close				
Site Address					
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	455120 , 361320	Plotted Site Area (Ha)	0.60
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Potentially available

A planning application (2017/0827/FUL) has been submitted.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Potentially achievable

Greenfield site within a existing residential area, in a low to medium sales value area. There maybe a requirement for ground assessments / remediations. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

Potentially achievable, however, mitigation measures to manage potential contamination and site access need to be addressed.

Estimated Deliverability

Housing

Deliverable (years 1-5)

33 dwellings

Years 1 - 5	10	Years 6 - 10	23	Years 11+	0	Post Plan Period	0
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A small greenfield site; an application is currently being determined (2017/0827/FUL). Delivery assumed from 2020/21 at a max rate of 15dpa.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	25			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Ladybrook Lane / Tuckers Lane				
Site Address					
Ward	Broomhill				
Locality	Mansfield	Grid Ref	453033 , 361493	Plotted Site Area (Ha)	1.11
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Potentially available

Land owner has stated that site is surplus to requirements and has put it forward for development via the HELAA . Confirmation is needed that any legal consents required from the Secretary of State to sell school playing fields have been secured.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs may be required to address surface water flood risk.

Achievability

Potentially achievable

This is a former school site, within a generally low sales value area. The site will also require some on site open space and play provision. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

33 dwellings

Years 1 - 5	0	Years 6 - 10	33	Years 11+	0	Post Plan Period	0
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Greenfield site without planning permission in place. Delivery assumed from 21/22 due to need to ensure SoS sign off for sale of education land. Max build rate of 20dpa assumed in line with standard assumptions.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	26			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land at Windmill Lane (former nursery)				
Site Address	Windmill Lane				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	454370 , 361934	Plotted Site Area (Ha)	1.27
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability	Available
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This former garden nursery site has been cleared site and is being promoted by landowner. An application has been submitted (2017/0738/FUL)

Suitability	Suitable
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The site is compatible with adjoining uses and close to services and public transport. Access and highway junctions may require mitigations at planning application stage. An application is being determined (2017/0738/FUL).

Achievability	Achievable
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Former nursery site within a medium to high value area, within the Park conservation area and close to the strategic GI Maun Valley route. It is considered as having good prospects of achievability depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing	Deliverable (years 1-5)				23 dwellings
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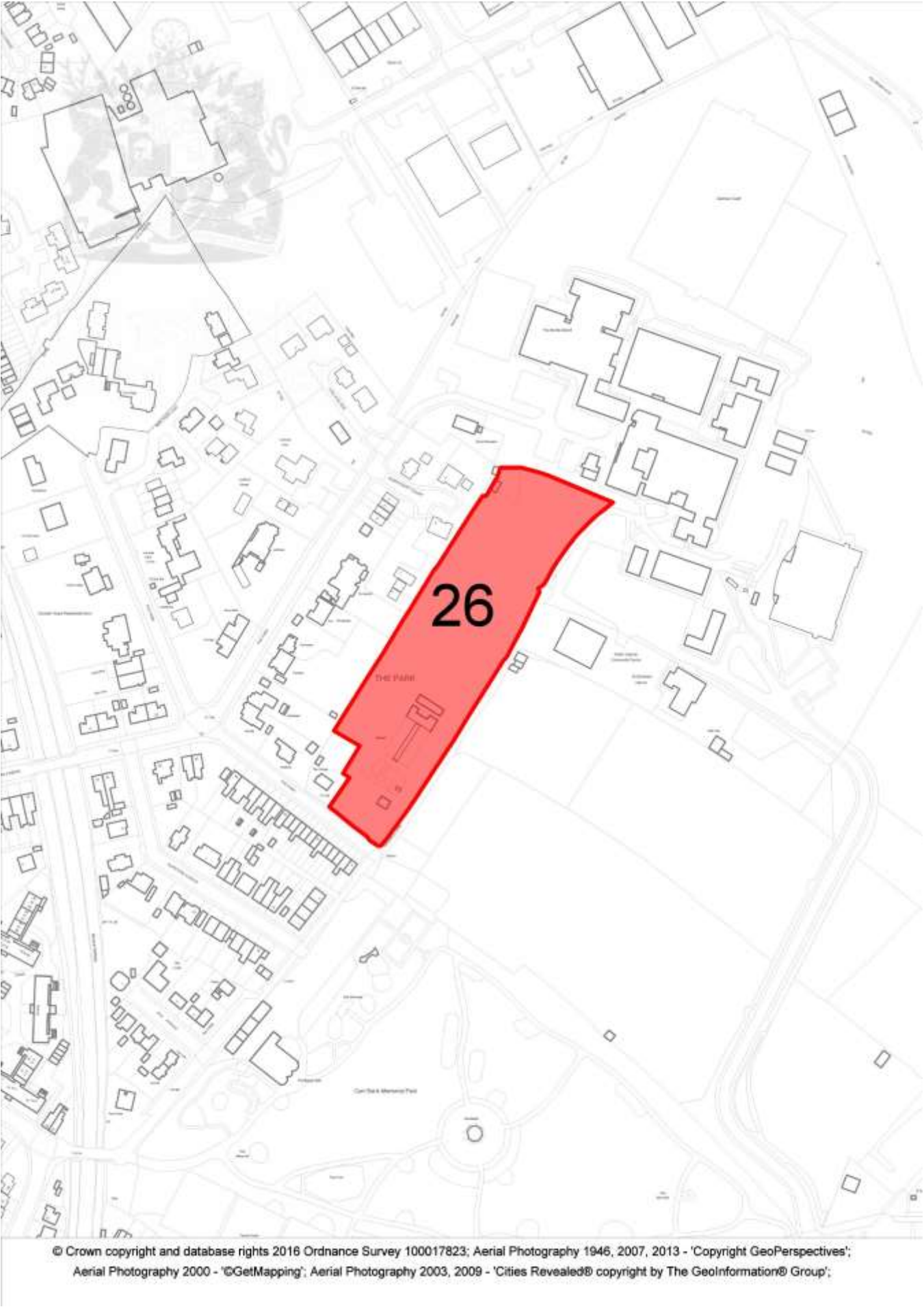
Years 1 - 5	10	Years 6 - 10	13	Years 11+	0	Post Plan Period	0
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Planning application submitted in Nov 2017. Based on standard assumptions homes to be delivered from 2020/21 onwards. Build rate based on standard assumptions.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	27a			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land at Redruth Drive				
Site Address	Sherwood Avenue				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456685 , 358827	Plotted Site Area (Ha)	4.98
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Available

The site has been sold to a developer. The site is considered as available for development.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. SUDs will be required to address surface water flooding.

Achievability

Achievable

A greenfield site within a medium to high sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

178 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	143	Post Plan Period	0
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A medium sized greenfield site. Understood that application to be submitted in 2018/19 . Assumed to be delivered from 2024/25 onwards at a rate rising to 25dpa with a single developer.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/a



HELAA Ref	27b			Planning Status	Permission granted
Site Name	Land off Sherwood Oaks Close			HELAA Result	Reasonable alternative
Site Address	Sherwood Oaks Close				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456833 , 359054	Plotted Site Area (Ha)	1.20
Land Type	Greenfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability

Available

Planning permission was granted in June 2017 (2015/0181/ST).

Suitability

Suitable

Planning permission was granted in June 2017 (2015/0181/ST).

Achievability

Achievable

A greenfield site within a medium value sales area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

46 dwellings

Years 1 - 5

6

Years 6 - 10

40

Years 11+

0

Post Plan Period

0

A greenfield site close to existing employment uses. Outline planning permission was granted in June 2017 (2015/0181/ST). Based on standard assumptions it is expected that homes will start to be delivered on site from 2020/21 onwards. Build rate of up to 20dpa expected.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

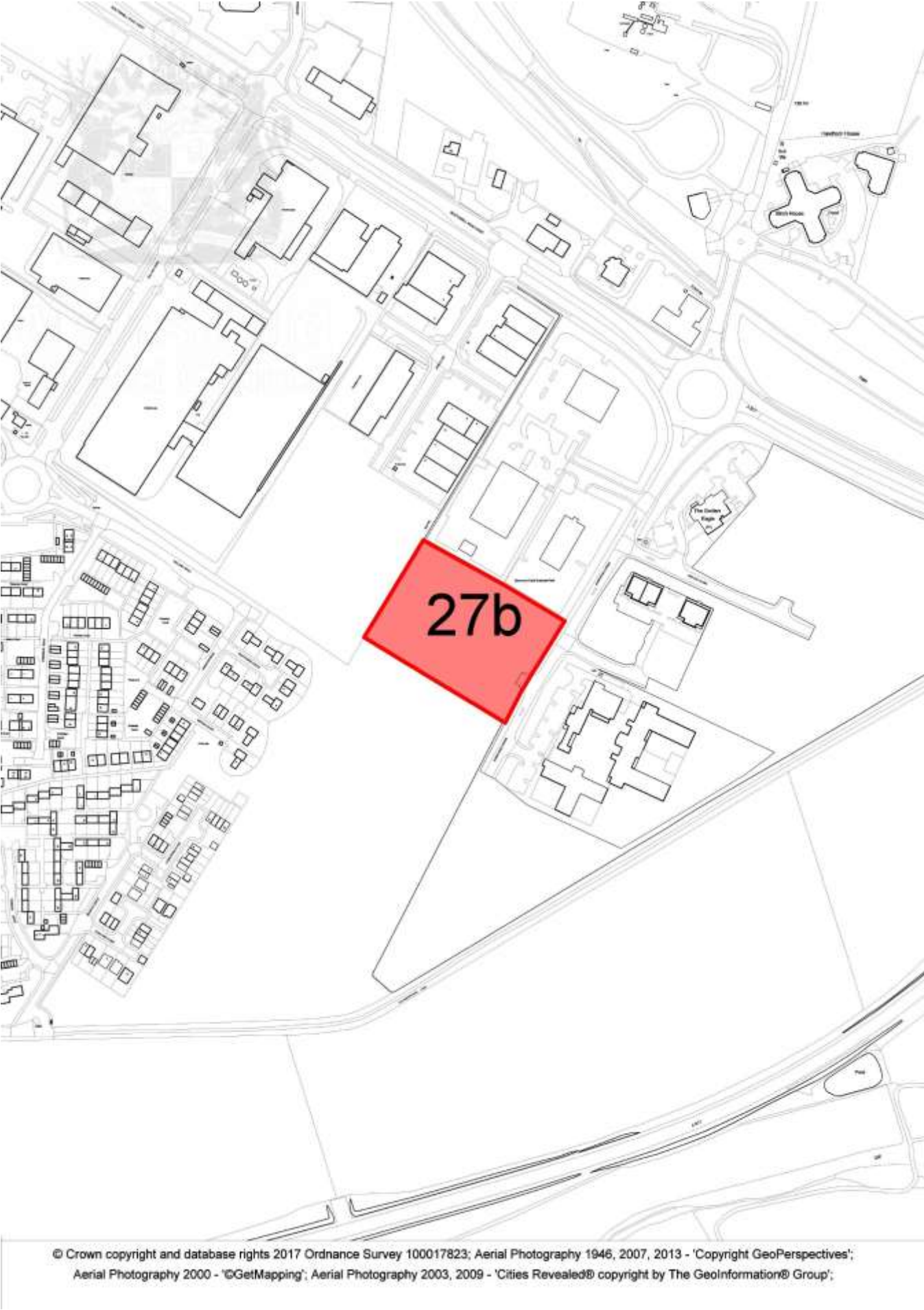
Comparison retail

0

Convenience retail

0

N/a



HELAA Ref	27c			Planning Status	
Site Name	Land South of Sherwood Avenue			HELAA Result	Reasonable alternative
Site Address					
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456853 , 358877	Plotted Site Area (Ha)	1.41
Land Type	Greenfield	Proposal	Economic		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Available

Intentions of landowner unknown - the site not currently being promoted by land owner through the HELAA though it could come forward for development.

Suitability

Potentially suitable

Site has access via Sherwood Avenue and is adjacent to existing employment area within close proximity of public transport.

Achievability

Achievable

Adjacent to existing successful employment area with good access to MARR; likley to prove attractive to the market.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A - employment only.

Economic (sqm)

Not deliverable within the plan period

11280 sqm

Office	0	Industrial	5640	Warehousing	5640	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	28			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Debdale Lane / Emerald Close				
Site Address					
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452796 , 362535	Plotted Site Area (Ha)	1.08
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

The landowner has confirmed that the site is available.

Suitability

Potentially suitable

The site has access and is close to existing public transport and local facilities. SUDs will be required to address surface water flooding.

Achievability

Achievable

This greenfield site is in a high value sales area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

32 dwellings

Years 1 - 5	0	Years 6 - 10	10	Years 11+	22	Post Plan Period	0
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A small greenfield site. No application submitted. Assumed to be delivered from 2025/26 onwards at a rate of 15dpa with a single developer.

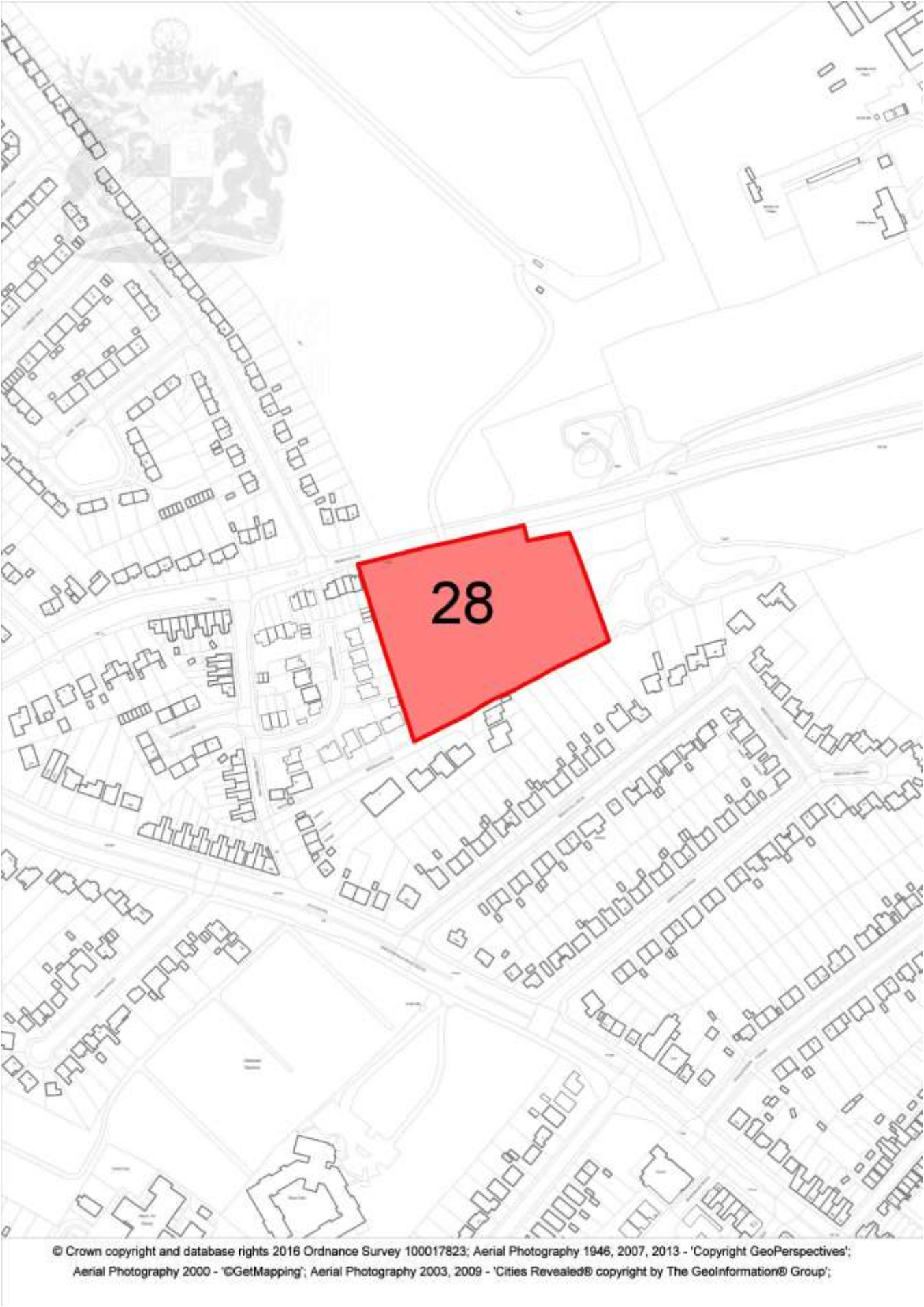
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	29			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Sherwood Rise (adjacent Queen Elizabeth Academy)				
Site Address					
Ward	Sherwood				
Locality	Mansfield Woodhouse	Grid Ref	453274 , 362604	Plotted Site Area (Ha)	5.82
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Potentially available

The site is being promoted by the landowner; potentially school grounds and may require approval from Secretary of State prior to disposal.

Suitability

Potentially suitable

The site has access from Sherwood Rise, is in close proximity to local services, public transport and infrastructure. There are various electricity pylon lines running across the site which may affect the developable area and or site suitability - will need further investigation. For now we have assumed only 50% of the site is developable.

Achievability

Potentially achievable

This greenfield site is within a higher value sales area. Any potential relocation of electricity pylons could be costly and would affect the land value. Subject to relocation of electricity pylons / or reducing the developable area, the site is considered to have a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

87 dwellings

Years 1 - 5	0	Years 6 - 10	13	Years 11+	74	Post Plan Period	0
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Greenfield site with no permisison in place; potentially to be developed along side adjacent site (ref 64 - in same ownership). Information from landowner indicates delivery from 2020 however this is considered optimistic given nearby sites under construction; the site could come forward earlier if circumstances allow. It is unclear if this forms part of a school site; if so may require sign of Secretary of State for disposal. Given this delivery of homes is expected from 23/24. Build rate rising to 25dpa across the two sites.

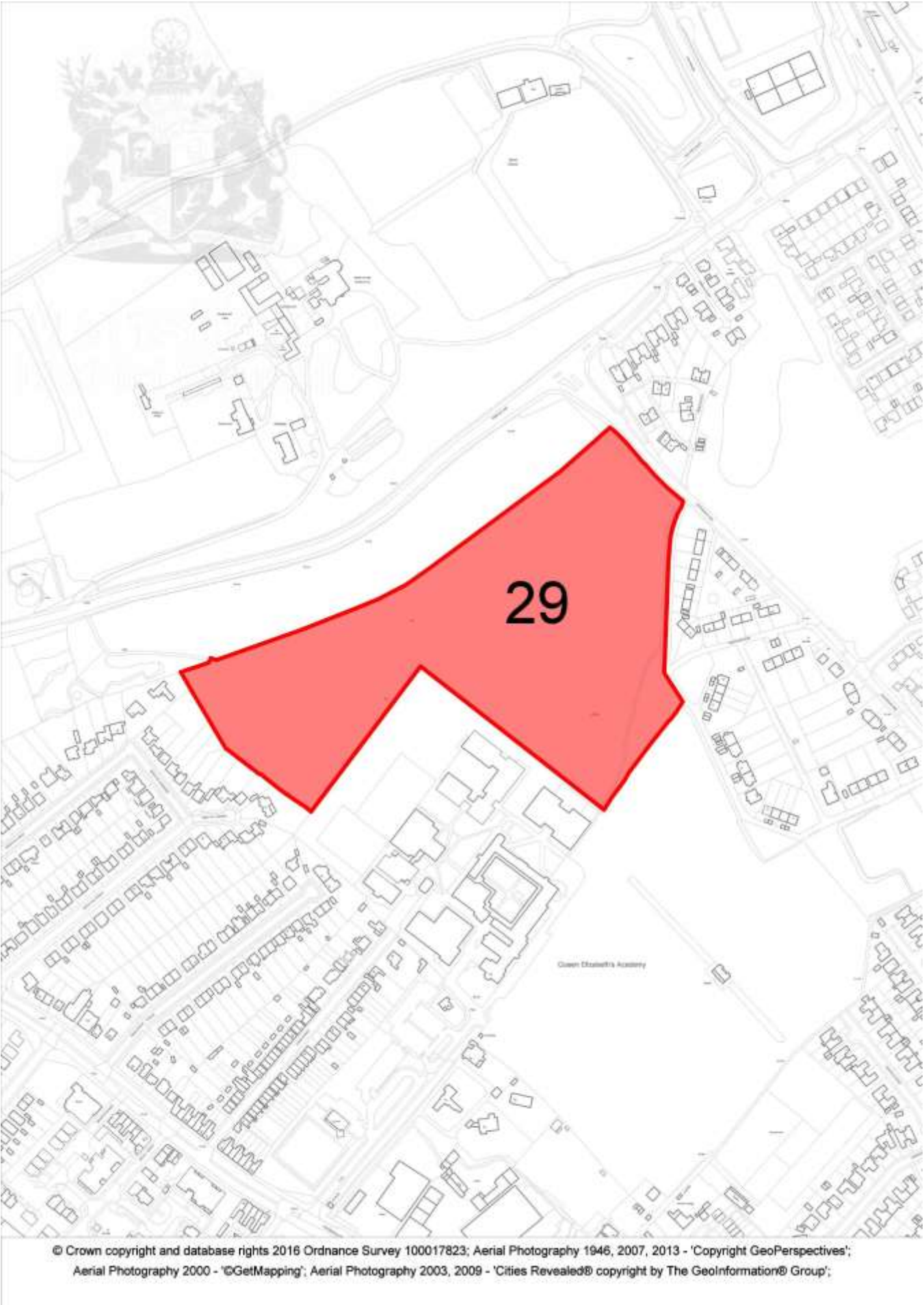
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	30	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land at Old Mill Lane / Stinting Lane				
Site Address	Old Mill Lane				
Ward	Maun Valley				
Locality	Mansfield	Grid Ref	455205 , 362605	Plotted Site Area (Ha)	5.78
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Potentially available

The site is identified as available, however there are linkages with adjacent sites (31,53 and 55) which may affect availability.

Suitability

Potentially suitable

The site is close to existing services but there are electricity pylons on site which may need removing or reducing the net developable area. For this assessment, the net developable area has been reduced by 50% to reflect the presence of the pylons. Residential use would otherwise be compatible with surrounding uses. Access to adjacent sites and a comprehensive masterplan may be required.

Achievability

Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

86 dwellings

Years 1 - 5	0	Years 6 - 10	86	Years 11+	0	Post Plan Period	0
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A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 2021/22 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

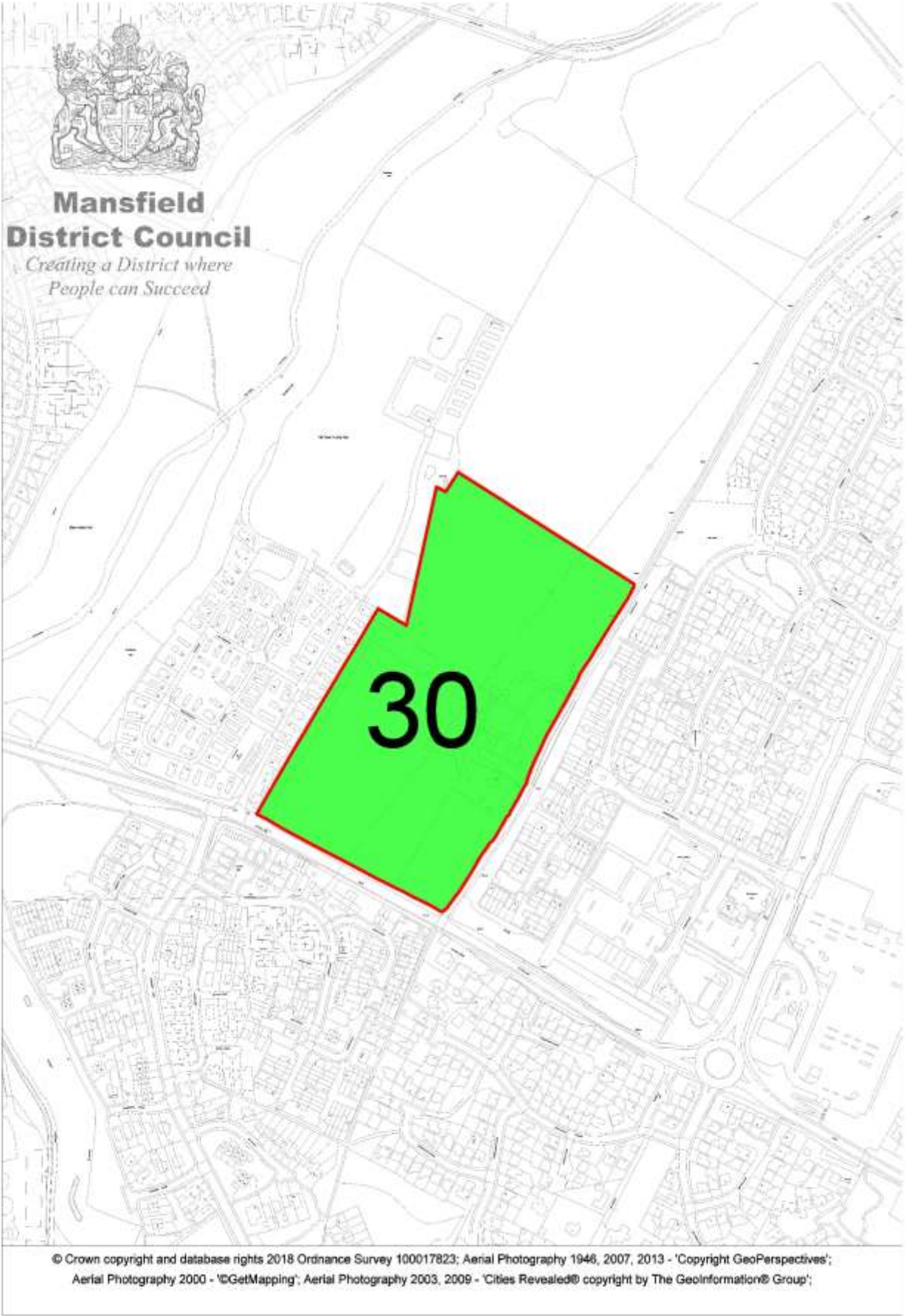
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	31	Planning Status			
Site Name	Land at New Mill Lane	HELAA Result		Reasonable alternative	
Site Address	New Mill Lane				
Ward	Maun Valley				
Locality	Mansfield	Grid Ref	455497 , 363128	Plotted Site Area (Ha)	5.32
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Potentially available

The site is identified as available, however there are linkages with adjacent sites (30,53 and 55) which may affect availability. An outline application is currently being determined.

Suitability

Potentially suitable

The site is close to existing services, residential use would generally be compatible with surrounding uses, though there is an electricity pylon running along the perimeter of the site, and would need to fully understand how this affects delivery. For now it has been assumed that a third of the site cannot be developed due to the pylon. Access to adjacent sites and a comprehensive masterplan may be required.

Achievability

Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

100 dwellings

Years 1 - 5	0	Years 6 - 10	100	Years 11+	0	Post Plan Period	0
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A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55); an application has been submitted on this part of the site. Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 20/21 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

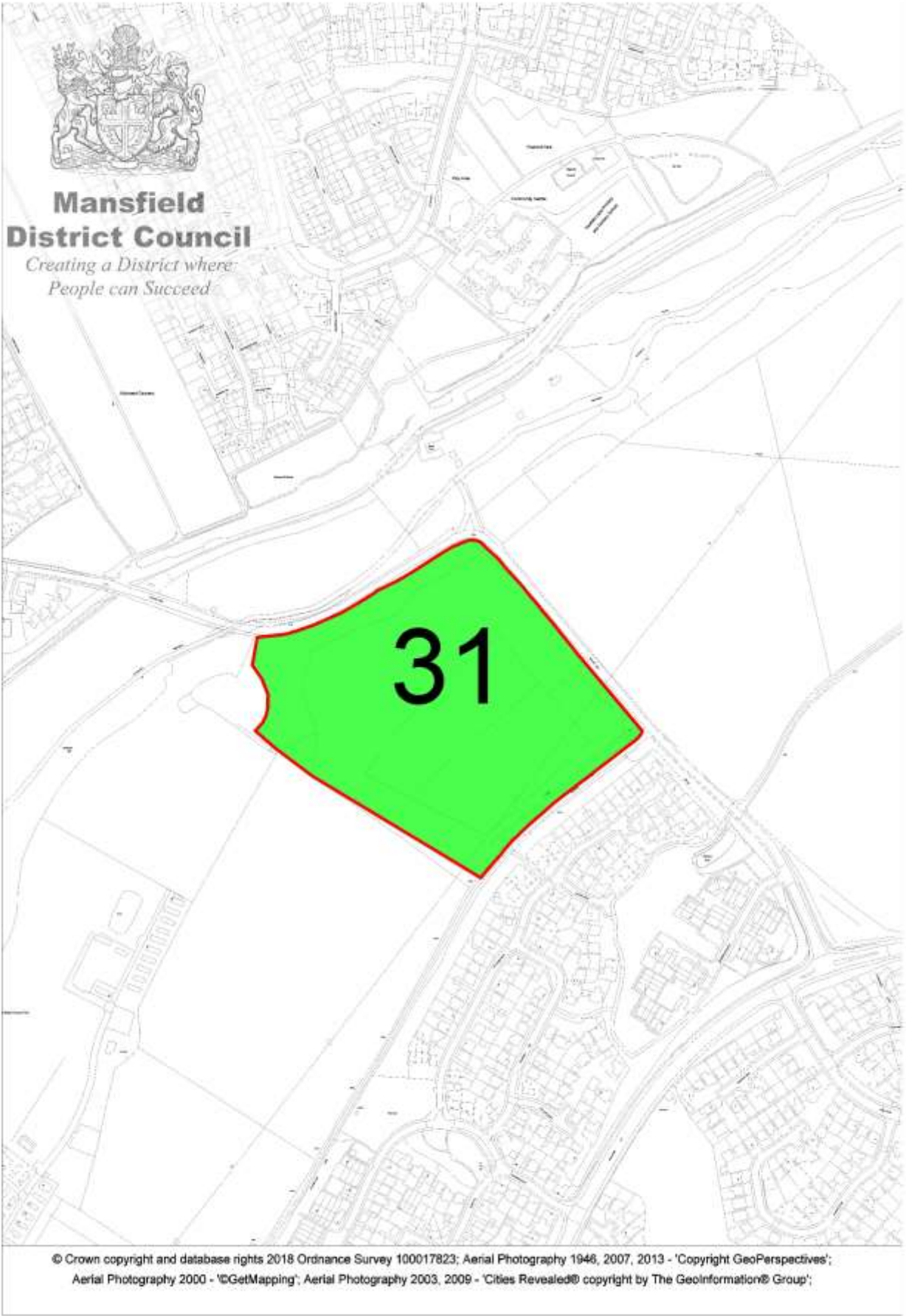
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	32	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Radmanthwaite Road / Oxclose Lane				
Site Address	Radmanthwaite Road				
Ward	Bull Farm and Pleasley Hill				
Locality	Mansfield	Grid Ref	451867 , 363441	Plotted Site Area (Ha)	12.51
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

The landowners have confirmed that the site is avaiable for development. There are no known legal constraints.

Suitability

Unsuitable

The site is located close to services and public transport and is compatible with adjoining uses. However, based on the scale of site and having reviewed the options for vehicular access , it is not considered that access to the site can be achieved due to the need for two points of access.

Achievability

Potentially achievable

Greenfield site close to an existing residential area, in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

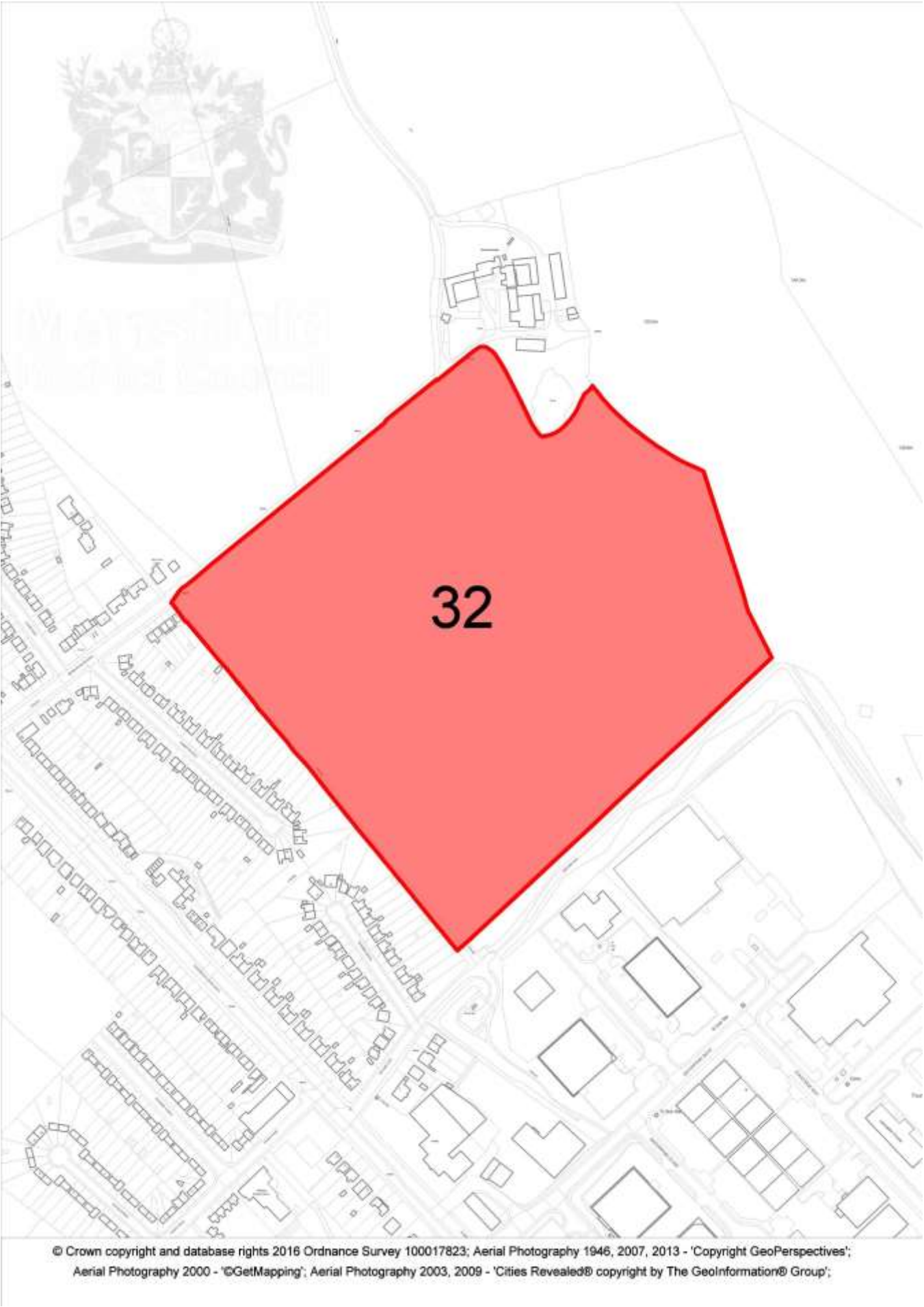
Estimated Deliverability

Housing	Not Assessed				285 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

Not assessed as this site is not considered as suitable for development.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0		

N/A



HELAA Ref	33			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Wood Lane (Miners Welfare)				
Site Address	Wood Lane				
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	455852 , 368790	Plotted Site Area (Ha)	1.05
Land Type	Mixed	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

The new landowner has confirmed that the site is available for development.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and reasonable close to services and public transport given location adjacent to small settlement.

Achievability

Potentially achievable

This brownfield regeneration site is in a generally low sales value area. It is potentially achievable depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing

Deliverable (years 1-5)

31 dwellings

Years 1 - 5	5	Years 6 - 10	26	Years 11+	0	Post Plan Period	0
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A small mixed brown/greenfield site. Permission in principle has been granted. Based on standard assumptions it is assumed that homes will be from 2022/23 onwards at rate rising to 10dpa.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	34			Planning Status	
Site Name	Land at Sherwood Street / Oakfield Lane			HELAA Result	Reasonable alternative
Site Address	Sherwood Street				
Ward	Market Warsop				
Locality	Market Warsop	Grid Ref	457032 , 367107	Plotted Site Area (Ha)	1.21
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

Developer is progressing a scheme for submission of a planning application.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Potentially achievable

Greenfield site within a existing residential area, in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

36 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	36	Post Plan Period	0
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A greenfield site with no planning permisison in place. Given the recent resolutions to grant (sites 35 and 36) this site is expected to deliver during the back end of th eplan period (2027/28 onwards) at a max rate of 15dpa.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	35			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Stonebridge Lane / Sookholme Lane				
Site Address	Stonebridge Lane				
Ward	Warsop Carrs				
Locality	Market Warsop	Grid Ref	455906 , 367746	Plotted Site Area (Ha)	9.01
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability	Available
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A planning application has been submitted. The site is considered as available for development.

Suitability	Potentially suitable
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A planning application has been refused for a number of reasons; subject to further information being submitted the site could be considered suitable. A new application has been submitted.

Achievability	Potentially achievable
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Part of a large greenfield site within a medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability, though there will be a need for various mitigations to reflect the SSSI, GI, flood and transport infrastructure.

Estimated Deliverability

Housing	Deliverable (years 1-5)	200 dwellings			
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Years 1 - 5	38	Years 6 - 10	125	Years 11+	37	Post Plan Period	0
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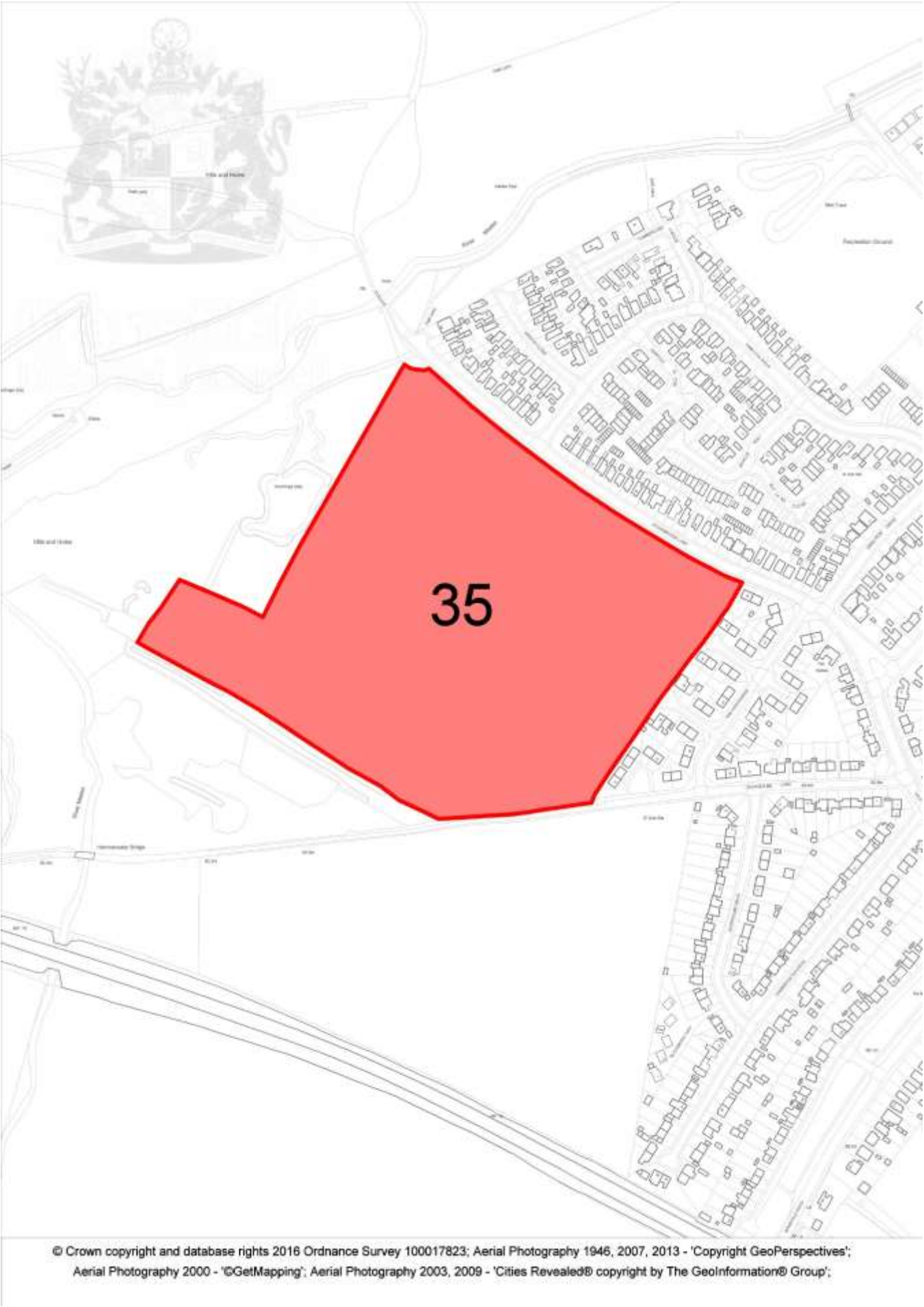
A planning application was approved subject to a s106 in April 2018. Trajectory based on information provided by site promoter (April 2018) and split across the two sites (35 and 36).

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	36	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Sookholme Lane / Sookholme Drive				
Site Address	Sookholme Lane				
Ward	Market Warsop				
Locality	Market Warsop	Grid Ref	455954 , 367476	Plotted Site Area (Ha)	7.27
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

A planning application has been submitted. The site is considered as available for development.

Suitability

Potentially suitable

A planning application has been refused for a number of reasons; subject to further information being submitted the site could be considered suitable.

Achievability

Potentially achievable

Part of a large greenfield site within a medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability, though there will be a need for various mitigations to reflect the SSSI, GI, flood and transport infrastructure.

Estimated Deliverability

Housing

Deliverable (years 1-5)

200 dwellings

Years 1 - 5	37	Years 6 - 10	125	Years 11+	38	Post Plan Period	0
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A planning application was approved subject to a s106 in April 2018. Trajectory based on information provided by site promoter (April 2018) and split across the two sites (35 and 36).

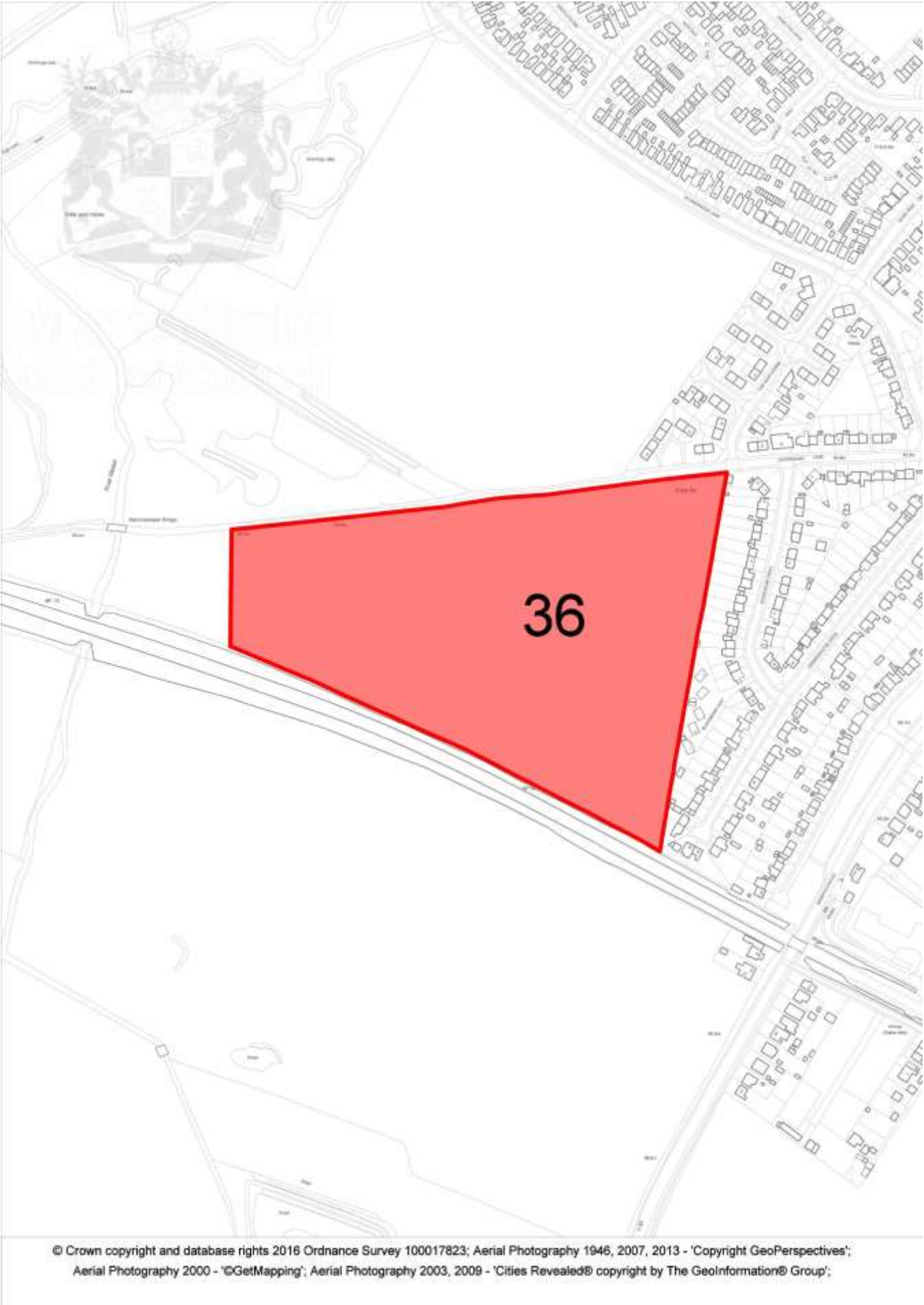
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	37			Planning Status	Reasonable alternative	
Site Name	Land at Bellamy Road Industrial Estate					
Site Address	Anglia Way					
Ward	Lindhurst					
Locality	Mansfield	Grid Ref	456713 , 359120		Plotted Site Area (Ha)	1.87
Land Type	Greenfield	Proposal	Economic			
Source	Existing or emerging allocations that have not received planning permission					

Assessment

Availability

Available

Site not currently being promoted by land owner through the HELAA though it could come forward for development.

Suitability

Suitable

Site is within an existing employment area and access is likely off Anglia Way / Southwell Road West.

Achievability

Potentially achievable

Site is within an existing employment area and likley to prove reasonably attractive to the market.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

N/A

Economic (sqm)

Not deliverable within the plan period

7480 sqm

Office

0

Industrial

3740

Warehousing

3740

Leisure

0

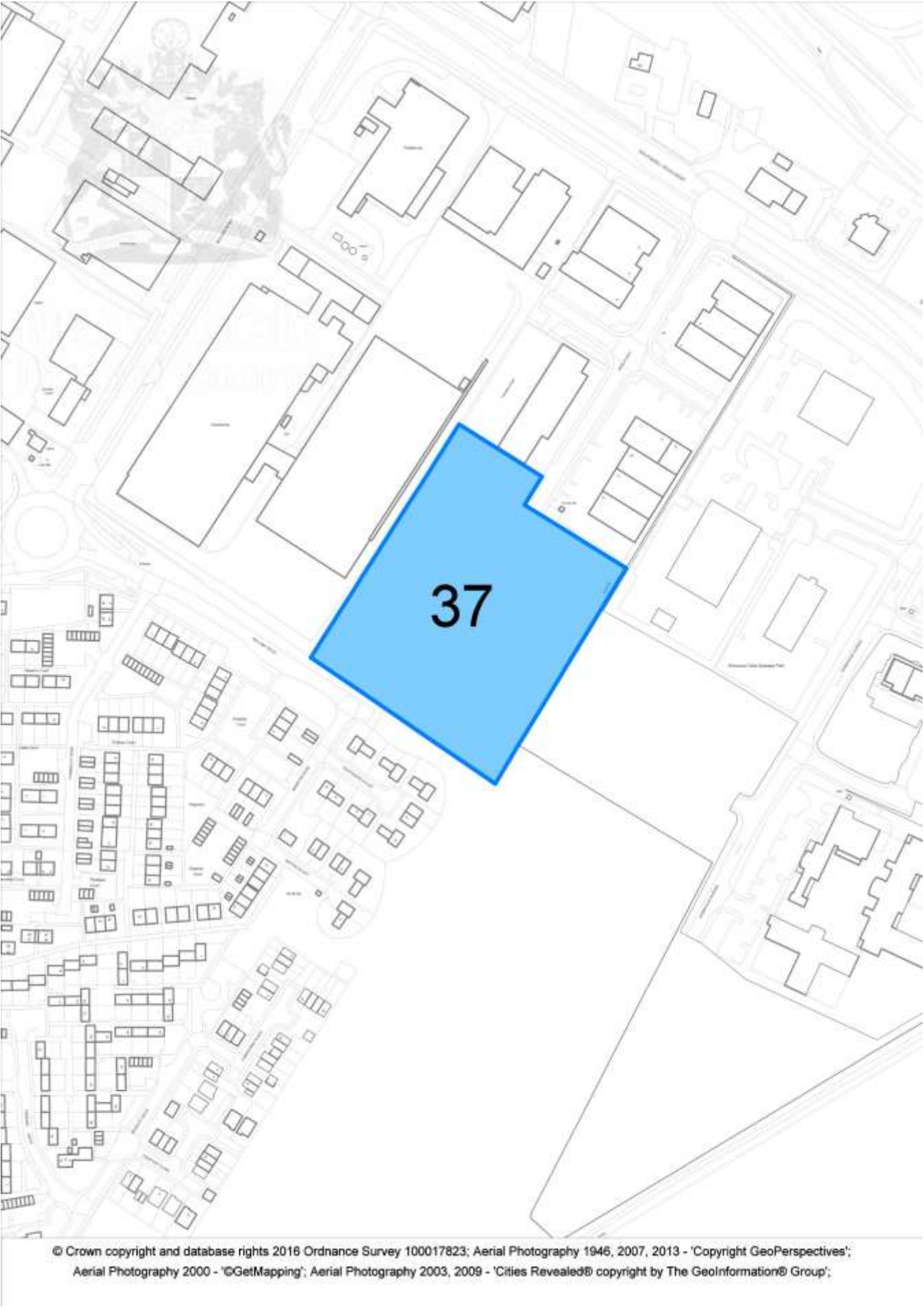
Comparison retail

0

Convenience retail

0

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	38	Planning Status	
HELAA Result	Reasonable alternative		
Site Name	Ransom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)		
Site Address	Southwell Road West		
Ward	Ransom Wood		
Locality	Mansfield	Grid Ref	457169 , 359608
Plotted Site Area (Ha)			2.07
Land Type	Greenfield	Proposal	Economic
Source	Internal site suggestions from Planning Officers and other Officers		

Assessment

Availability

Potentially available

Site is understood to be available for development.

Carpark proposals would be around 1.5 acres, however land stability issues restrict development of remaining site area.

Suitability

Suitable

The site has good access and is within a commercial area.

Achievability

Potentially achievable

Site is in an area where there is already good demand for commecial development at Ransom Woods Business Park and this would be a logical extension of this.

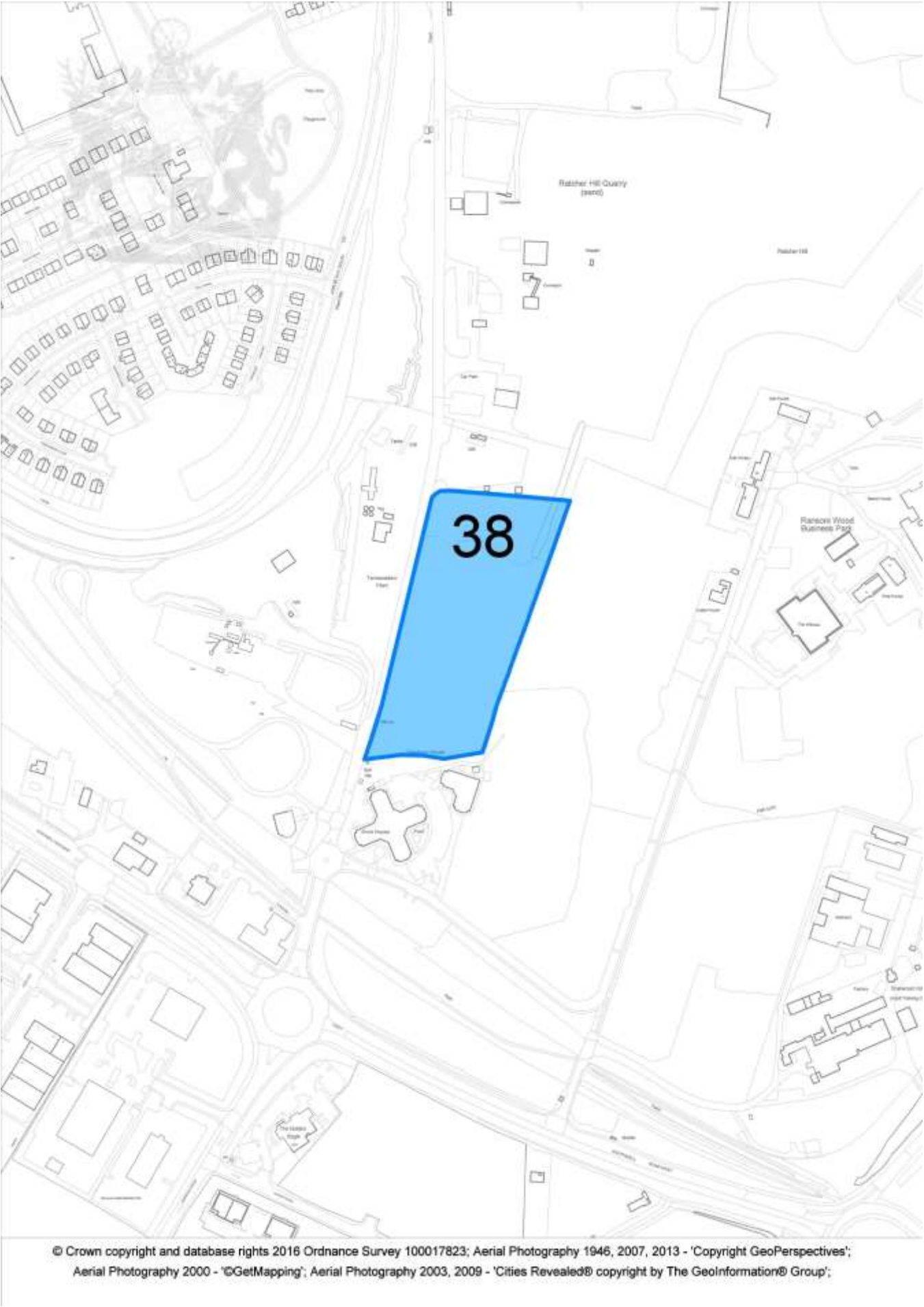
Estimated Deliverability

Housing	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
Post Plan Period					0

N/A

Economic (sqm)	Developable (years 11+)				8280 sqm
Office	0	Industrial	4140	Warehousing	4140
Leisure	0	Comparison retail	0	Convenience retail	0

The site is understood to be available. As no permisison in place assumed to be coming forward towards the end of the plan period but could come forward earlier.



HELAA Ref	39A			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Ransom Wood Business Park				
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457634 , 359572	Plotted Site Area (Ha)	1.35
Land Type	Mixed	Proposal	Economic		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

The owner has stated that there are no current plans for the office development during plan period, as the focus is on developing other parts of the site for wider commercial uses.

Suitability

Potentially suitable

Some sensitive small scale infill development could be suitable within this existing Business Park, which has good access and is in close proximity of public transport.

Achievability

Achievable

Site is operating as a sucessful business park and some sensitive develoment is likely to be attractive to the market.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

Economic (sqm)

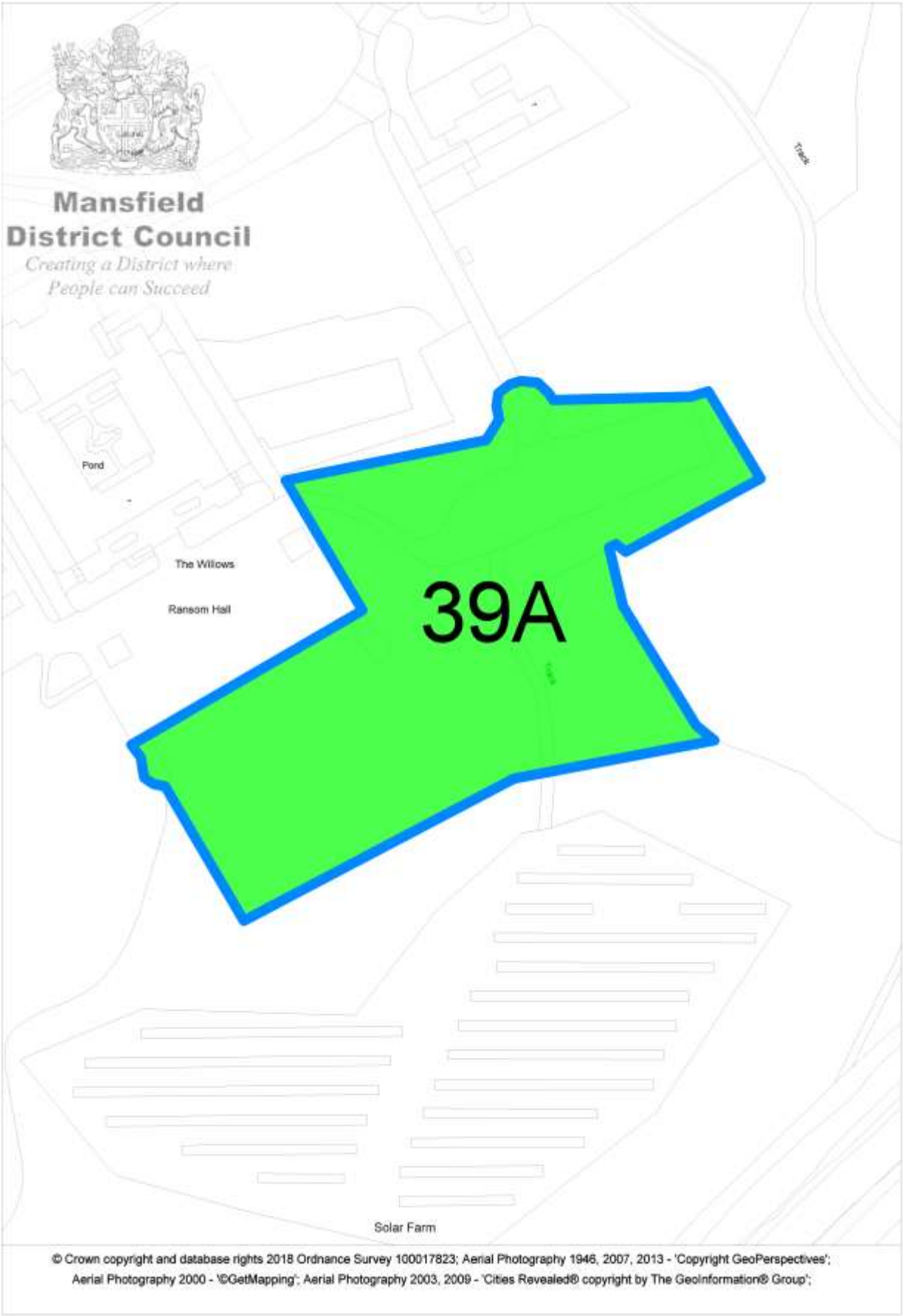
Not deliverable within the plan period

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site is already performing as an attractive Business Park providing high quality jobs and could potentially accommodate some limited sensitive further growth if availabilty is confirmed by the site owner



HELAA Ref	39B			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Ransom Wood Business Park				
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457392 , 359469	Plotted Site Area (Ha)	0.26
Land Type	Mixed	Proposal	Economic		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

The owner has stated that there are no current plans for the office development during plan period, as the focus is on developing other parts of the site for wider commercial uses.

Suitability

Potentially suitable

Some sensitive small scale infill development could be suitable within this existing Business Park, which has good access and is in close proximity of public transport.

Achievability

Achievable

Site is operating as a sucessful business park and some sensitive develoment is likely to be attractive to the market.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

Economic (sqm)

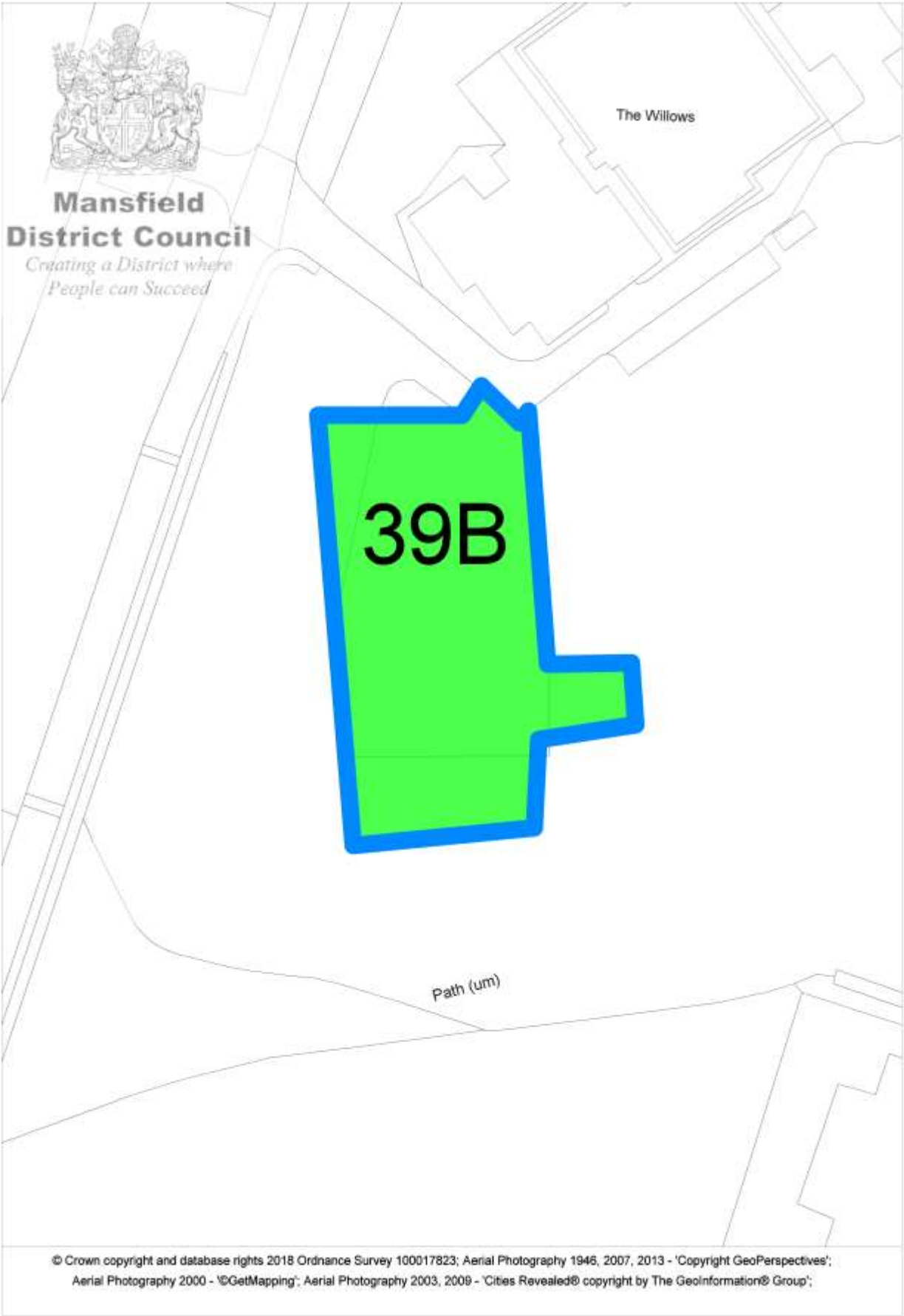
Not deliverable within the plan period

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site is already performing as an attractive Business Park providing high quality jobs and could potentially accommodate some limited sensitive further growth if availabilty is confirmed by the site owner



HELAA Ref	40			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land at Ratcher Hill Quarry (south west)				
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456890 , 359573	Plotted Site Area (Ha)	0.75
Land Type	Brownfield	Proposal	Economic		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability	Available
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Discussion with landowners (25/01/2017) indicated desire to develop part of the developable area for light industrial and/or storage use.

Suitability	Suitable
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The site has good access and close to services and public transport and part of the frontage could form an extension to Ransom Wood's Business Park, however care will be needed in the treatment of the strategic green infrastructure and biodiversity as part of the wider quarry reclamation plans.

Achievability	Achievable
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Located close to existing office developments with good access to the MARR. The is site is considered as having a good prospect of being achievable.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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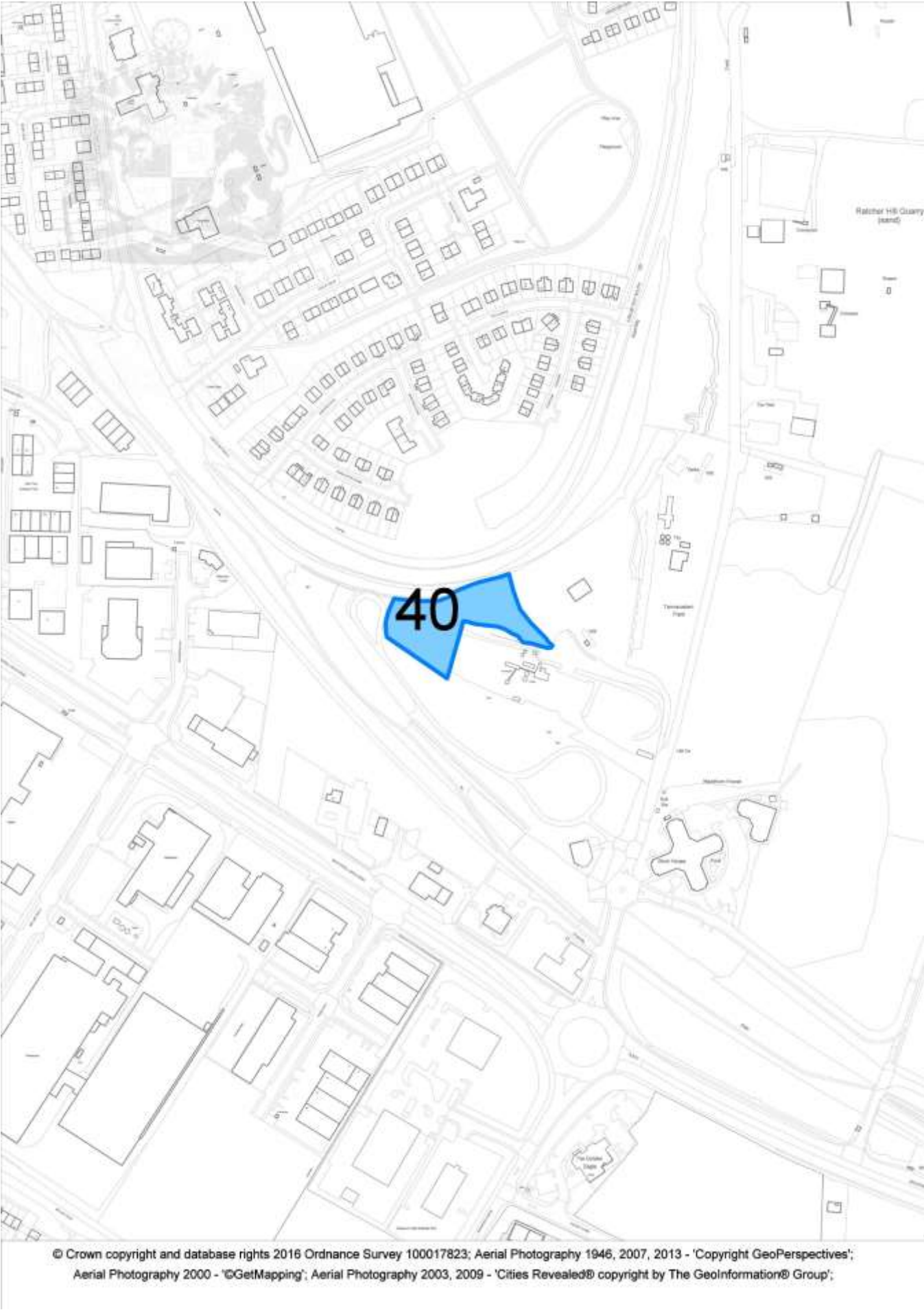
N/A - employment only.

Economic (sqm)	Developable (years 6-10)				3000 sqm
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Office	0	Industrial	1500	Warehousing	1500	Leisure	0
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Comparison retail	0	Convenience retail	0
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Discussion with landowners (25/01/2017) indicated desire to develop site though there is no current planning permission or application submitted. The scheme is being planned as part of a wider quarry restoration plan. Commencement has been assumed as being within the 6 - 10 year timeframe



HELAA Ref	41			Planning Status	Reasonable alternative	
Site Name	Sherwood Oaks Business Park					
Site Address	Southwell Road West					
Ward	Ransom Wood					
Locality	Mansfield	Grid Ref	457143 , 359062		Plotted Site Area (Ha)	2.67
Land Type	Greenfield	Proposal	Economic			
Source	Internal site suggestions from Planning Officers and other Officers					

Assessment

Availability Available

This site is not currently being promoted by land owner through the HELAA though it could come forward for development.

Suitability Suitable

Site is part of the Sherwood Oaks Business Park with access off Oakleaf Close and is close to the MARR and in close proximity to public transport.

Achievability Achievable

Site is likely to be attractive to the market given it's location close to the MARR and within an existing attractive business park.

Estimated Deliverability

Housing Not Assessed 0 dwellings

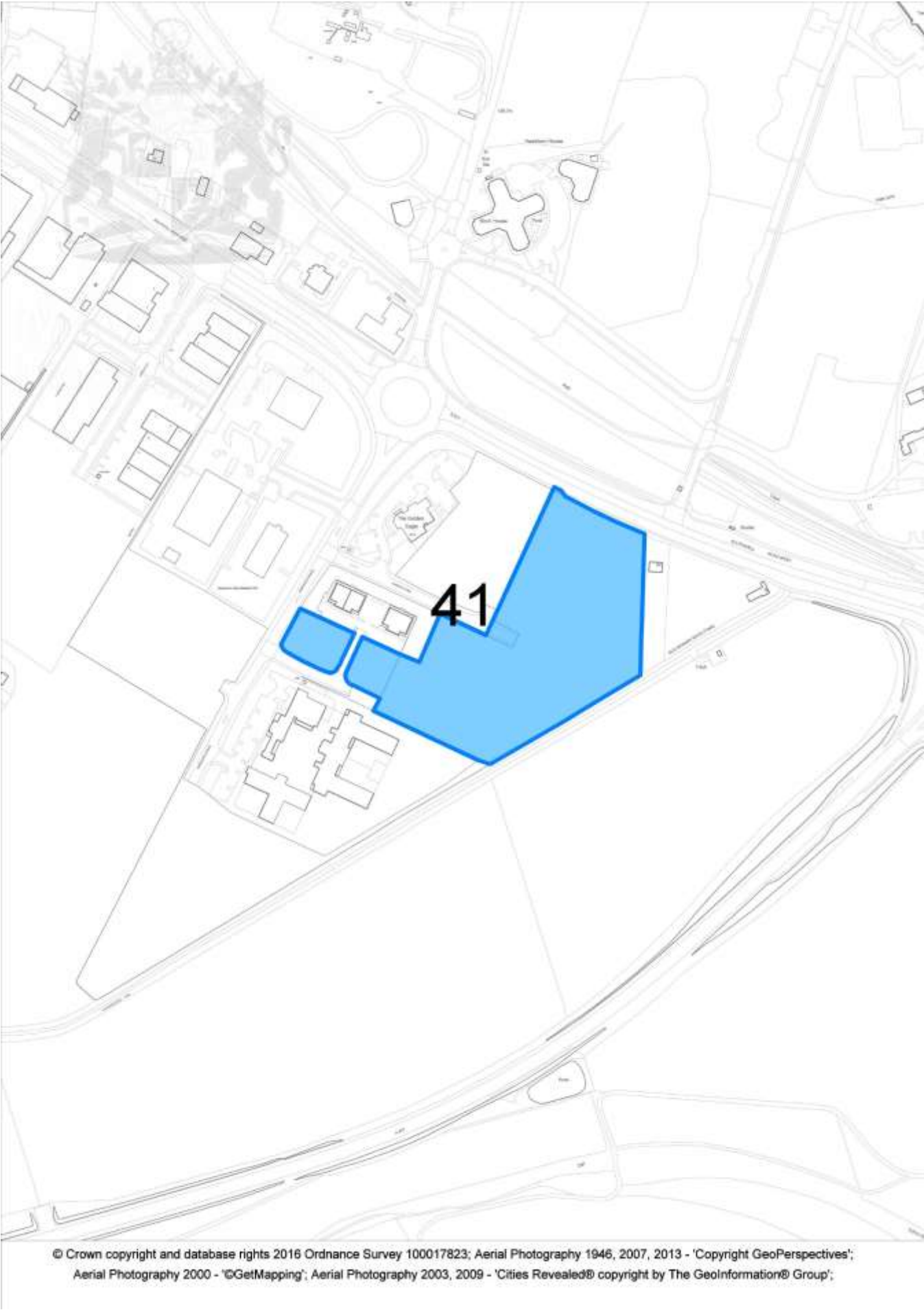
Years 1 - 5 0Years 6 - 10 0Years 11+ 0Post Plan Period 0

Economic (sqm) Not deliverable within the plan period 0 sqm

Office 0Industrial 0Warehousing 0Leisure 0

Comparison retail 0Convenience retail 0

Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	42			Planning Status		
		HELAA Result	Excluded at Stage 2			
Site Name	Land at former railway station.					
Site Address	Mansfield Road					
Ward	Market Warsop					
Locality	Market Warsop	Grid Ref	456229 , 367238		Plotted Site Area (Ha)	1.22
Land Type	Brownfield	Proposal	Housing			
Source	Development sites put forward during a “Call for Sites” Local Plan consultation					

Assessment

Availability

Available

Land owner has identified this site as available for development.

Suitability

Unsuitable

Although located close to facilities, the site does not appear to have suitable access.

Achievability

Not Assessed

Not assessed - as site is not currently considered as suitable.

Estimated Deliverability

Housing

Not Assessed

37 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not included in the HELAA supply as the scheme is not considered as having suitable access.

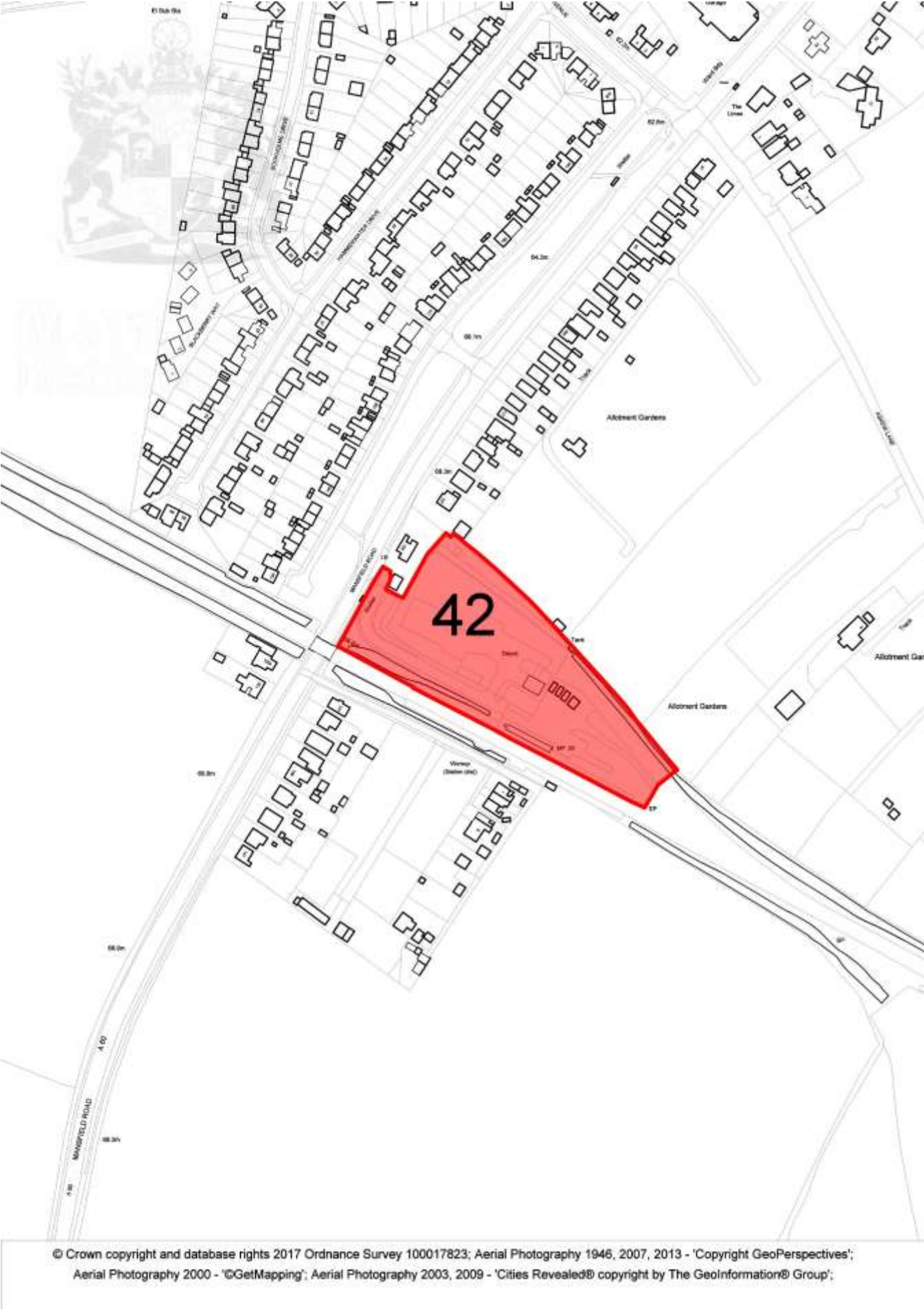
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	43			Planning Status	Reasonable alternative	
Site Name	Oakfield Lane (land adjacent recycling depot)					
Site Address						
Ward	Market Warsop					
Locality	Market Warsop	Grid Ref	456643 , 366903		Plotted Site Area (Ha)	1.20
Land Type	Brownfield	Proposal	Economic			
Source	Internal site suggestions from Planning Officers and other Officers					

Assessment

Availability

Potentially available

Landowners intentions to be confirmed.

Suitability

Potentially suitable

The site is considered to be suitable for employment uses. The site access is appropriate given its size although the location near to the railway bridge and residential area will need to be considered.

Achievability

Potentially achievable

The location may suit starter or lower value economic uses and there is the potential for remediation costs associated with the former use. Overall it is considered that development for employmnet uses has a moderate prospect.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as economic use

Economic (sqm)

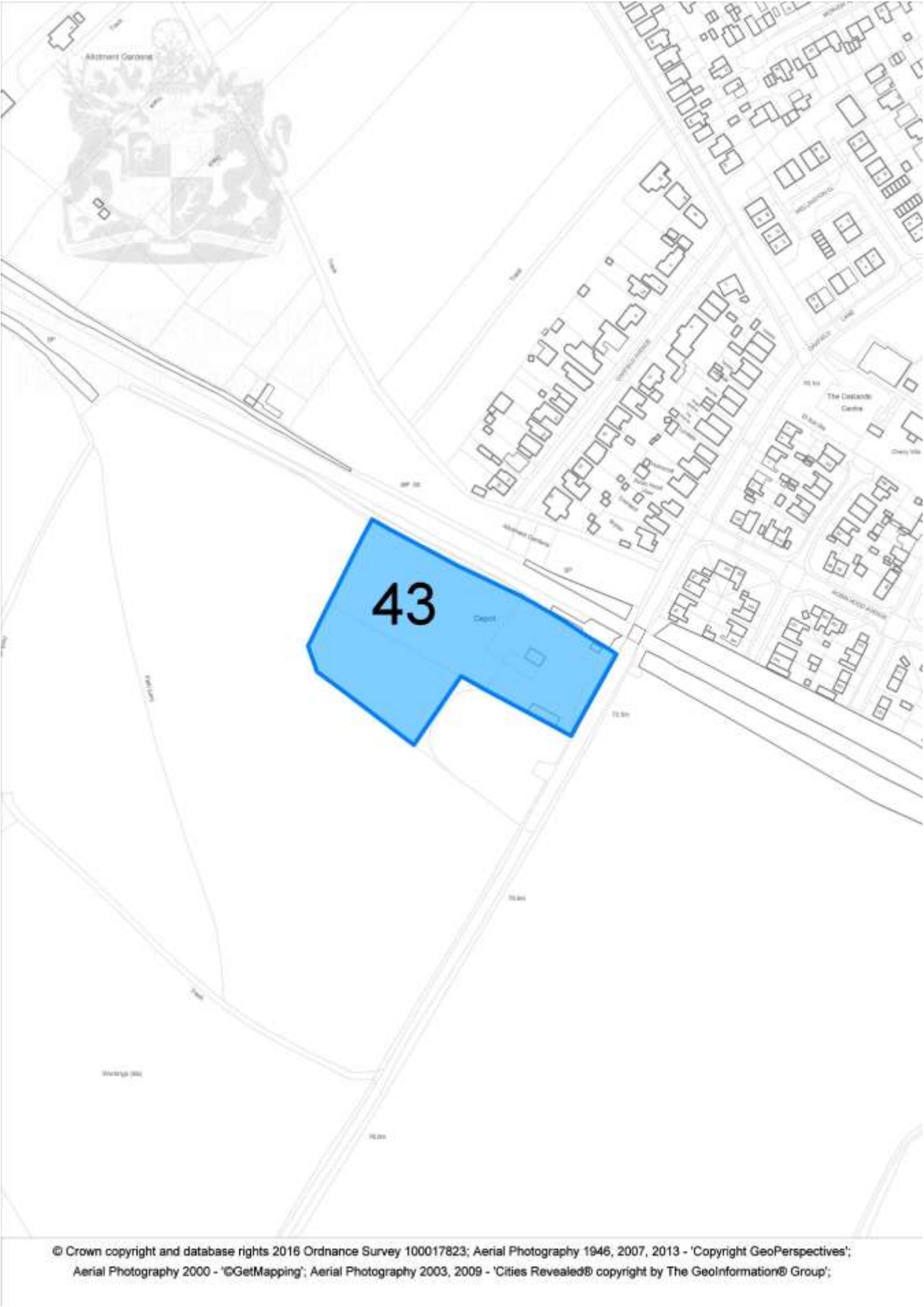
Developable (years 11+)

4800 sqm

Office	0	Industrial	2400	Warehousing	2400	Leisure	0
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Comparison retail	0	Convenience retail	0
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Lower value location without planning permission. Assume developed after Year 11.



HELAA Ref	44			Planning Status	
		HELAA Result	Reasonable alternative		
Site Name	Land off Baums Lane				
Site Address	Baums Lane				
Ward	Sandhurst				
Locality	Mansfield	Grid Ref	454018 , 360348	Plotted Site Area (Ha)	0.24
Land Type	Brownfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Potentially available

The site owner has confirmed that they are considering a number of potential uses including residential but have not yet confimed final approach.

Suitability

Suitable

Site access could be secured off Baums Lane. Site is on the edge of a residential and employment area.

Achievability

Potentially achievable

Brownfield site in a medium value area. Based on reasonable expectation it is considered that there is a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 6-10)

8 dwellings

Years 1 - 5	0	Years 6 - 10	8	Years 11+	0	Post Plan Period	0
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Brownfield site without planning permission. Based on standard assumptions homes expected to be delivered from 2022/23 onwards at a rate of 3dpa.

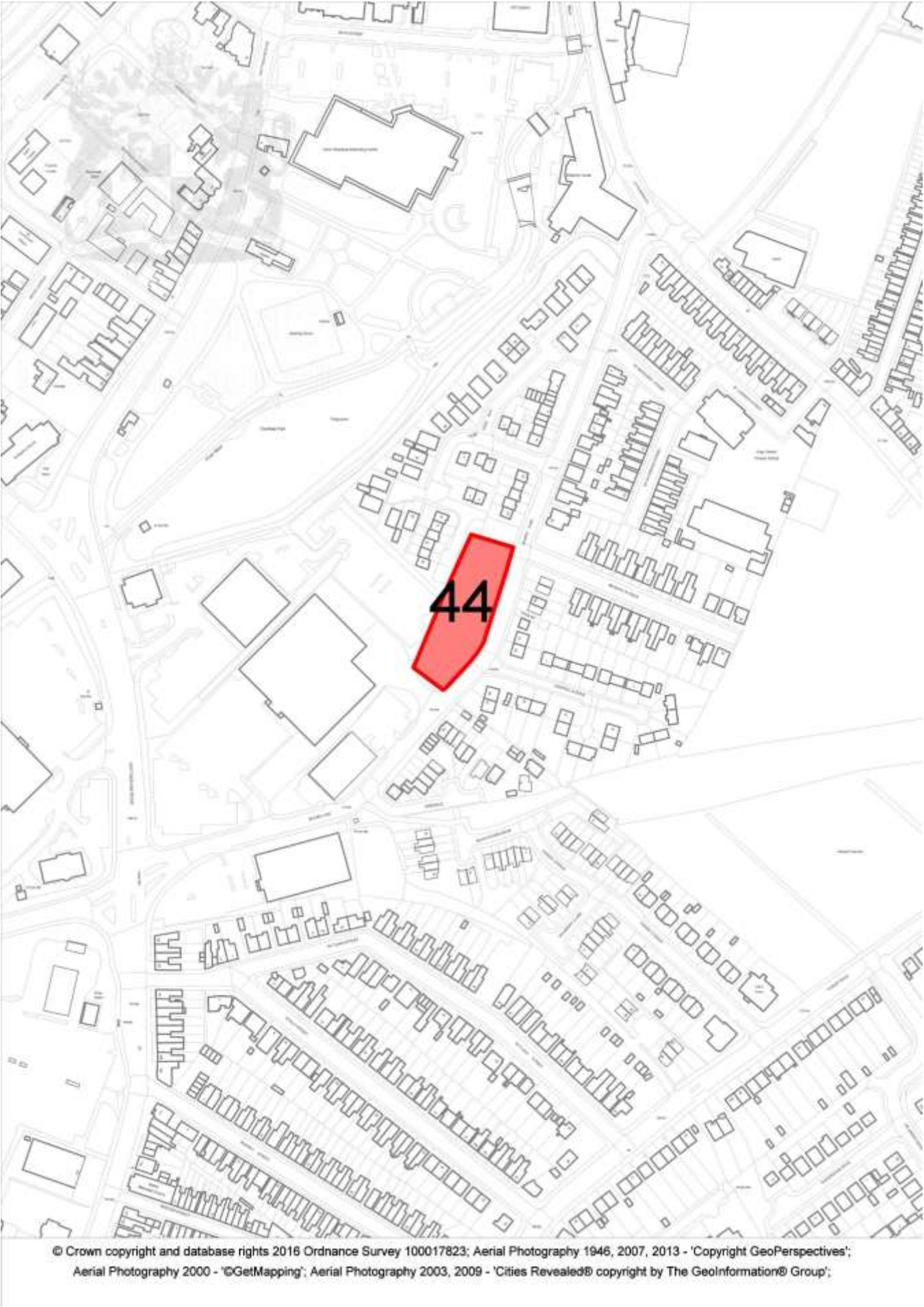
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	45			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land at Spion Kop (Adj 49 Mansfield Road)				
Site Address	Off Mansfield Road				
Ward	Market Warsop				
Locality	Spion Kop	Grid Ref	455696 , 366351	Plotted Site Area (Ha)	2.47
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for develoment.

Suitability

Potentially suitable

The site has good access and is compatible with adjoining uses but is in a settlement with limited services. SUDs may be required to address flooding issues but areas at risk of flooding could reasonably be excluded from the developed area.

Achievability

Potentially achievable

A medium sized greenfield site within a lower value area. It is potentially achievable depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing

Developable (years 11+)

85 dwellings

Years 1 - 5	0	Years 6 - 10	60	Years 11+	25	Post Plan Period	0
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Medium greenfield site with no permission in place or application submitted. Based on standard assumptions delivery expected from 2023/24 at rate of 25dpa.

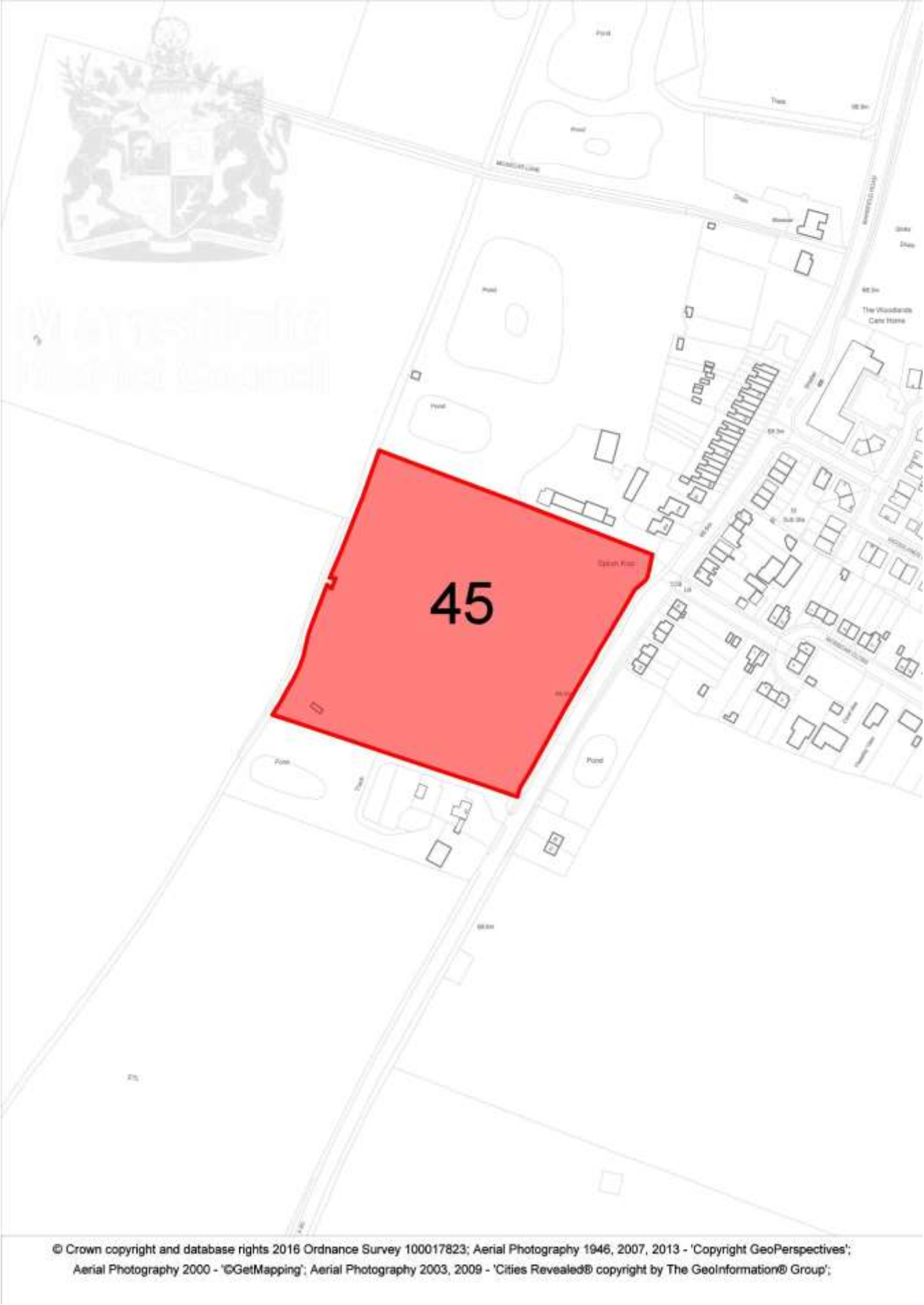
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	46	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land at Debdale Lane / Burlington Drive				
Site Address	Debdale Lane				
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452689 , 362845	Plotted Site Area (Ha)	5.97
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for development.

Suitability

Potentially suitable

Access to the site is likley to be achievable on Debdale Lane subject to junction improvements and relationship with site opposite (ref 28). Development may be affected by the existence of electricity pylons and the shape of the site which may make this plot harder to develop (especially the northern part of the site). The site is also adjacent to a solar panel farm which may require access for operational use.

Achievability

Potentially achievable

This greenfield site is within a medium sales value area. However the shape and site constraints are likely to pose challenges in securing reasonable developable plot, which combined with access and other infrastructure costs may affect viability. The site is considered to be potentially achievable.

Estimated Deliverability

Housing

Developable (years 11+)

157 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	157	Post Plan Period	0
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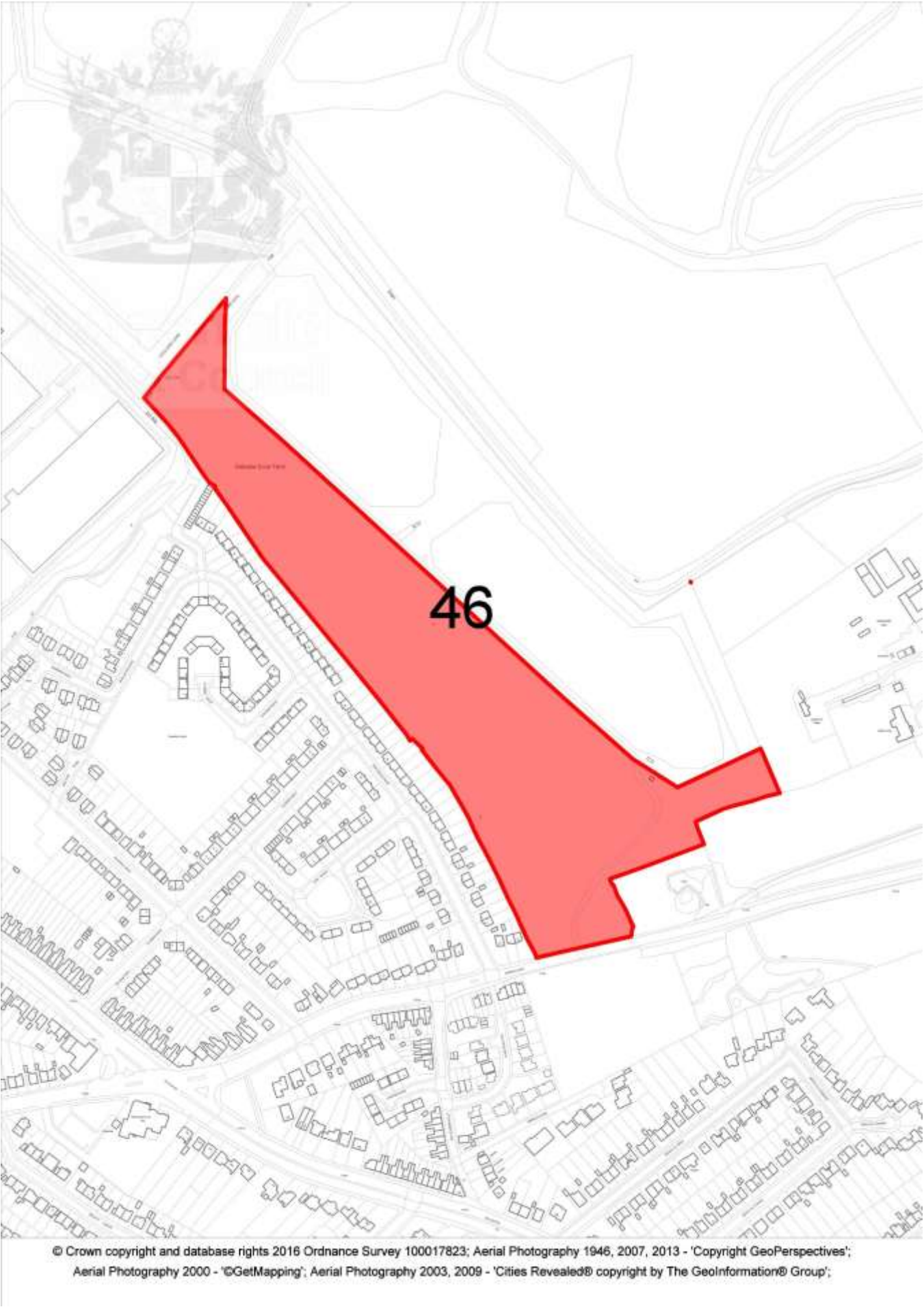
Medium greenfield site without planning permisison. Information from developer indicates plans to be worked up once site is allocated. Based on this the site is expected to deliver homes 2026/27 onwards but could come forward earlier if circumstances allow. A build rate rising to 25dpa has been assumed.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	47			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Land off Northfield Lane				
Site Address	Northfield Avenue				
Ward	Woodhouse				
Locality	Mansfield Woodhouse	Grid Ref	452951 , 363901		Plotted Site Area (Ha)
					5.27
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Not Assessed
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Not assessed - excluded at stage 1.

Suitability	Not Assessed
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Not assessed - excluded at stage 1.

Achievability	Not Assessed
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Not assessed - excluded at stage 1.

Estimated Deliverability

Housing	Not Assessed				138 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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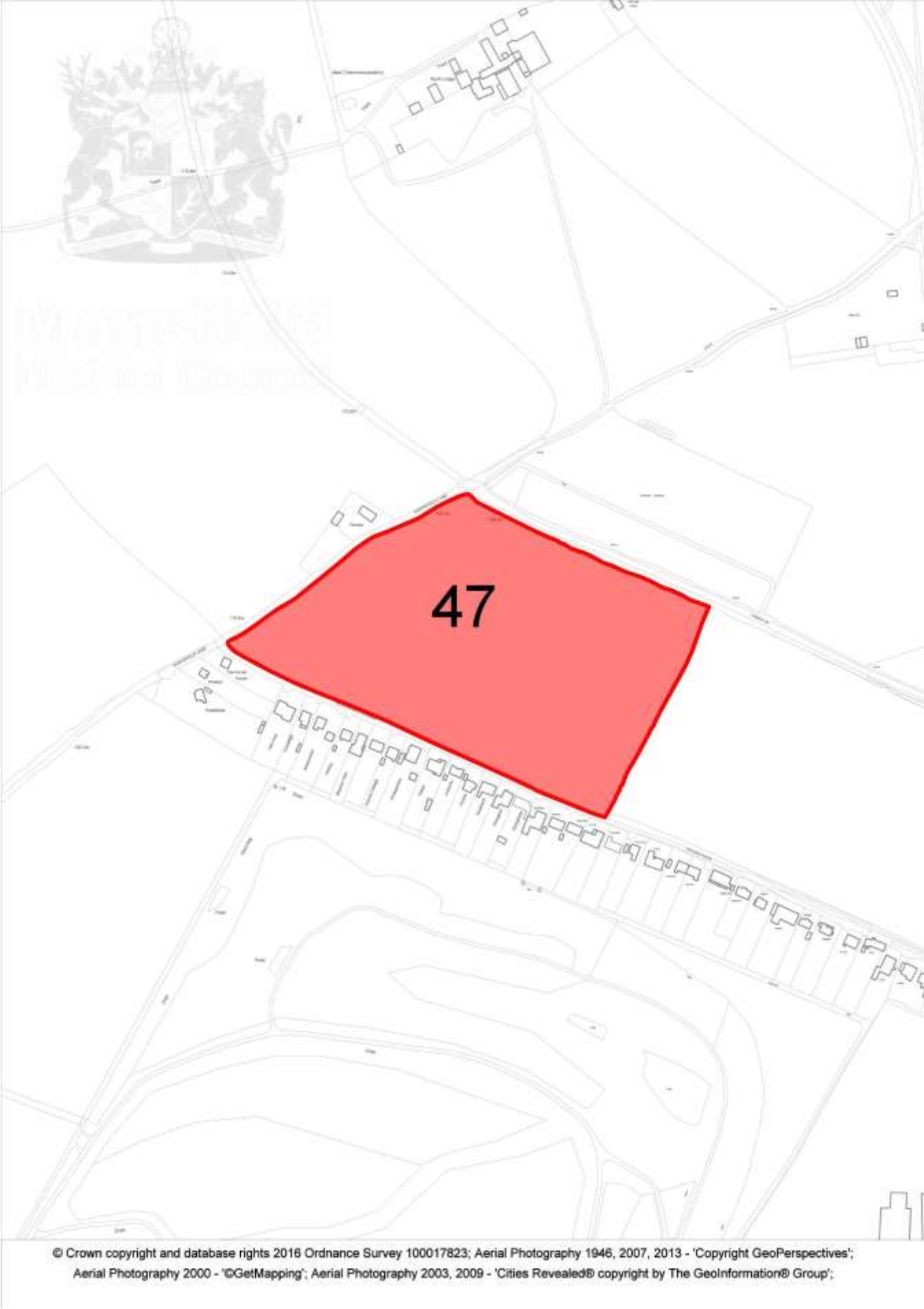
Not assessed - excluded at stage 1.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	48	Planning Status	
Site Name	Small holding off Peafield Lane	HELAA Result	Reasonable alternative
Site Address	Peafield Lane		
Ward	Hornby		
Locality	Mansfield Woodhouse	Grid Ref	455715 , 364122
Land Type	Greenfield	Proposal	Housing
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		

Assessment

Availability

Potentially available

Land owner has identified this site as available for development. The site will be required to be developed holistically with the adjacent site (ref 50) as does not directly adjoin settlement.

Suitability

Potentially suitable

The site has access to the road network, the proposed use is compatible with adjoining uses and is reasonably close to services and public transport. Site is suitable subject to being developed together with adjacent site (ref 50).

Achievability

Achievable

A greenfield site within a higher value area. Some off-site junction improvements likely required. Based on reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

58 dwellings

Years 1 - 5	0	Years 6 - 10	10	Years 11+	48	Post Plan Period	0
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Medium greenfield site with no permission in place. Likely to be in earlier phase of comprehensive development with adjacent site (ref 50). Based on standard assumptions delivery expected from 2025/26 at rate of 25dpa.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	49			Planning Status	
		HELAA Result	Excluded at Stage 1		
Site Name	Land off Mansfield Road (A60)				
Site Address					
Ward	Market Warsop				
Locality	Market Warsop	Grid Ref	455740 , 367260	Plotted Site Area (Ha)	15.67
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Not Assessed
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Not assessed - excluded at stage 1.

Suitability	Not Assessed
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Not assessed - excluded at stage 1.

Achievability	Not Assessed
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Not assessed - excluded at stage 1.

Estimated Deliverability

Housing	Not Assessed				356 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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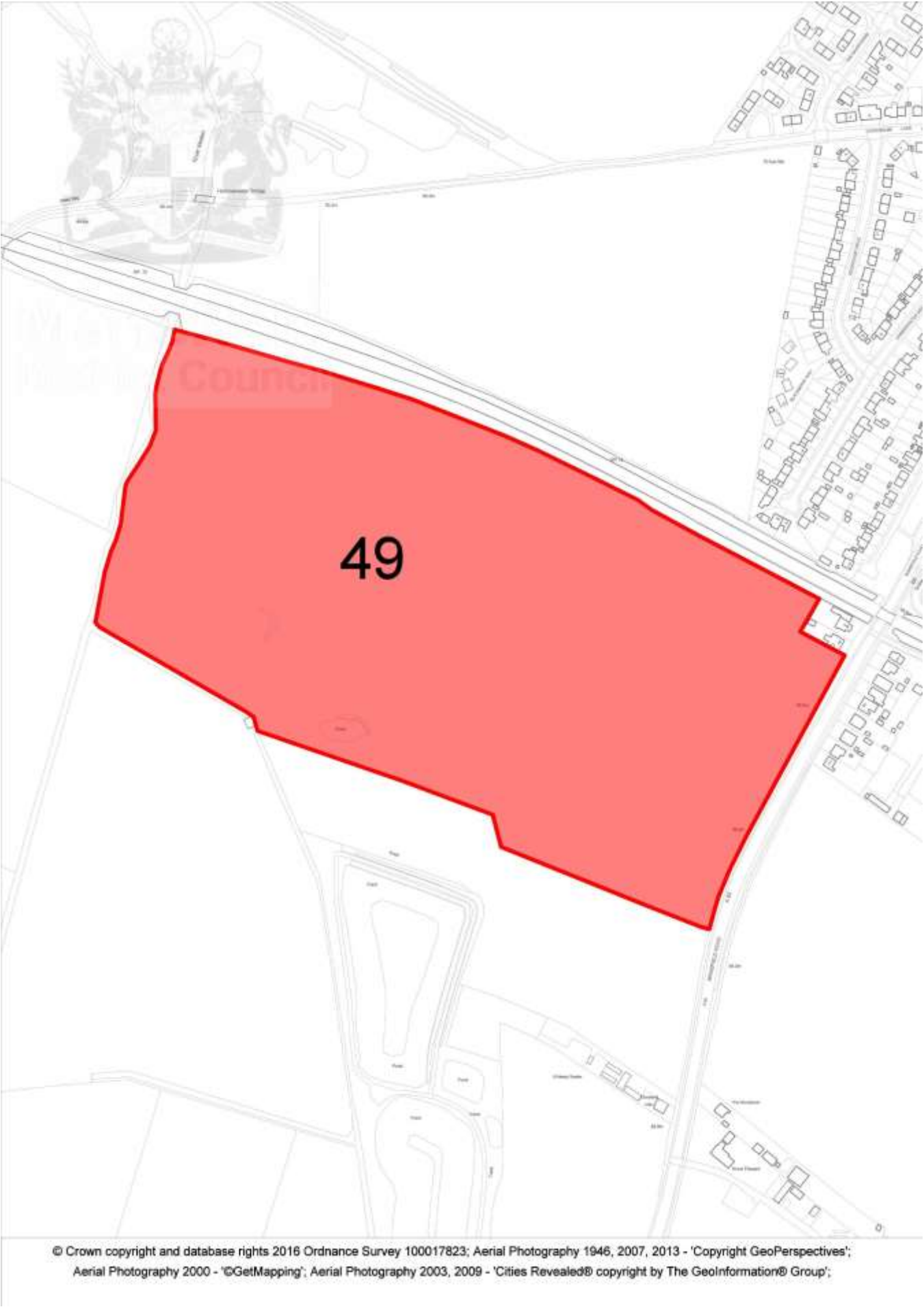
Not assessed - excluded at stage 1.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	50	Planning Status			
Site Name	Land off Peafield Lane.	HELAA Result		Reasonable alternative	
Site Address	Land off Peafield Lane				
Ward	Hornby				
Locality	Mansfield Woodhouse	Grid Ref	455470 , 364556	Plotted Site Area (Ha)	13.37
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for development and a developer is in place although limited engagement through Developer Surgeries and Preferred Option consultation.

Suitability

Suitable

The site has access to the road network, the proposed use is compatible with adjoining uses and is reasonably close to services and public transport.

Achievability

Potentially achievable

A large greenfield site within a higher value area. Likely to require a number of upgrades and improvements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

400 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	350	Post Plan Period	15
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Large greenfield site with no permission in place; likley to require substantial lead in period and upfront infrastructure. Likely to be developed with adjacent site (ref 48); no engagement from promoter. Based on standard assumptions delivery expected from 2024/25 at rate of 25dpa (two developers on site).

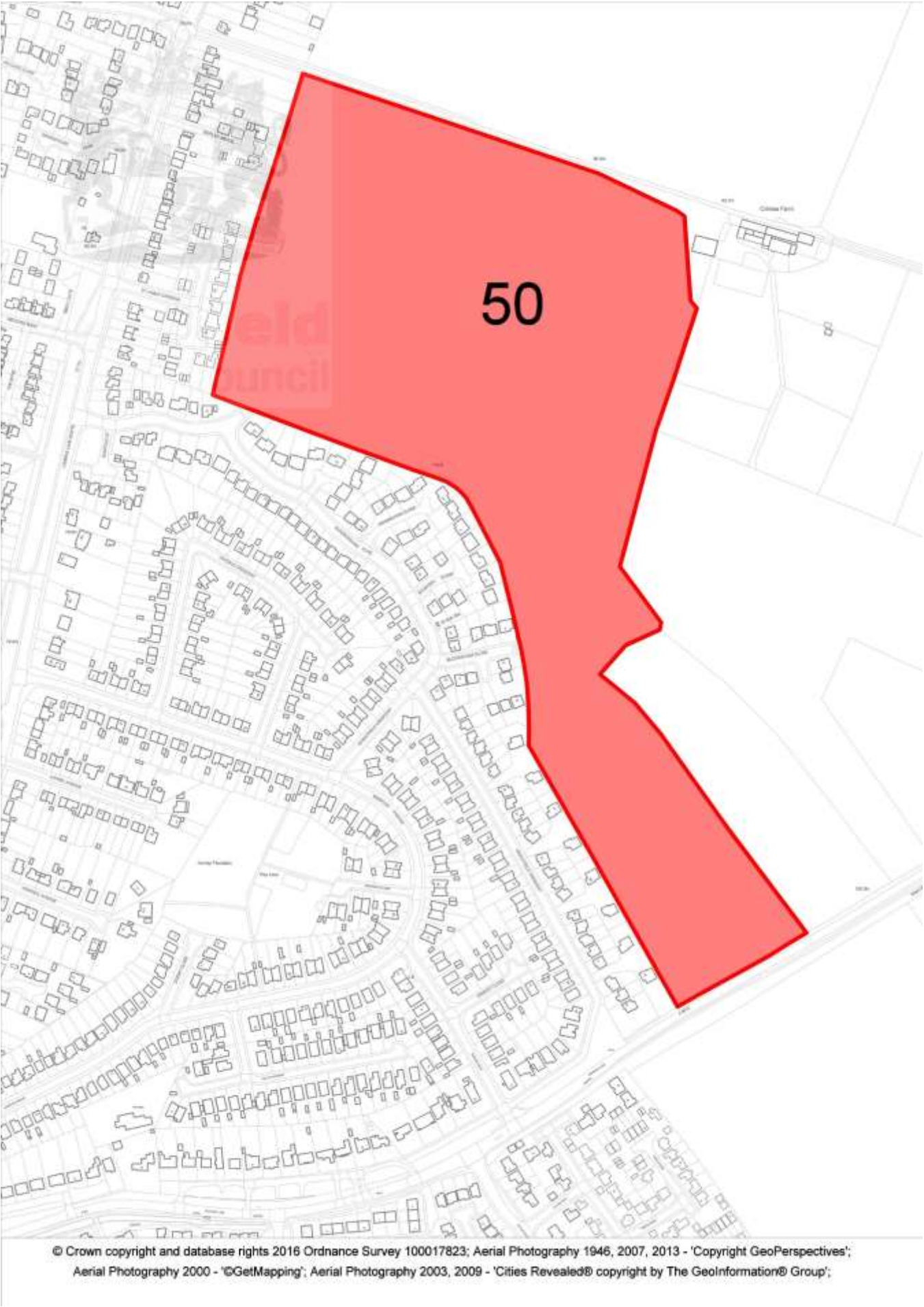
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	51	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land off Netherfield Lane				
Site Address	Netherfield Lane				
Ward	Netherfield				
Locality	Meden Vale	Grid Ref	457451 , 369427	Plotted Site Area (Ha)	4.95
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for develoment and a developer is in place.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and reasonably close to services and public transport given size of settlement. SUDs may be required to address surface water flooding.

Achievability

Achievable

Greenfield site within a existing residential area, in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

120 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	120	Post Plan Period	0
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Medium sized greenfield site. No application submitted but understood to be developer interest. Developer indicates delivery from 2020 onwards (April 2018). Given the recent resolutions to grant nearby (sites 35 and 36) this site is expected to deliver during the back end of the plan period (2026/27 onwards) at a max rate of 25dpa.

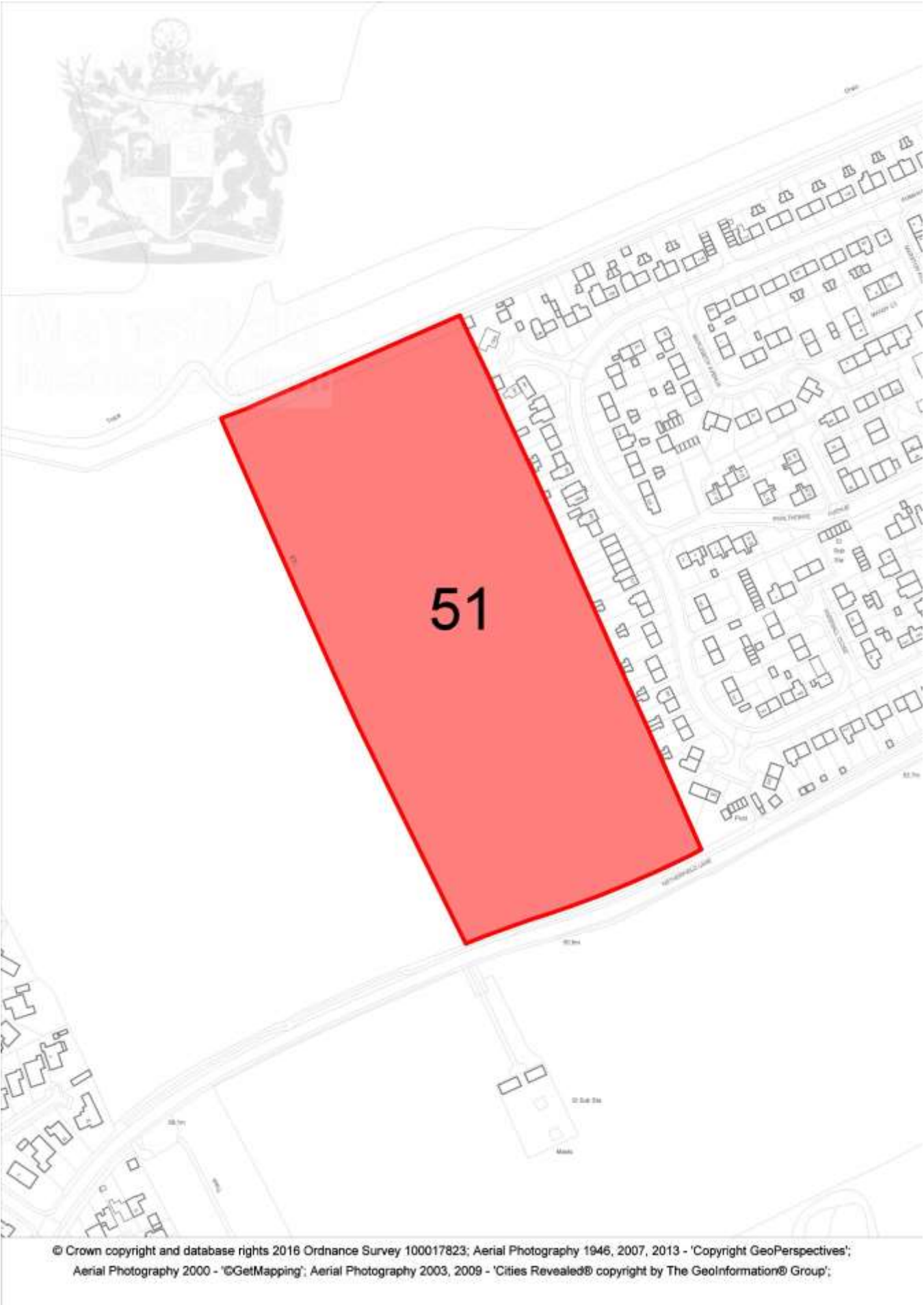
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	52	Planning Status	
Site Name	Pleasley Hill Farm	HELAA Result	Reasonable alternative
Site Address	Pleasley Hill		
Ward	Bull Farm and Pleasley Hill		
Locality	Mansfield	Grid Ref	450952 , 363400
Land Type	Greenfield	Plotted Site Area (Ha)	32.16
Source	Development sites put forward during a “Call for Sites” Local Plan consultation	Proposal	Mixed

Assessment

Availability

Available

There is a master developer promoting the site, we are informed that a Developer Option Agreement is in place with the land owner and various residential and commercial developers have expressed an interest in the site.

Suitability

Potentially suitable

This strategic greenfield site is considered potentially suitable however if this site progresses to the next stage then further assessments will be required to inform loss of high grade agricultural land, scale of development, access and transport, education, utilities and other infrastructure requirements, ground and air quality investigations and accompanying mitigations.

Achievability

Potentially achievable

This strategic site is expected to have medium sales values and will require infrastructure and various mitigations to reflect this scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site progresses to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable.

Estimated Deliverability

Housing

Deliverable (years 1-5)

660 dwellings

Years 1 - 5	0	Years 6 - 10	60	Years 11+	175	Post Plan Period	425
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This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2012/22; this is based on an application being submitted in 2018/19 and reflects the nature of initial work, nature of landowner, strategic connections and potential market issues. Assuming up to 3 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.

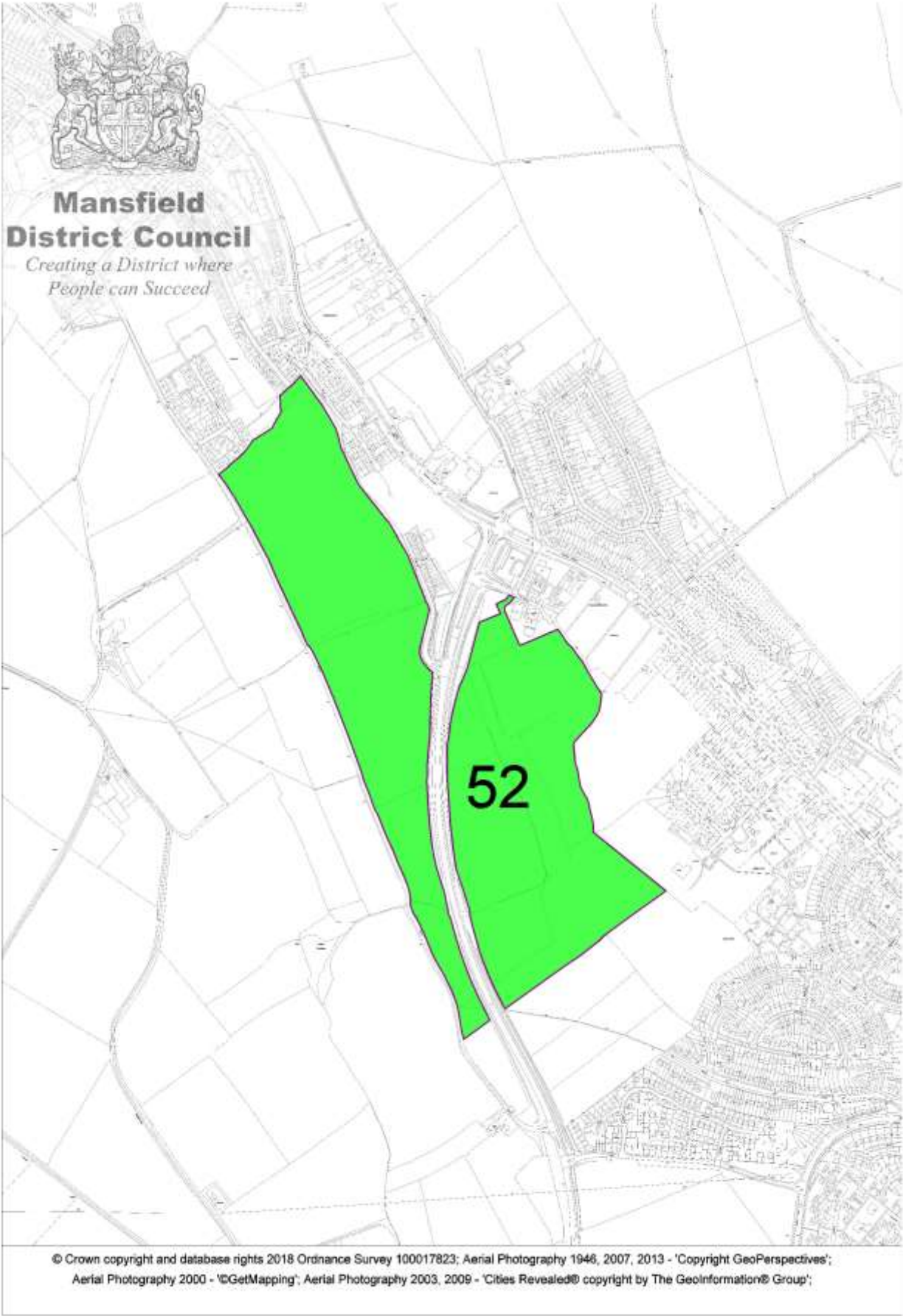
Economic (sqm)

Developable (years 6-10)

40800 sqm

Office	18360	Industrial	16320	Warehousing	0	Leisure	2040
Comparison retail	1224	Convenience retail	2856				

Market consultation identifies this area as a strong location for employment development based on it's proximity to the M1 and the MARR. Demand is most likely to be for a range of industrial use, there is limited market for office use in Mansfield DC. The employment use has been adjusted to reflect market consultation and MDC requirements, but will need further consideration if this site is progressed to the next stage. The proposal also includes the scope for a budget hotel, petrol station, convenience retail and community uses.



HELAA Ref	53			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land between Old Mill Lane & New Mill Lane				
Site Address	Old Mill Lane & New Mill Lane				
Ward	Maun Valley				
Locality	Forest Town	Grid Ref	455384 , 362945	Plotted Site Area (Ha)	8.73
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment and are in discussions with a potential developer. Access to the site is required through adjacent sites (both 30 and 31) which may affect availability.

Suitability

Potentially suitable

Access to the site is required through both of the adjacent sites (Ref: 30 and Ref:31); the site could therefore only come forward if both of these sites are developed. A comprehensive approach will be required to ensure the incombination effects are appropriatley addressed. There are electricity pylons running across the site, an allowance has been made to the developable area to allow for this. Residential use would be compatible with surrounding uses.

Achievability

Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Electricity pylons may affect sales. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

153 dwellings

Years 1 - 5	0	Years 6 - 10	25	Years 11+	128	Post Plan Period	0
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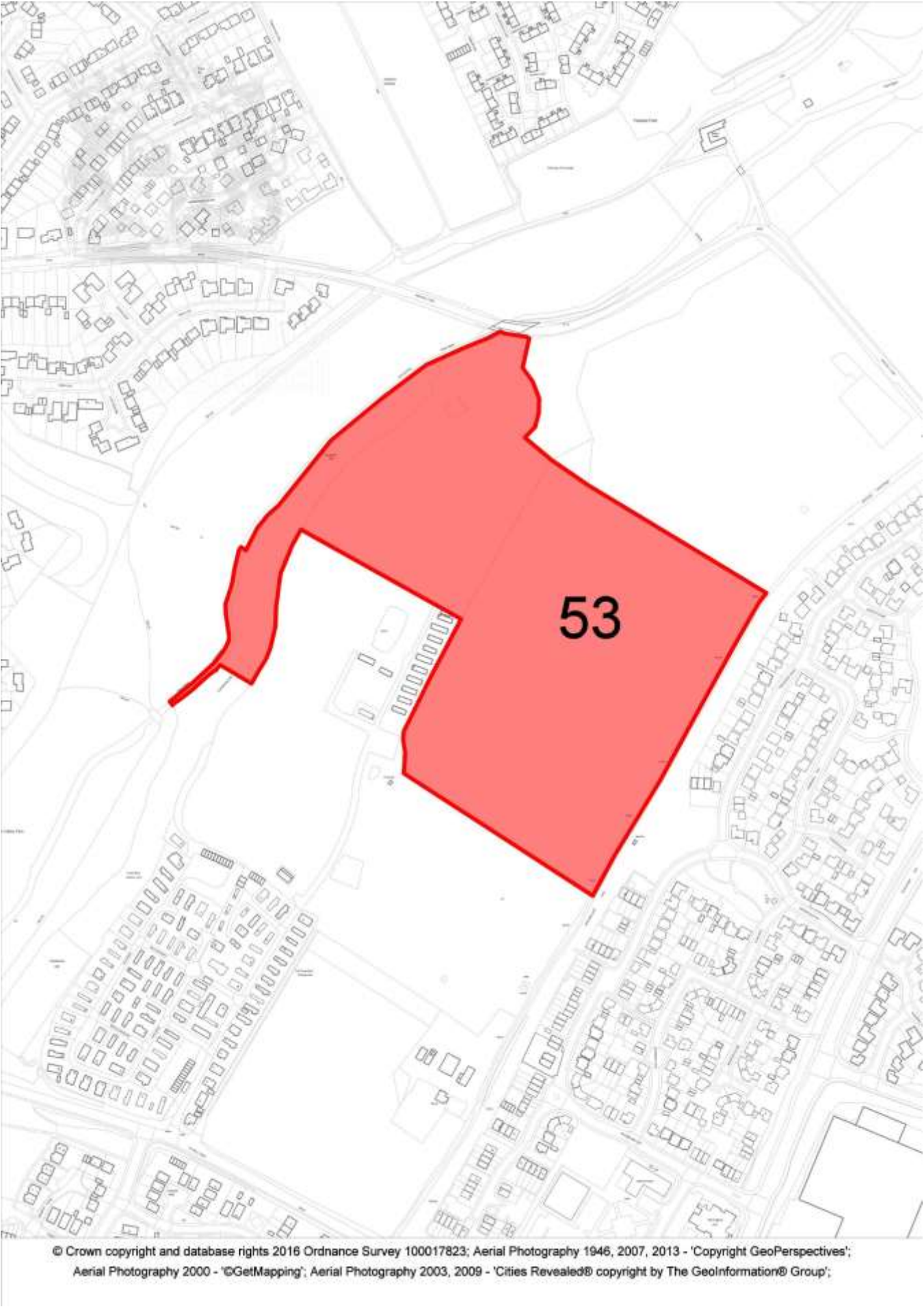
A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 2021/22 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	54	Planning Status	Permission granted
Site Name	Former Evans Halshaw site	HELAA Result	Reasonable alternative
Site Address	Nottingham Road		
Ward	Berry Hill		
Locality	Mansfield	Grid Ref	454333 , 358941
Land Type	Brownfield	Plotted Site Area (Ha)	1.92
Source	Development sites put forward during a “Call for Sites” Local Plan consultation	Proposal	Housing

Assessment

Availability

Available

The site is under construction

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Planning permisison granted 30/06/2017

Achievability

Achievable

Brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

66 dwellings

Years 1 - 5	66	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Planning permisison granted 30/06/2017 and construction is well advanced. Assumed that homes will be delivered from 2018/19 onwards with build rate rising to 25dpa.

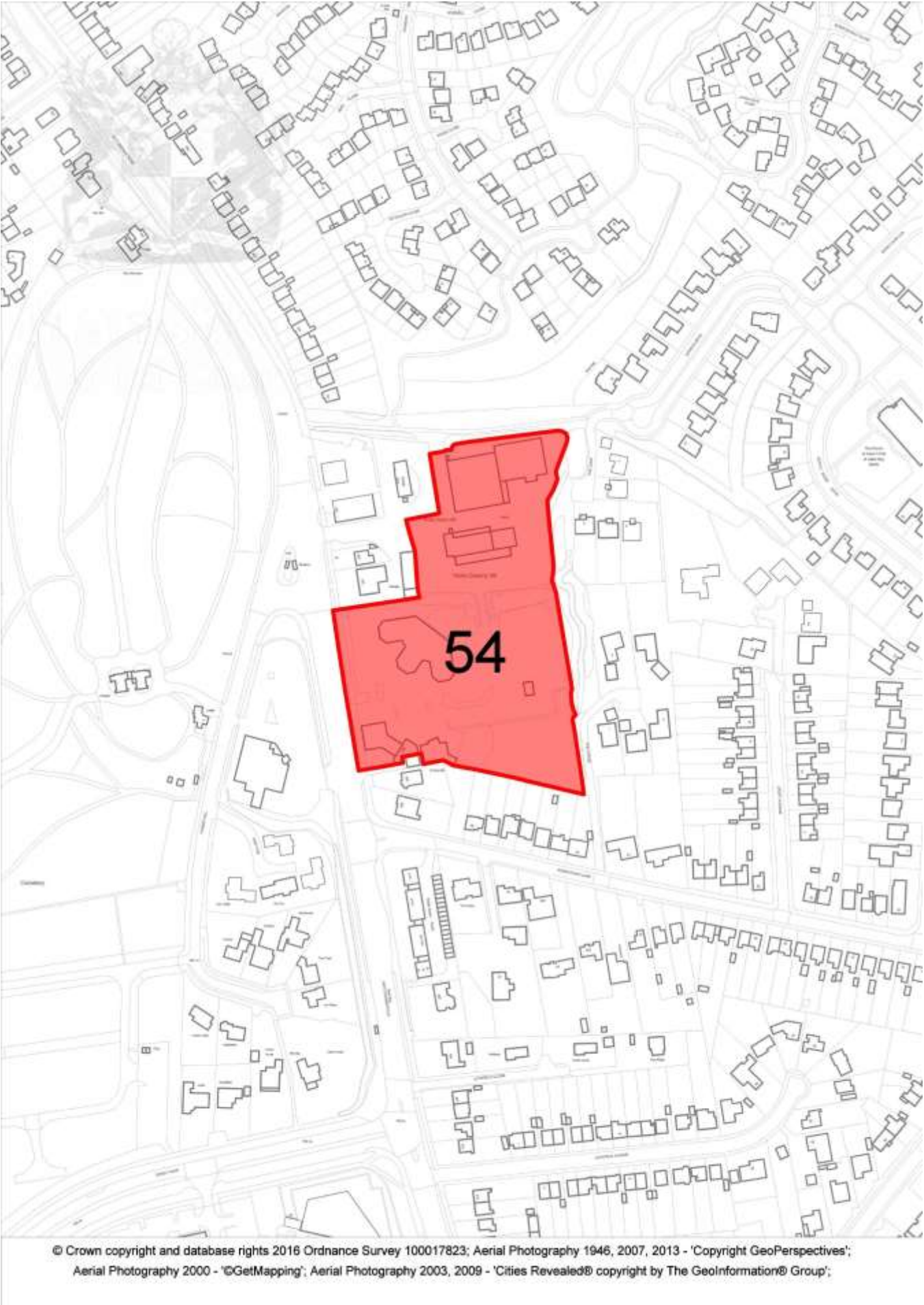
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	55			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Tall Trees mobile homes Old Mill Lane				
Site Address	Old Mill Lane				
Ward	Maun Valley				
Locality	Mansfield	Grid Ref	455151 , 362847	Plotted Site Area (Ha)	3.80
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment, however any potential third party interests / leases relating to the exising mobile home need to understood. Access to the site is required through adjacent sites (30, 31 and 53) which may affect availability.

Suitability

Potentially suitable

The identified access is not considered suitable and there is potential conflict with existing junctions; access can only be achieved through adjacent sites (30,31 and 53). A comprehensive approach will be required to ensure the incombination effects are appropriatley addressed. The proposed use is generally compatible with surrounding uses and close to services though a footpath maybe required on Old Mill Lane to support this.

Achievability

Potentially achievable

Greenfield site in higher value area; forms part of wider strategic site. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

100 dwellings

Years 1 - 5	0	Years 6 - 10	25	Years 11+	75	Post Plan Period	0
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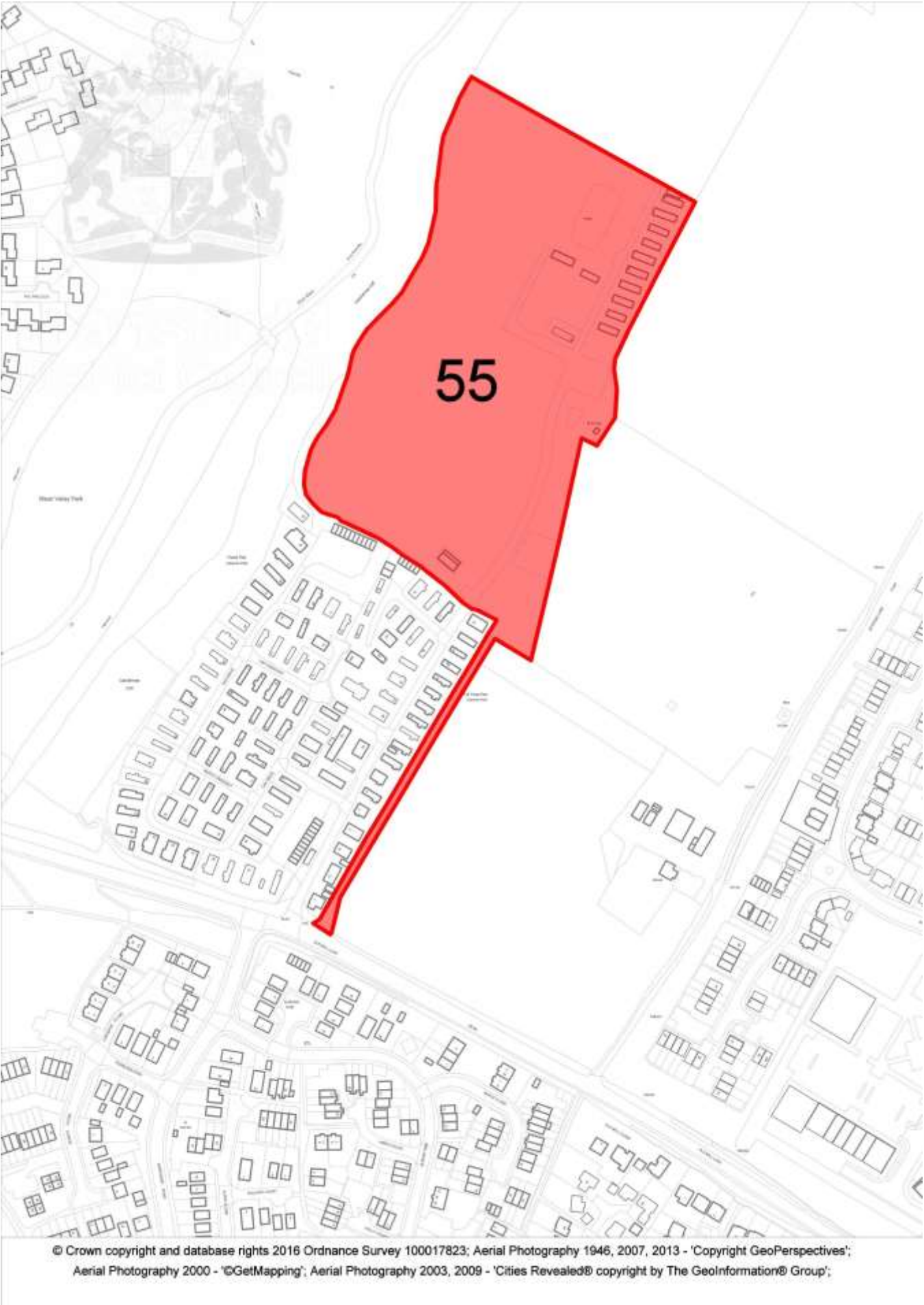
A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 53 and 55 being developed subsequently. Delivery is expected from 2021/22 onwards with a build rate rising to around 25dp; two developers are expected on site at any one time. Work to ensure a comprehensive approach to addressing the impacts of the whole site will be required.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	56			Planning Status	
Site Name	Warren Farm, Land North of New Mill Road			HELAA Result	Reasonable alternative
Site Address	Warren Farm, New Mill Road				
Ward	Holly				
Locality	Forest Town	Grid Ref	456406 , 363253	Plotted Site Area (Ha)	92.33
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site is considered available and is being promoted by the owner and master developer.

Suitability

Potentially suitable

This strategic site is considered potentially suitable, however if this site is progressed to the next stage then further assessment is required to inform scale, developable area, access, transport, education, River Maun linear green infrastructure, other infrastructure requirements, utilities capacity, impact of pylons, ground investigations for possible mining risk area and flood risk. Appropriate protection of the listed building would be required.

Achievability

Potentially achievable

This strategic greenfield site is expected to have medium to high sales values and will require infrastructure and various mitigations to reflect this scale of development. At this stage, based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site is progressed to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable.

Estimated Deliverability

Housing

Developable (years 11+)

1000 dwellings

Years 1 - 5	0	Years 6 - 10	60	Years 11+	500	Post Plan Period	440
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This strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Based on standard assumptions and potential link with adjacent sites it is considered likley that development could not begin until 2023/24. Max of 25dpa per developer with 3 developers per site.

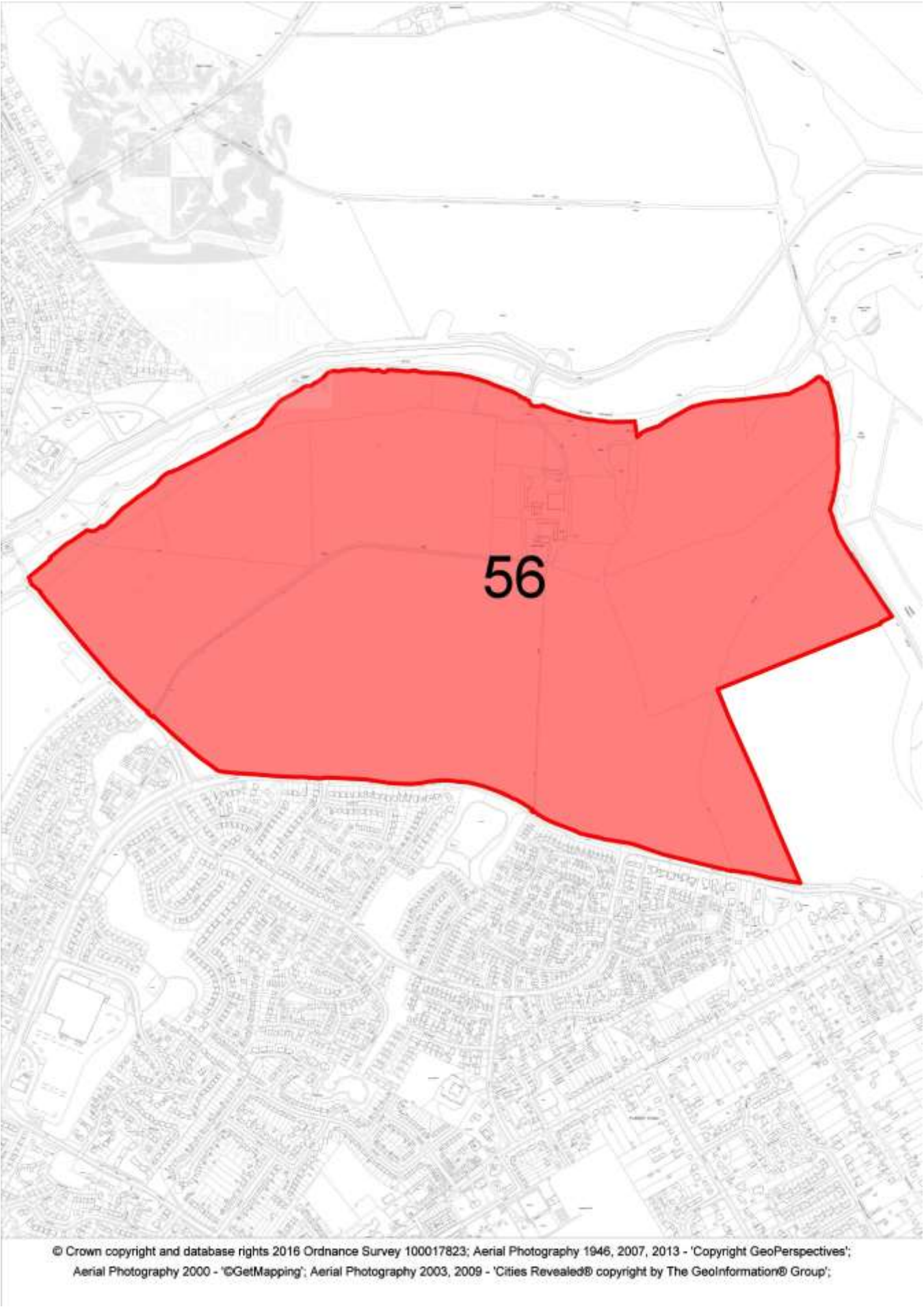
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Confirmed by promoter that this is an entirely housing scheme.



HELAA Ref	57	Planning Status	
Site Name	Land off Mansfield Road, Spion Kop (adj The Gables)	HELAA Result	Reasonable alternative
Site Address	Mansfield Road		
Ward	Market Warsop		
Locality	Spion Kop	Grid Ref	455851 , 366537
Land Type	Greenfield	Proposal	Housing
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		

Assessment

Availability

Available

Land owner has identified this site as available for develoment.

Suitability

Potentially suitable

Site has access to public transport but few other facilities in settlement. Understood there are highway concerns with application 2016/0224/NT which was refused; however it is considered that these matters can be overcome. SUDs may be required to address surface water flooding.

Achievability

Potentially achievable

This is a small greenfield site in a lower value location. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not deliverable within the plan period

8 dwellings

Years 1 - 5

0

Years 6 - 10

8

Years 11+

0

Post Plan Period

0

An application has been refused and an appeal has been lodged. Given this it is not considered possible to include the site as deliverable during the plan period.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

Comparison retail

0

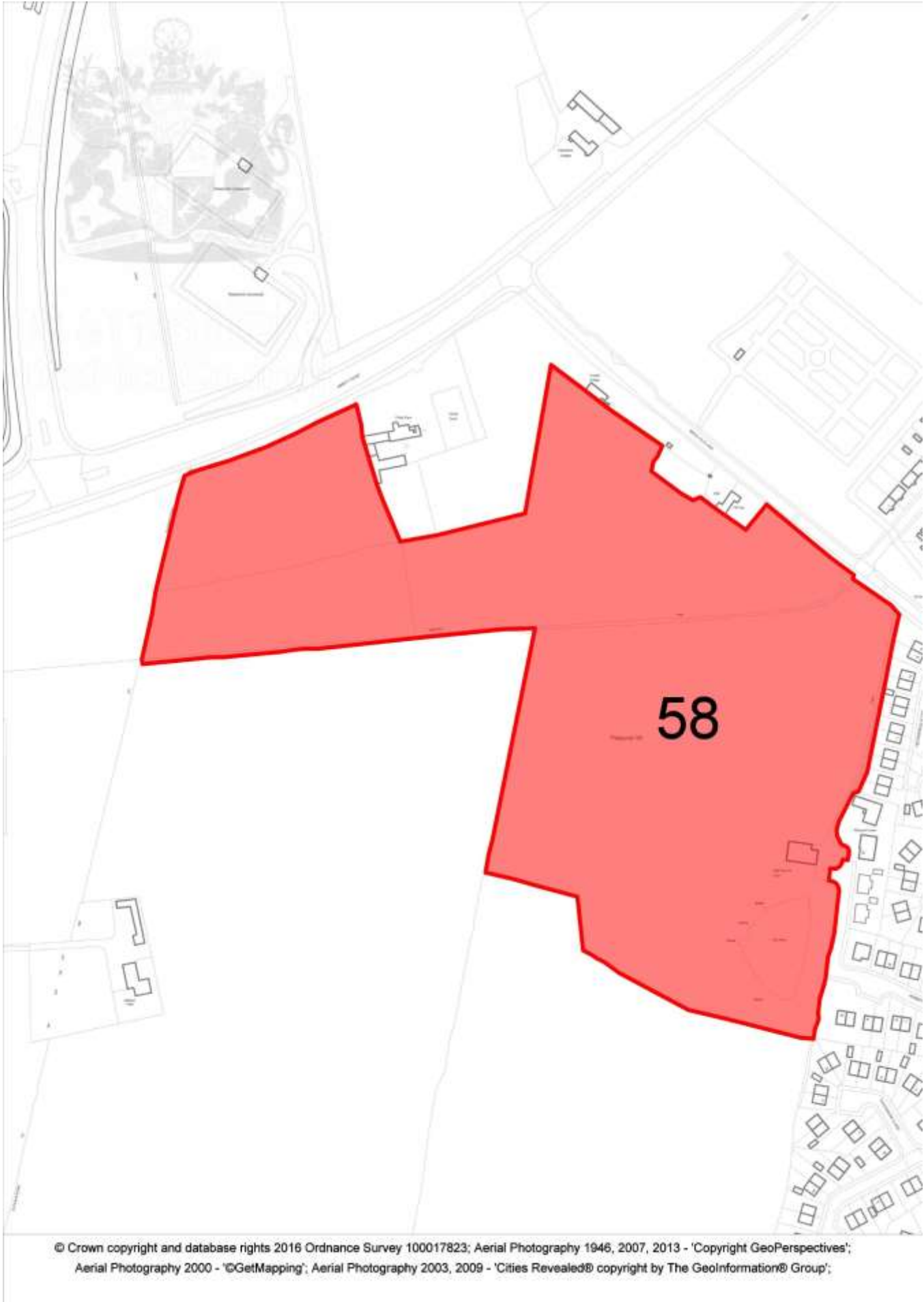
Convenience retail

0

N/A



HELAA Ref	58	Planning Status						
HELAA Result	Reasonable alternative							
Site Name	Fields Farm, Abbott Road							
Site Address	Abbott Road							
Ward	Brick Kiln							
Locality	Mansfield	Grid Ref	451407 , 361121	Plotted Site Area (Ha)	7.59			
Land Type	Greenfield	Proposal	Housing					
Source	Development sites put forward during a “Call for Sites” Local Plan consultation							
Assessment								
Availability		Available						
Multiple landowners but understood that all have signed up to promote site. There is also understood to be developer interest.								
Suitability		Potentially suitable						
The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. SUDs will be required to address surface water flooding.								
Achievability		Potentially achievable						
A greenfield site with expected medium sales values. Based on reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.								
Estimated Deliverability								
Housing		Deliverable (years 1-5)				200 dwellings		
Years 1 - 5		0	Years 6 - 10	137	Years 11+	63	Post Plan Period	0
Large greenfield site with no application submitted. Site promoter indicates developer interest and delivery from 2019/20 at a rate of up to 30dpa (April 2018). As the site does not have planning permisison the expected start date has been pushed back to 2021/22 but build rate has been kept as indicated.								
Economic (sqm)		Not Assessed					0 sqm	
Office		0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail		0	Convenience retail	0				
N/A								



HELAA Ref	59	Planning Status	Permission granted
HELAA Result		HELAA Result	Reasonable alternative
Site Name	Land to the rear of 28 High Oakham Hill		
Site Address	High Oakham Hill		
Ward	Oakham		
Locality	Mansfield	Grid Ref	453330 , 359486
Land Type	Mixed	Proposal	Housing
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		
Plotted Site Area (Ha)	2.37		

Assessment

Availability	Available
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The landowner has identified this site as available for develoment and recently submitted a planning application (2017/0214/OUT); resolution to grant subject to a s106.

Suitability	Suitable
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Planning application (2017/0214/OUT); resolution to grant subject to a s106.

Achievability	Achievable
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A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	39 dwellings
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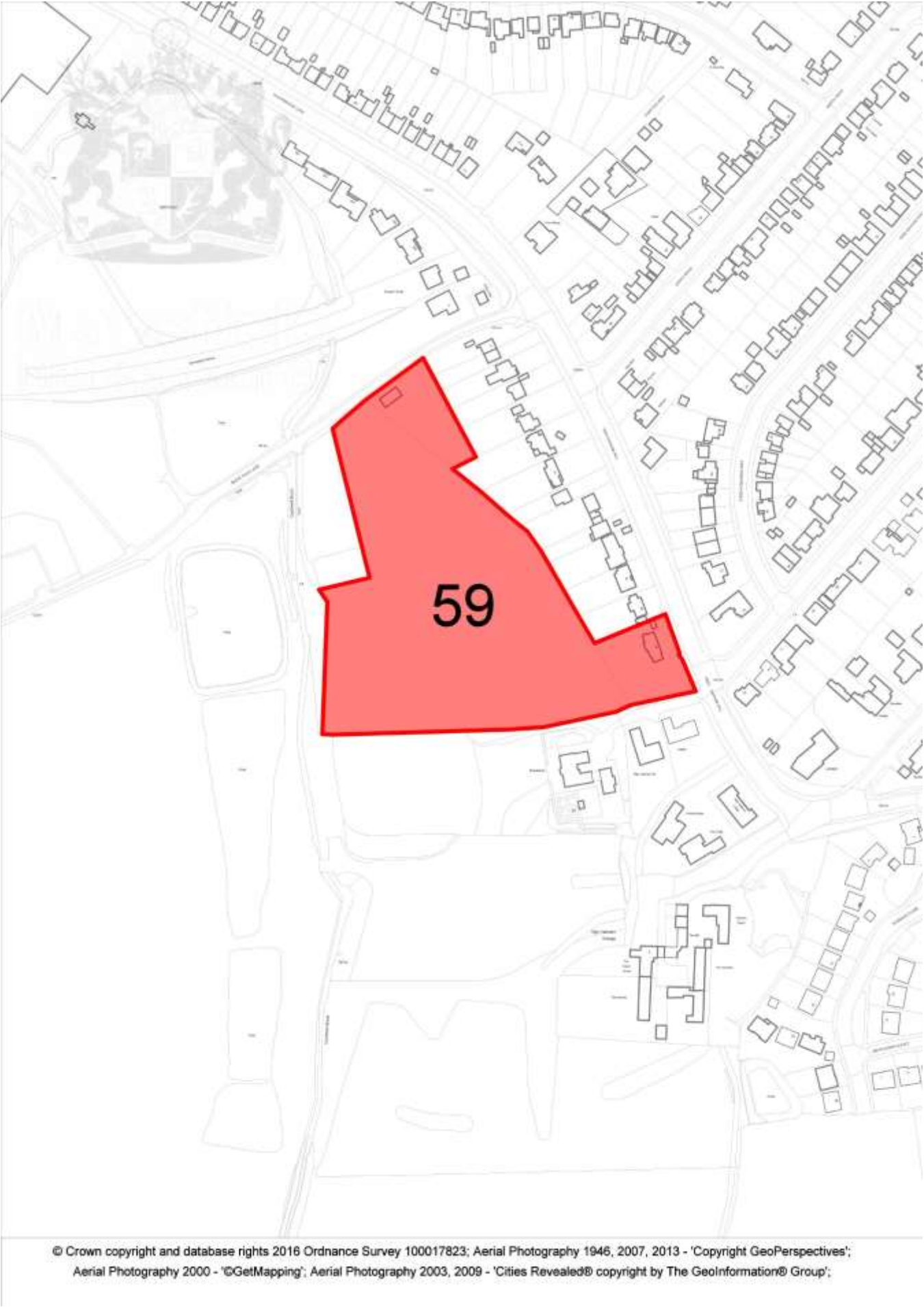
Years 1 - 5	9	Years 6 - 10	30	Years 11+	0	Post Plan Period	0
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Planning application (2017/0214/OUT) approved. Delivery assumed from 2019/20 onwards at a max rate of 15dpa. Site is located in a higher value area.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	60			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land off Ley Lane				
Site Address	Ley Lane				
Ward	Manor				
Locality	Mansfield Woodhouse	Grid Ref	454441 , 363587	Plotted Site Area (Ha)	0.42
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Available
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Application submitted (2017/0047/FUL).

Suitability	Suitable
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The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. There has been a resolution to grant planning permission subject to to conditions (Planning Committee 24/7/17).

Achievability	Potentially achievable
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Greenfield site within a existing residential area, in a lower value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				14 dwellings
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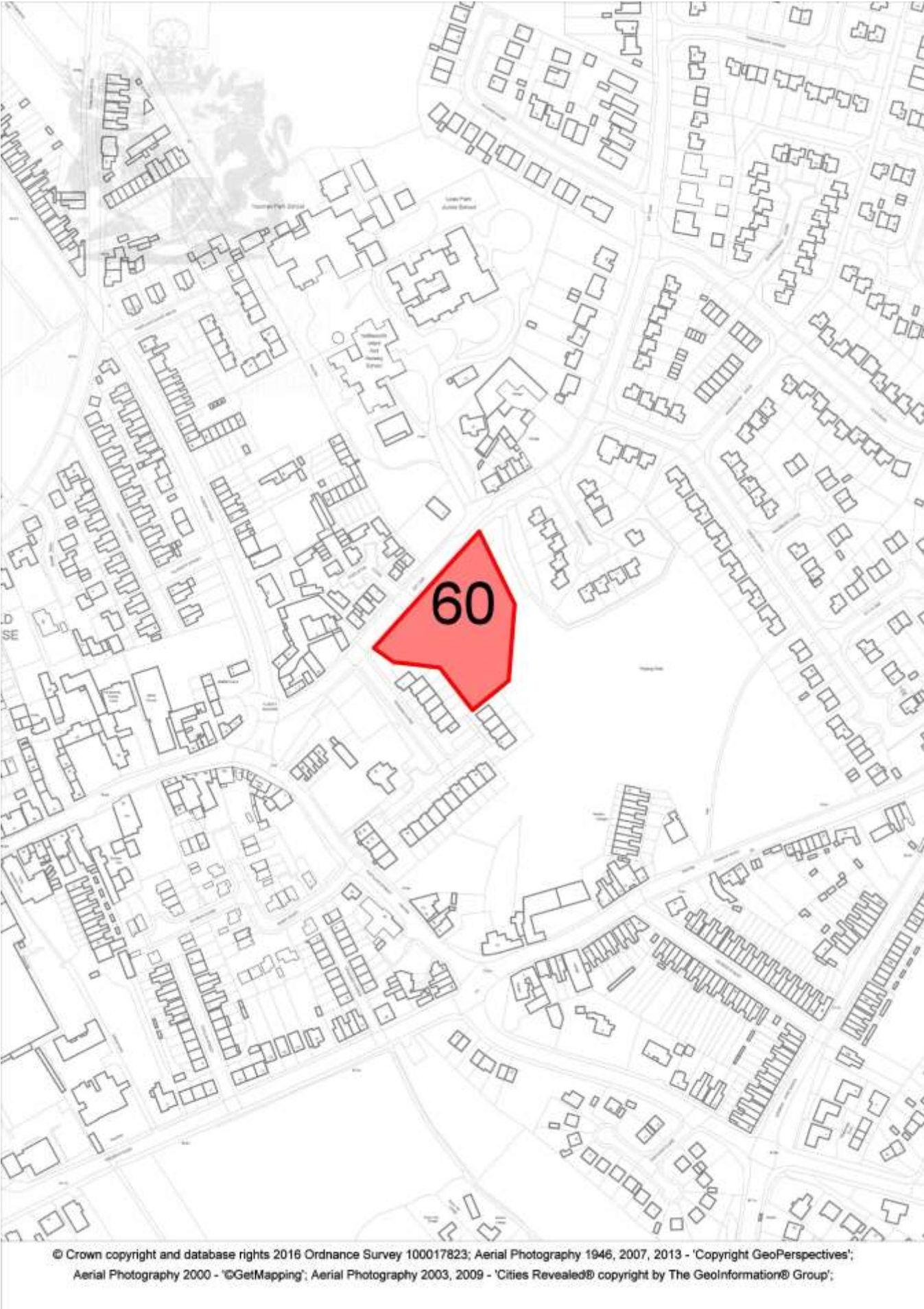
Years 1 - 5	4	Years 6 - 10	10	Years 11+	0	Post Plan Period	0
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Application submitted Feb 2017 and resolution to grant July 2017. Assume s106 agreed in early 2018/19 and homes delivered from 2020/21 onwards. Build rate rising to 10dpa.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	61			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land East of Oakham Park				
Site Address	Land East of Oakham Business Park				
Ward	Oakham				
Locality	Mansfield	Grid Ref	453070 , 359181	Plotted Site Area (Ha)	15.21
Land Type	Greenfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for develoment.

Suitability

Unsuitable

This site does not appear to have an appropriate means of access and it is not possible to see how employment use will be accessed. There are also concerns about utility connections and access to public transport. This site is situated in a very sensitive area in terms of biodiversity. Part of the site is liable upstream flooding. For these reason's the site is not considered suitable for development unless a clear plan for mitigation can be identified.

Achievability

Unlikely to be achievable

The site's proximity to the sucessful Oakam Business Park and the MARR could make this site attractive to the market, however, without any clear direct access and given the range of environmental constrainst this site is not considered as achievable.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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n/a

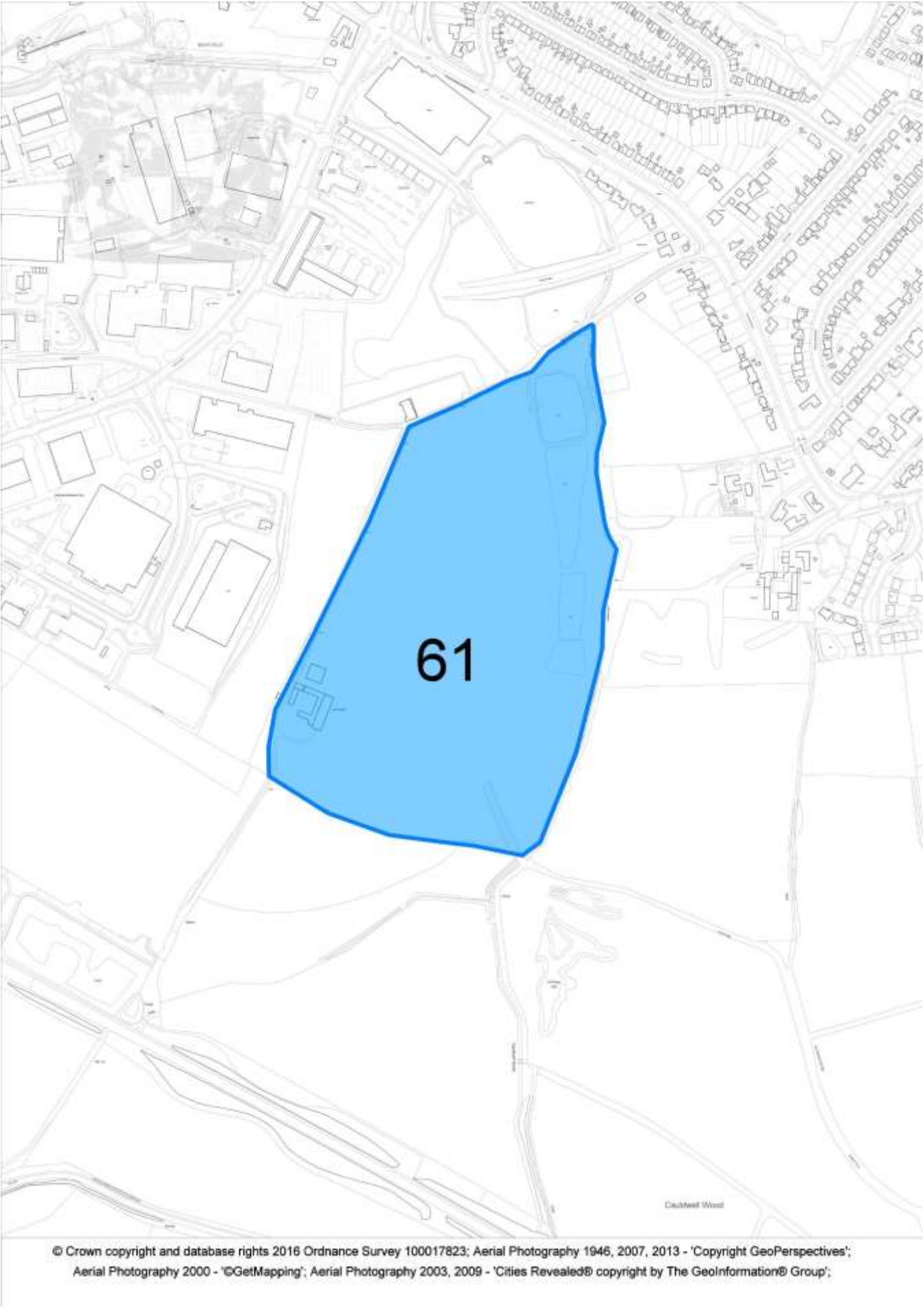
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Not assessed as the site is not considered as suitable in terms of access and potential impact on a highly sensitive biodiversity area.



HELAA Ref	62			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Land at Southwell Road East				
Site Address	125 - 145 Southwell Road East				
Ward	Ransom Wood				
Locality	Rainworth	Grid Ref	458302 , 358812		Plotted Site Area (Ha)
					0.94
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Not Assessed
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Site excluded as residential garden land

Suitability	Not Assessed
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Site excluded as residential garden land

Achievability	Not Assessed
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Site excluded as residential garden land

Estimated Deliverability

Housing	Not Assessed				28 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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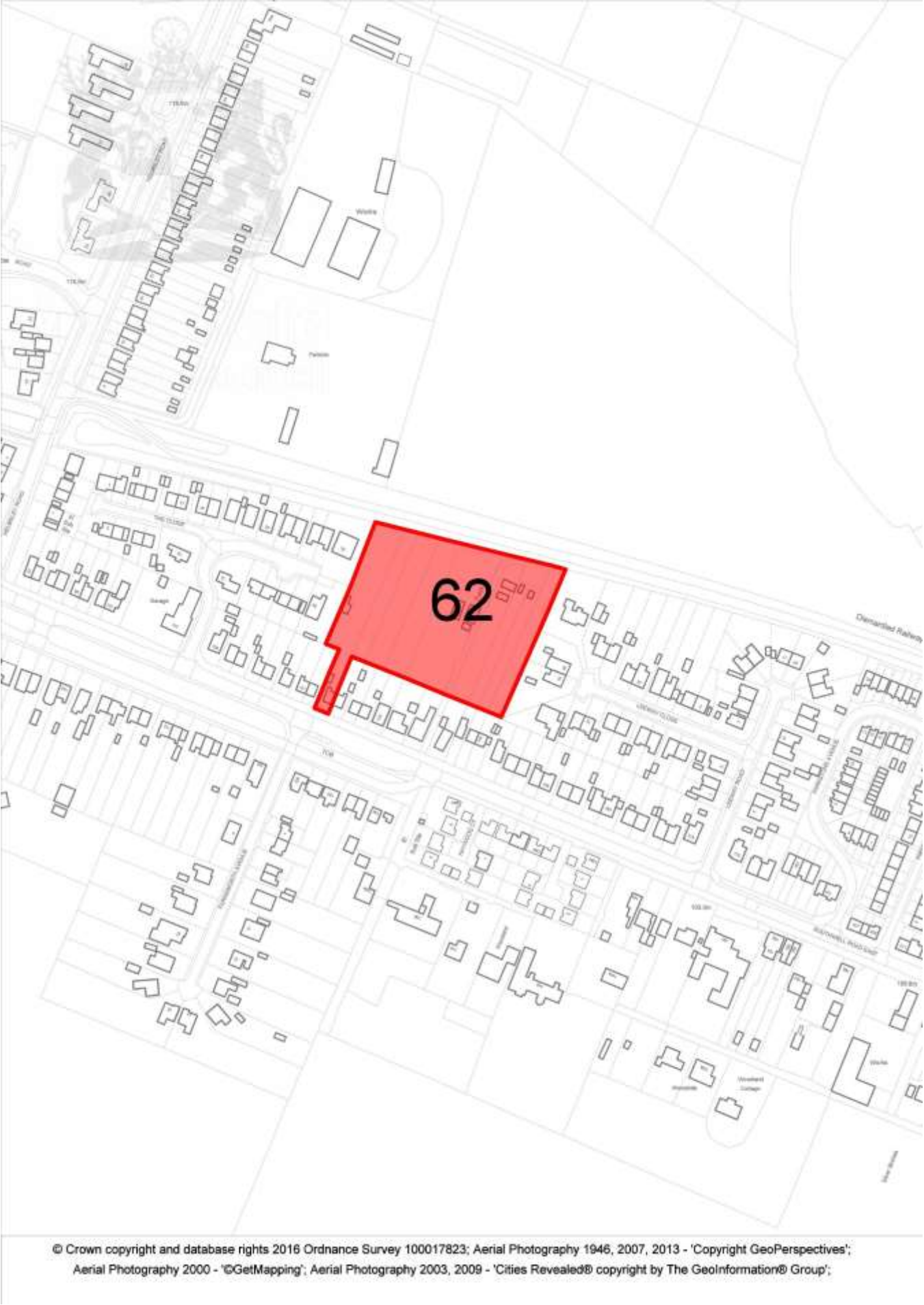
Site excluded as residential garden land

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	63			Planning Status	Reasonable alternative
Site Name	Land at Oakfield Lane			HELAA Result	
Site Address					
Ward	Market Warsop				
Locality	Market Warsop	Grid Ref	456591 , 366835	Plotted Site Area (Ha)	1.09
Land Type	Greenfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been promoted through the Consultation Draft (2016) and Preferred Option (2017).

Suitability

Potentially suitable

The site is considered to be suitable for employment uses. The site access is appropriate given its size although the location near to the railway bridge and residential area will need to be considered.

Achievability

Potentially achievable

The location may suit starter or lower value economic uses. Overall it is considered that development for employmnet uses has a moderate prospect.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as not residential.

Economic (sqm)

Developable (years 11+)

4360 sqm

Office	0	Industrial	2180	Warehousing	2180	Leisure	0
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Comparison retail	0	Convenience retail	0
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Lower value location without planning permission. Assume developed after Year 11.



HELAA Ref	64	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Pheasant Hill and Highfield Close				
Site Address	Highfield Close				
Ward	Sherwood				
Locality	Mansfield	Grid Ref	453472 , 362360	Plotted Site Area (Ha)	3.31
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for develoment.

Suitability

Potentially suitable

The proposed use is compatible with adjoining uses and close to services and public transport. Providing access is expected from Highfield Close and through adajcent site (ref 29).

Achievability

Potentially achievable

A greenfield site in a medium value area. Access costs may impact viability. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

98 dwellings

Years 1 - 5	0	Years 6 - 10	12	Years 11+	86	Post Plan Period	0
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Greenfield site with no permisison in place; potentially to be developed along side adjacent site (ref 64 - in same ownership). Information from landowner indicates delivery from 2020 however this is considered optimistic given nearby sites under construction; the site could come forward earlier if circumstances allow. It is unclear if this forms part of a school site; if so may require sign of Secretary of State for disposal. Given this delivery of homes is expected from 23/24. Build rate rising to 25dpa across the two sites.

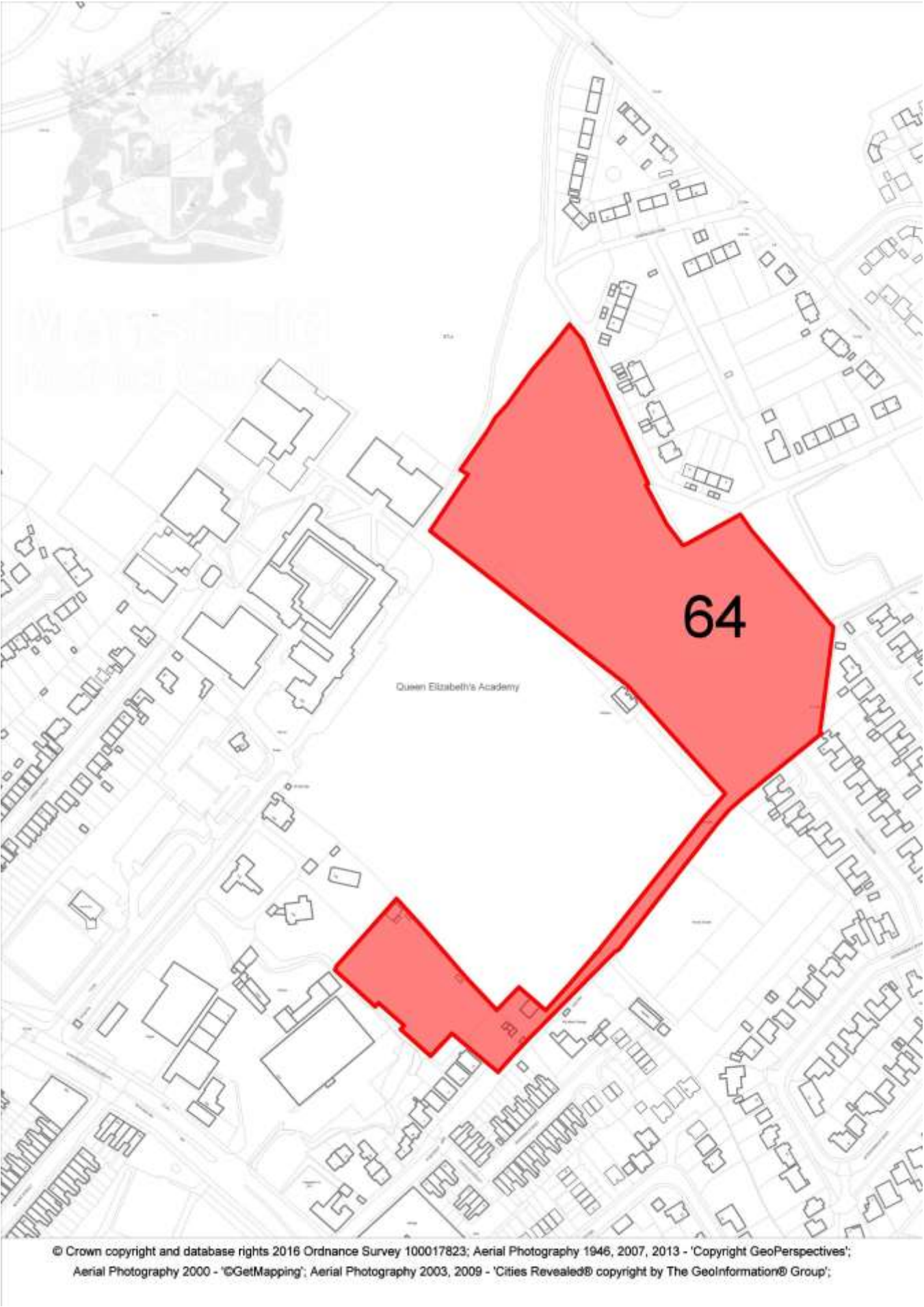
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	65			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Former Blake Cresent Allotments				
Site Address	Alock Avenue				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	455170 , 361467	Plotted Site Area (Ha)	0.42
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for development.

Suitability

Unsuitable

The proposed use is compatible with adjoining uses and close to services and public transport. Further assessment of access is required and without confirmation from NCC is not considered suitable. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability

Unlikely to be achievable

A greenfield site to the rear of existing properties in a lower value area. Costs of creating a suitable access is likely to make this site unavailable. Overall the site is not currently considered achievable.

Estimated Deliverability

Housing

Not Assessed

15 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Site is not considered suitable or achievable during the plan period.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

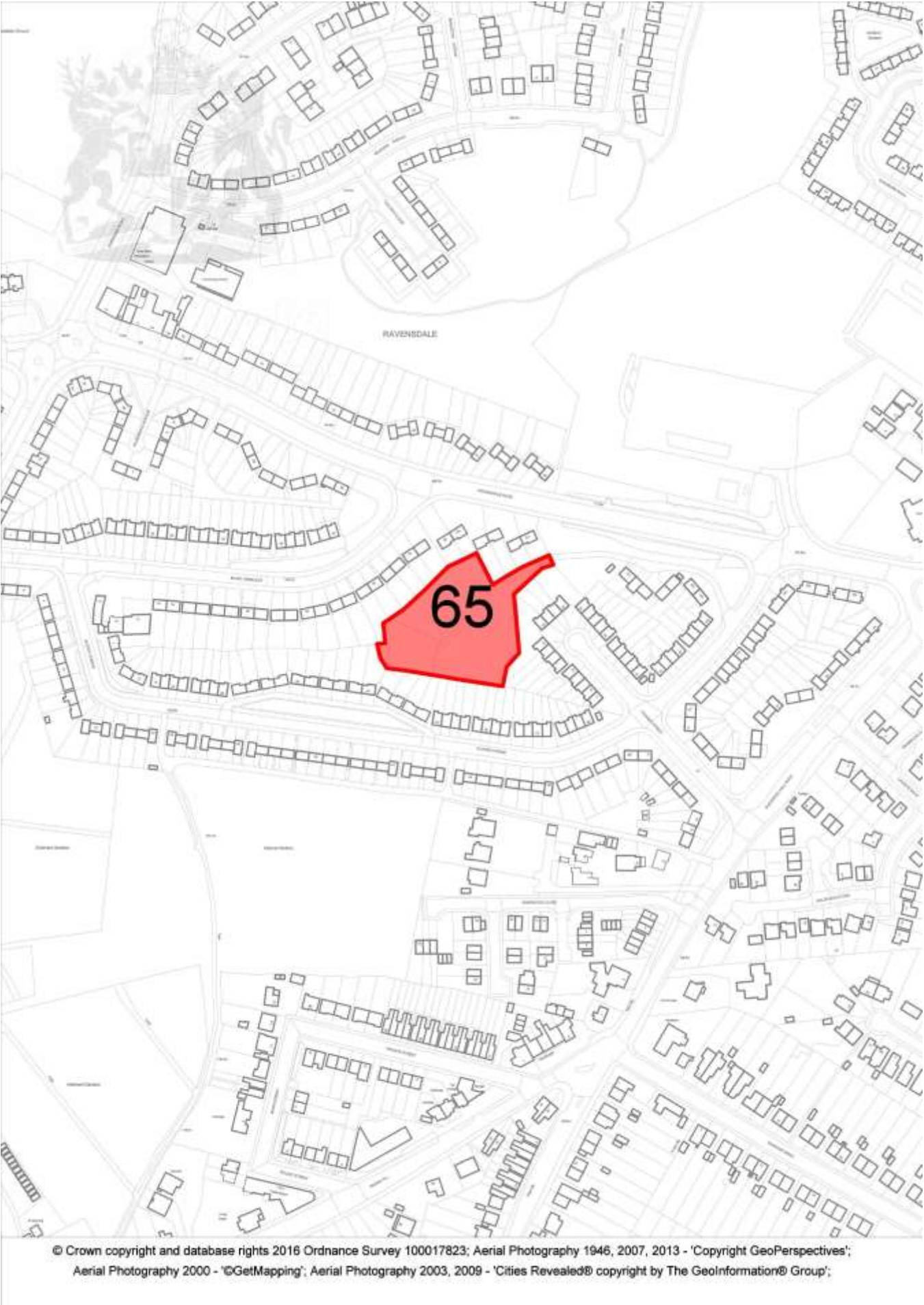
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	66			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Harrop White Road Allotments				
Site Address	Harrop White Road				
Ward	Broomhill				
Locality	Mansfield	Grid Ref	452283 , 361550	Plotted Site Area (Ha)	0.28
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment, however there is a potential third party interest that could affect availability.

Suitability

Unsuitable

The proposed use is compatible with adjoining uses and close to services and public transport. Access would require to be secured. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability

Potentially achievable

A former allotment, greenfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

10 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Greenfield site without planning permission; as an allotment site it is not considered suitable at this stage.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	67			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land at Peafield Lane				
Site Address	Peafield Lane				
Ward	Peafields				
Locality	Mansfield Woodhouse	Grid Ref	455749 , 363923	Plotted Site Area (Ha)	11.15
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Available
--------------	-----------

Land owner has identified this site as available for development and has developer interest.

Suitability	Suitable
-------------	----------

The site has good access, the proposed use is compatible with adjoining uses and is reasonably close to services and public transport.

Achievability	Achievable
---------------	------------

A greenfield site on the edge of the urban area within a higher value sales area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	330 dwellings
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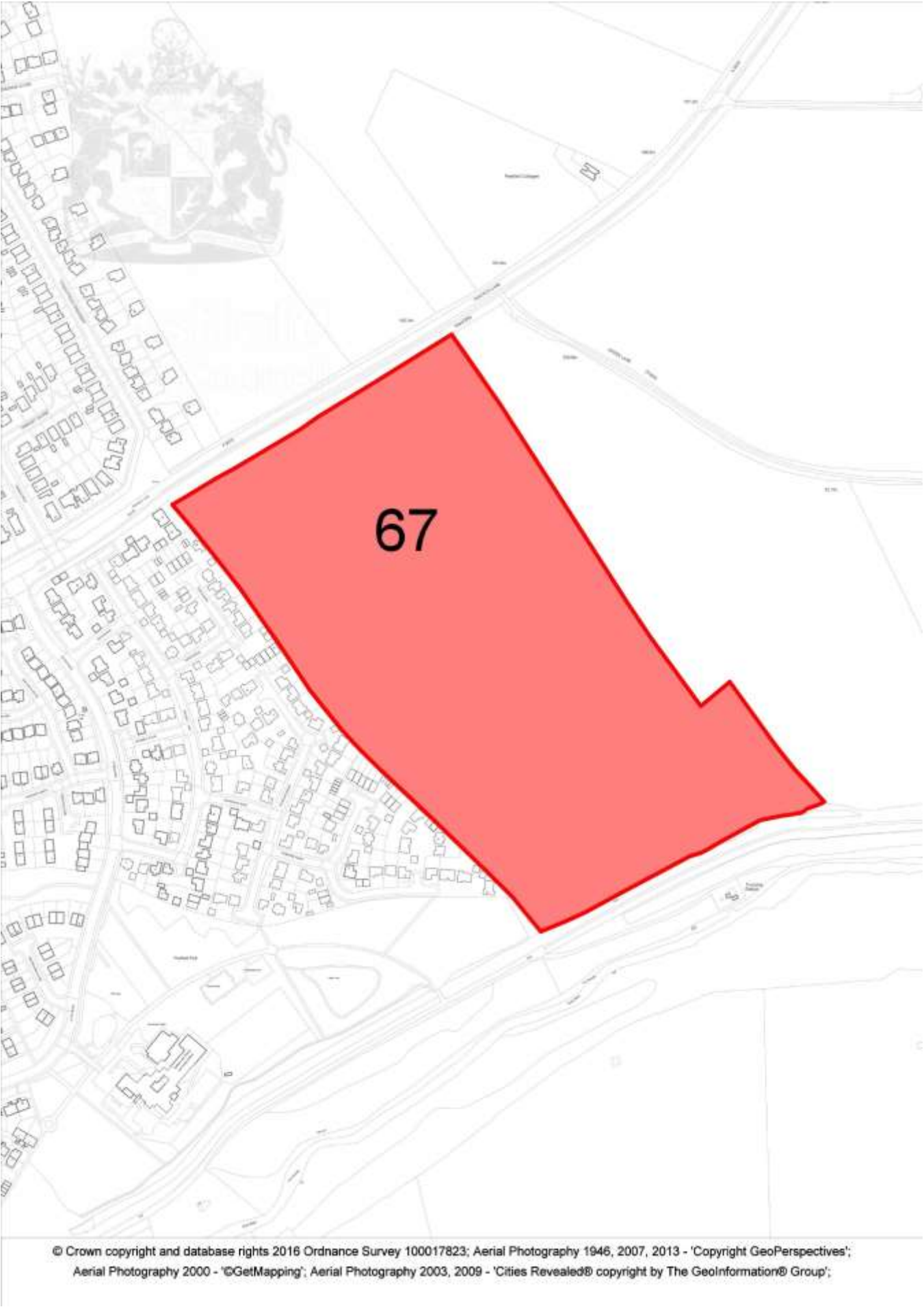
Years 1 - 5	0	Years 6 - 10	225	Years 11+	105	Post Plan Period	0
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Large greenfield site without planning permission; it is expected that there would be substantial upfront works required. Delivery based on information provided by promoter (April 2018) but pushed back 1 year as information provided considered over optimistic.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	68			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Kirkland Avenue Industrial Park				
Site Address	Kirkland Avenue				
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	452669 , 360690	Plotted Site Area (Ha)	0.70
Land Type	Brownfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment, however there is a potential third party interest that could affect availability. Assume only available after 2020

Suitability

Potentially suitable

The site has good access and is close to services and public transport. Site is close to employment uses and there may be issues of compatability of uses.

Achievability

Potentially achievable

A brownfield redevelopment site within a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

20 dwellings

Years 1 - 50

Years 6 - 1020

Years 11+0

Post Plan Period0

Small brownfield site. Permission in principle in place but unable to be developed until after 2020. Development potentially linked to adjacent site (ref 75) - reflected in delivery from 2021/22 onwards. A delivery rate of 10 dwellings per annum has been assumed.

Economic (sqm)

Not Assessed

0 sqm

Office0

Industrial0

Warehousing0

Leisure0

Comparison retail0

Convenience retail0

N/A



HELAA Ref	69			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Gregory Quarry				
Site Address	Gregory Quarry, Nottingham Road				
Ward	Oakham				
Locality	Mansfield	Grid Ref	453422 , 360021	Plotted Site Area (Ha)	4.68
Land Type	Brownfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Not available
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There are complications in land ownerships. Legal agreements and possible relinquishment orders are required to secure land necessary to provide a suitable access to the site. A planning application is currently being determined (2017/0575/OUT).

Suitability	Unsuitable
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This site could contribute to the regeneration of this area and could also contribute significantly to creating a sympathetic natural space along the river Maun. However there are topography constraints and significant difficulties to achieving suitable or appropriate access to the site. Acces arrangments are proposed through the planning application. These result in the loss of LWS/LNR and are not considered suitable unless appropriate mitigation is put in place; it is unclear if this is currently the case.

Achievability	Unlikely to be achievable
---------------	---------------------------

Due to the significant cost of the bridges and access infrastructure, site abnormalities and site specific mitigations needed for this unique site, it is not considered that the site is viable, without some form of regeneration intervention.

Estimated Deliverability

Housing	Not deliverable within the plan period				200 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not currently considered as available or suitable until an appropriate access can be provided and legal agreements are in place. Therefore the site is not included in the HELAA supply assessment.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	70			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land at High Oakham House				
Site Address	High Oakham Drive				
Ward	Oakham				
Locality	Mansfield	Grid Ref	453771 , 358989	Plotted Site Area (Ha)	9.23
Land Type	Mixed	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Available
--------------	-----------

Site has extant planning permission - assume available for development.

Suitability	Suitable
-------------	----------

The site has extant planning permisison (2016/0329/ST) for residential use.

Achievability	Achievable
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A low density greenfield scheme in a high value area. The site is considered to have a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				28 dwellings
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Years 1 - 5	10	Years 6 - 10	18	Years 11+	0	Post Plan Period	0
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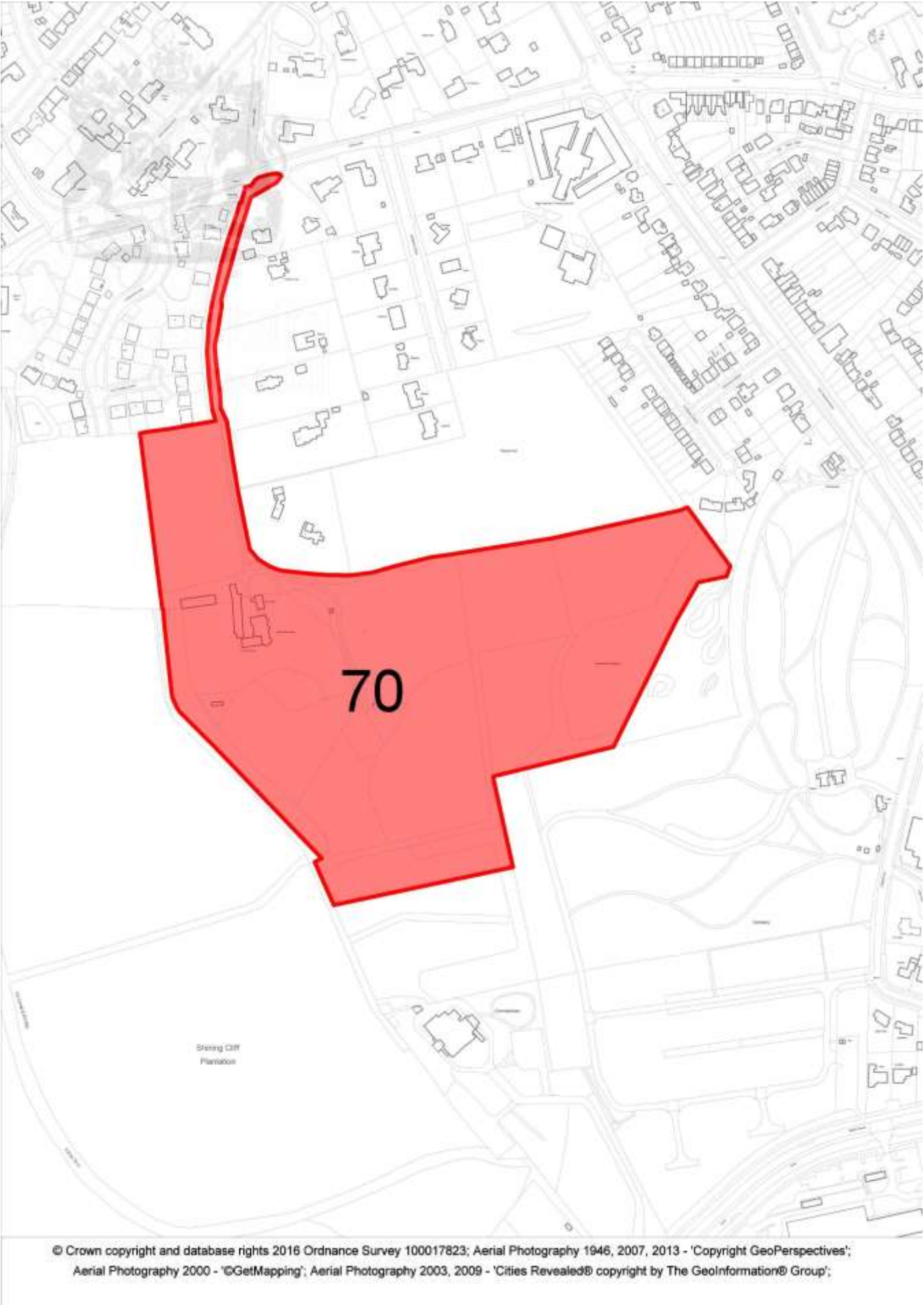
A greenfield site with extant outline planning permission in a high value area. Based on standard assumptions it is expected that the site will deliver homes from 2019/20 onwards at a rate of 10dpa.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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N/A



HELAA Ref	71a			Planning Status	
Site Name	Site A, Long Stoop Way			HELAA Result	Reasonable alternative
Site Address	Land at Long Stoop Way, South of Crown Farm Way				
Ward	Ling Forest				
Locality	Forest town	Grid Ref	456713 , 361519	Plotted Site Area (Ha)	2.28
Land Type	Brownfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				
Assessment					

Availability	Potentially available
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Land owner has identified this site as available for develoment, however there are potential third party interest (tentants) that could affect the phasing of when this site can come forward.

Suitability	Suitable
-------------	----------

Proposal is for modernisation/intensification of employment use. The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability	Potentially achievable
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Proposal is for modernisation/intensification of an existing employment use. The site forms part of a well used existing employment park and is likely to have good prospects of achievability.

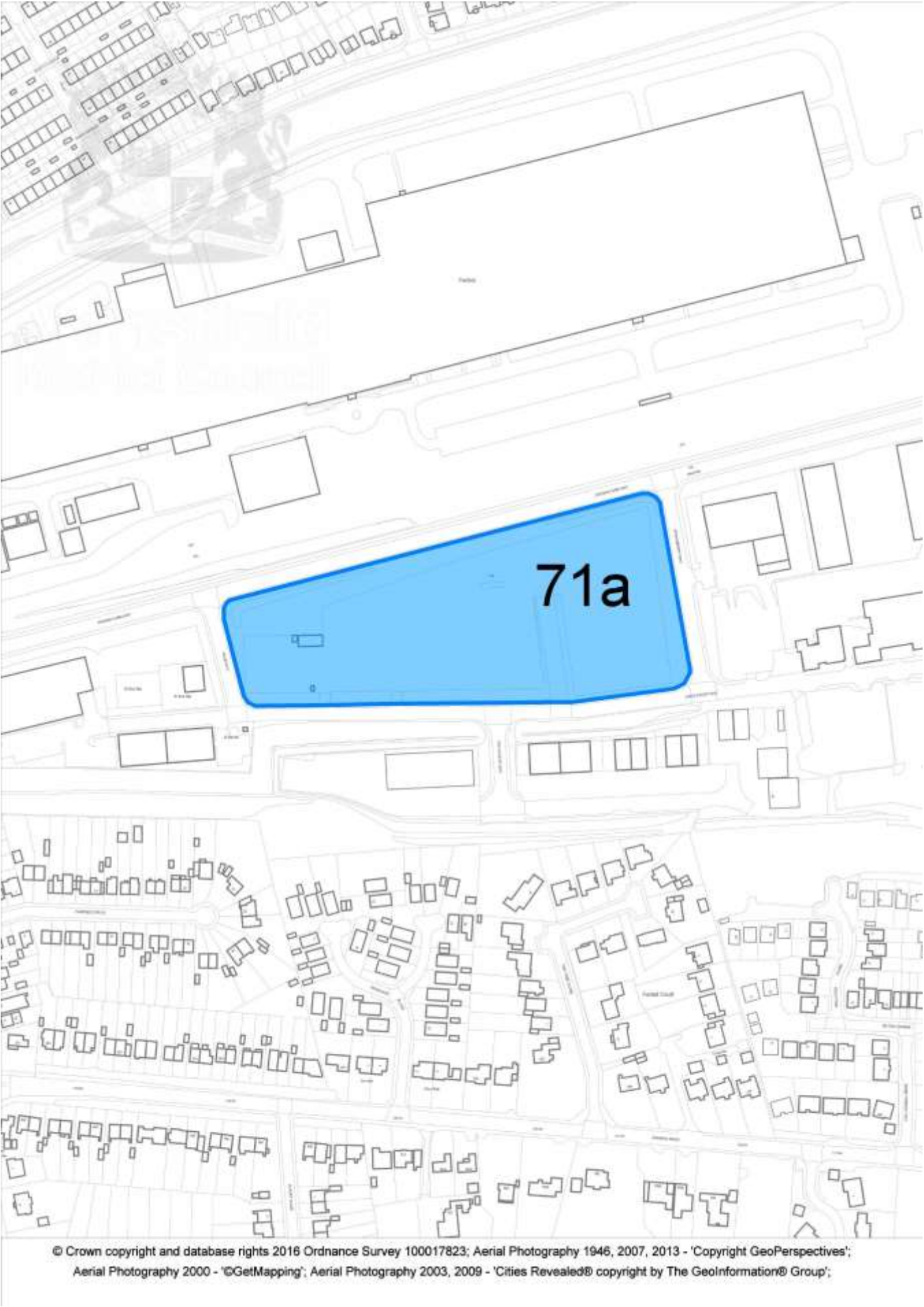
Estimated Deliverability						
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Housing	Not Assessed					0 dwellings	
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0

Not assessed as employment use.

Economic (sqm)	Developable (years 6-10)					9120 sqm	
Office	4560	Industrial	4560	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Assumed delivery during years 6-10 as no planning consent in place and to allow for some time delay to reflect phasing for existing leasees.



HELAA Ref	71c			Planning Status	
Site Name	Site C, Long Stoop Way			HELAA Result	Reasonable alternative
Site Address	Land at Long Stoop Way, South of Crown Farm Way				
Ward	Ling Forest				
Locality	Forest Town	Grid Ref	456869 , 361513	Plotted Site Area (Ha)	
Land Type	Brownfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment, however there are potential third party interest (tentants) that could affect the phasing of when this site can come forward.

Suitability

Suitable

Proposal is for modernisation/intensification of employment use. The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Achievable

Proposal is for modernisation/intensification of an existing employment use. The site forms part of a well used existing employment park and is likely to have good prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Not assessed as employment use

Economic (sqm)

Developable (years 6-10)

2400 sqm

Office

1200

Industrial

1200

Warehousing

0

Leisure

0

Comparison retail

0

Convenience retail

0

Assumed delivery during years 6-10 as no planning consent in place and to allow for some time delay to reflect phasing for existing leasees.



HELAA Ref	72			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land at Clipstone Road West				
Site Address	East of A6117 & South of B6030, Clipstone Road West				
Ward	Kingsway				
Locality	Forest Town	Grid Ref	456234 , 361830		Plotted Site Area (Ha)
					1.26
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Not available

The site used as playing pitches which are in high demand. For the site to be considered as available, further evidence would be required regarding the release of playing fields and any associated leases.

Suitability

Unsuitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. However involves the loss of high quality football pitches in an area of demand and would need to provide evidence that the playing pitches is no longer needed.

Achievability

Potentially achievable

This existing playing pitch site is within a lower value area; replacement pitches may be required. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing	Not Assessed				37 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

Not currently considered available or suitable.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0		

N/A



HELAA Ref	73	Planning Status		HELAA Result	Reasonable alternative
Site Name	Three Thorn Hollow Farm				
Site Address	Three Thorn Hollow Farm, Blidworth Lane.				
Ward	Ransom Wood				
Locality	Rainworth	Grid Ref	457972 , 358612	Plotted Site Area (Ha)	7.14
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for develoment. Site is now being promoted for up to 300 homes rather than the original 188.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to public transport; SUDs will be required to address surface water flooding. If the proposal is to increase the size of the site to 300 by extending the site southwards consideration will need to be given to the impact on the SSSI and on the character of Rainworth of this scale of development.

Achievability

Achievable

Greenfield site on the edge of a settlement within a medium to high sales value area. Based on a reasonable expectations on profit, land value and policy requirements, considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

188 dwellings

Years 1 - 5	0	Years 6 - 10	188	Years 11+	0	Post Plan Period	0
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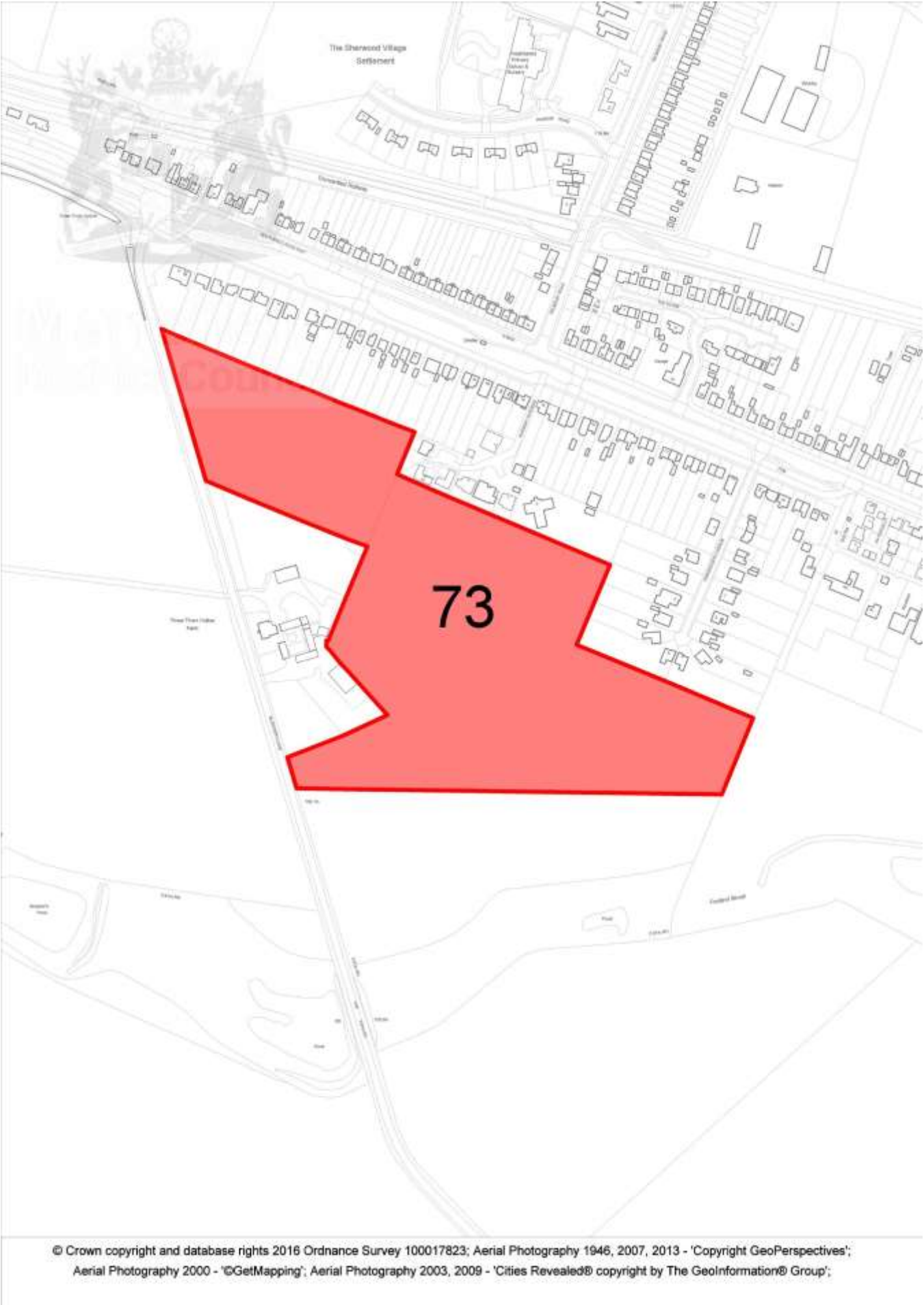
Large greenfield site with developer interest but no application submitted. Site promter indicates delivery from 2020/21 at rate of approx 40dpa; as site does not have planning permission start year has been pushed back to 2021/22. At present it has been decided not to increase the size of the site to 300 due to the potential for impact on the SSSI and the character of Rainworth.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	74a			Planning Status	
Site Name	Water Lane			HELAA Result	Excluded at Stage 2
Site Address	Marr Route A616 Pleasley				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	450736 , 363394	Plotted Site Area (Ha)	7.74
Land Type	Greenfield	Proposal	Mixed		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Not available

Land owner had originally asked for this site to be considered, however, following further discussion at Developer Surgery, it was stated that this site will not be included in the wider development plans for the area. So it is being treated as not available for the purpose of the HELAA assessment.

Suitability

Unsuitable

Following a developer surgery held in March 2017 this site was deemed as not suitable in terms of forming part of the wider strategic site in terms of the landscape assessment and natural boundary to the main site. It is therefore considered as not suitable for the purpose of HELAA.

Achievability

Potentially achievable

Greenfield urban fringe site connected by another HELAA site. Assumed the development maybe able to achieve medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability, but only if is considered as part of the strategic site 52 and only if this latter site forms part of the plan consideration.

Estimated Deliverability

Housing

Not Assessed

152 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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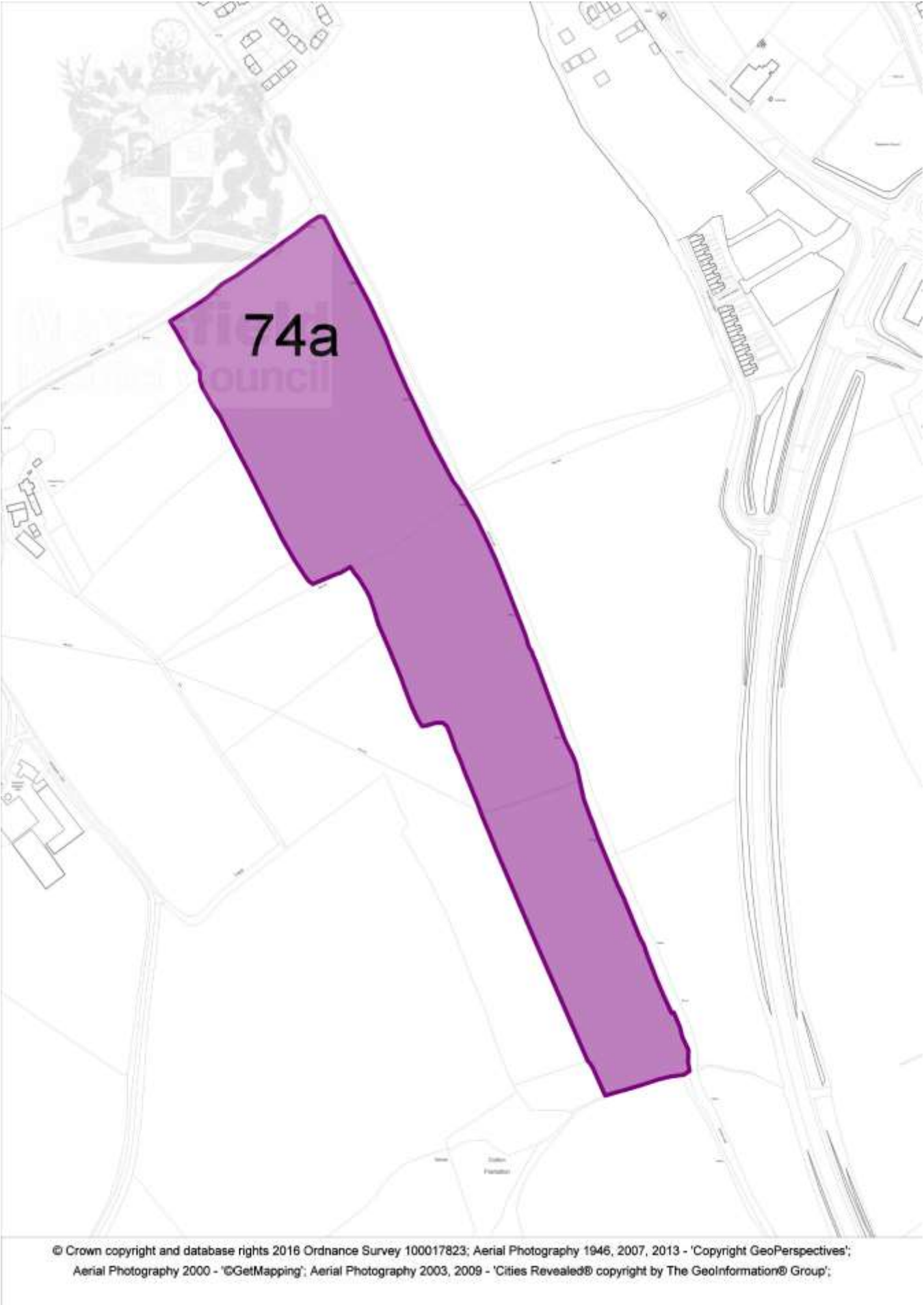
Not assessed as the site is not suitable or available.

Economic (sqm)

Not Assessed

7740 sqm

Office	0	Industrial	7740	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	74b			Planning Status	
Site Name	Water Lane			HELAA Result	Excluded at Stage 2
Site Address	Marr Route A616 Pleasley				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	451192 , 362569	Plotted Site Area (Ha)	0.85
Land Type	Greenfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Not available

Land owner has identified that this site is not available for development.

Suitability

Potentially suitable

Access maybe possible linked to the adjoining ref 52, the proposed use has been revised to employment to reflect the site's location along the MARR and also to be compatible with the adjoining site. Employment use would be be compatible with the proposed adjoining uses. The site should be developed holistically with the adjacent site (ref 52).

Achievability

Potentially achievable

This strategic site has a prominent location along the MARR and is a favoured location for employment uses. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability providing it is developed as part of the adjoining strategic site.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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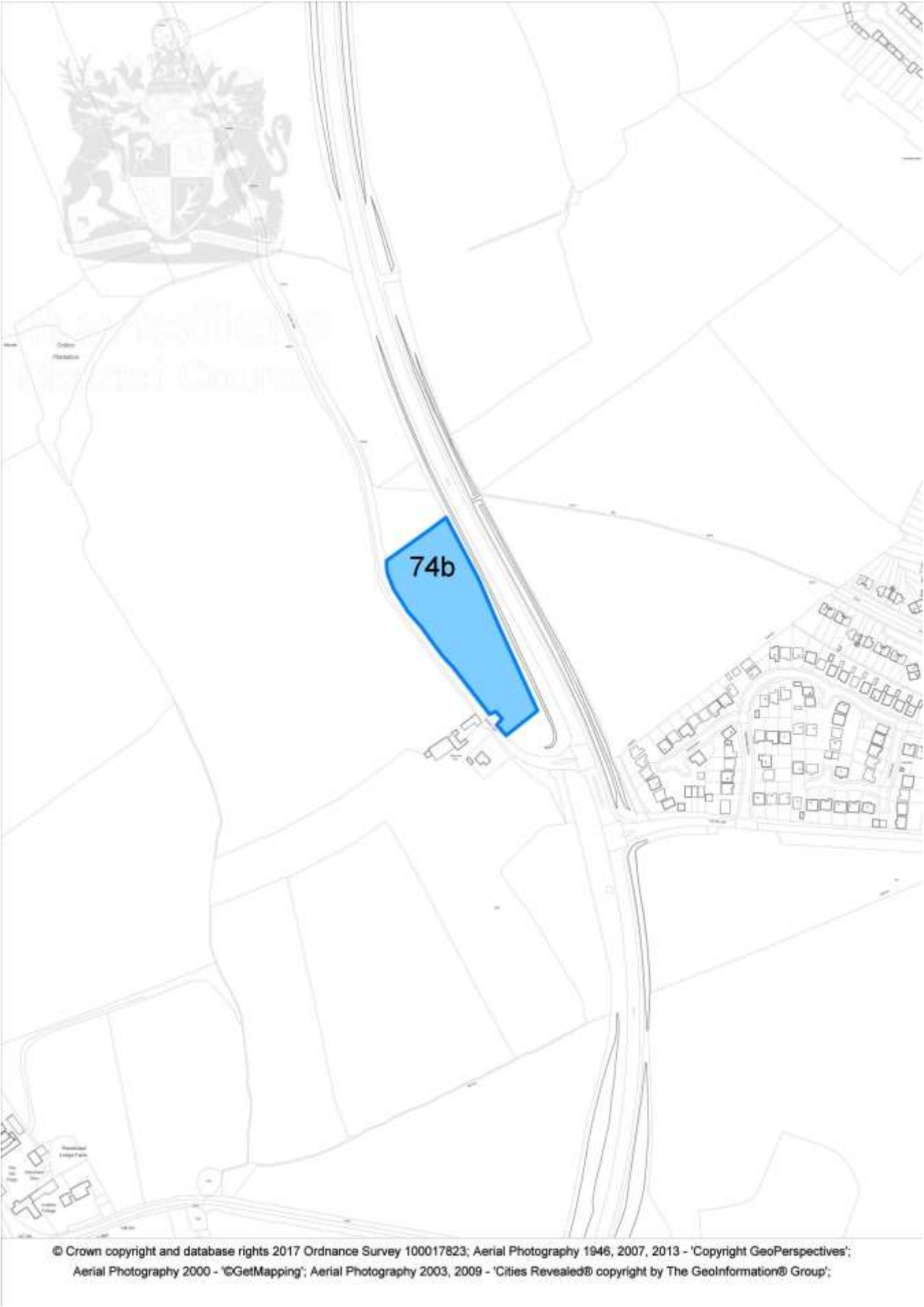
Economic (sqm)

Not Assessed

3400 sqm

Office	3400	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

The site is not available for development



HELAA Ref	74c			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Water Lane				
Site Address	Marr Route A616 Pleasley				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	451380 , 362601	Plotted Site Area (Ha)	5.84
Land Type	Greenfield	Proposal	Mixed		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment, however there multiple land owners. At the Developer Surgery held in March 2017 the promoters of the Pleaseley Hill Farm Ref 52 stated that they are entering into legal negotiations to include this site as part of the wider strategic site ref 52.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Site is suitable but should be developed holistically as part of the strategic adjacent site (ref 52); access for combination of sites will need to be considered further.

Achievability

Achievable

Assumed the development maybe able to achieve medium sales values. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having moderate prospect of achievability. With respect to the commercial element of the scheme, there is prominent frontage onto the MARR and is considered as having good prospect of delivery.

Estimated Deliverability

Housing

Developable (years 11+)

139 dwellings

Years 1 - 5	0	Years 6 - 10	10	Years 11+	129	Post Plan Period	0
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This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2012/22;this is based on an application being submitted in 2018/19 and reflects the nature of initial work, nature of landowner, strategic connections and potential market issues. Assuming up to 3 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.

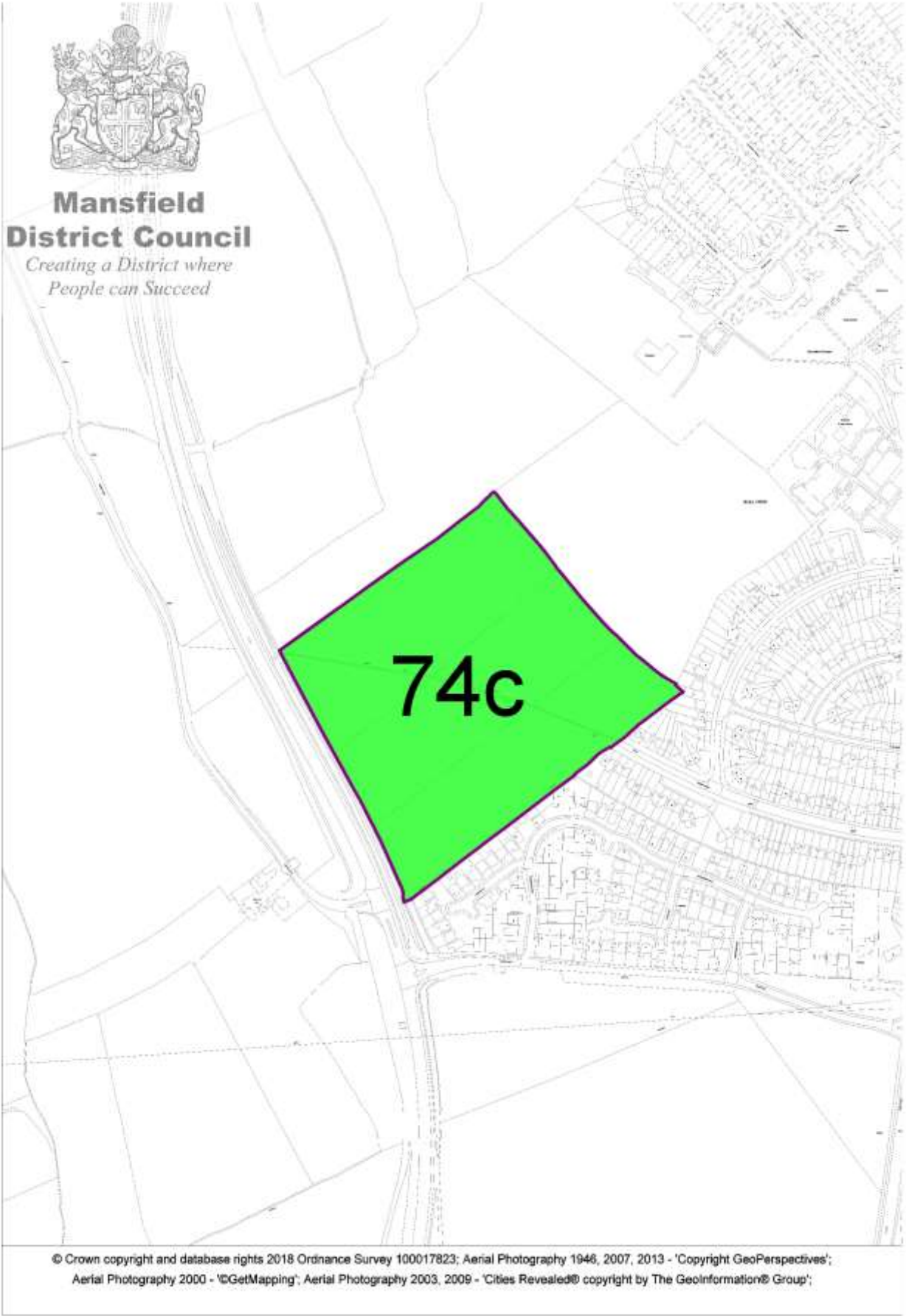
Economic (sqm)

Developable (years 11+)

4672 sqm

Office	2336	Industrial	2336	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

The site is considered a strong location for employment development based on its proximity to the M1 and the MARR.



HELAA Ref	74d			Planning Status	Excluded at Stage 1	
HELAA Result						
Site Name	Water Lane					
Site Address	Marr Route A616 Pleasley					
Ward	Bull Farm and Pleasley Hill					
Locality	Pleasley	Grid Ref	451188 , 362254		Plotted Site Area (Ha)	5.11
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put forward during a “Call for Sites” Local Plan consultation					

Assessment

Availability

Not Assessed

Not assessed - excluded at stage 1.

Suitability

Not Assessed

Not assessed - excluded at stage 1.

Achievability

Not Assessed

Not assessed - excluded at stage 1.

Estimated Deliverability

Housing

Not Assessed

134 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Not assessed - excluded at stage 1.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

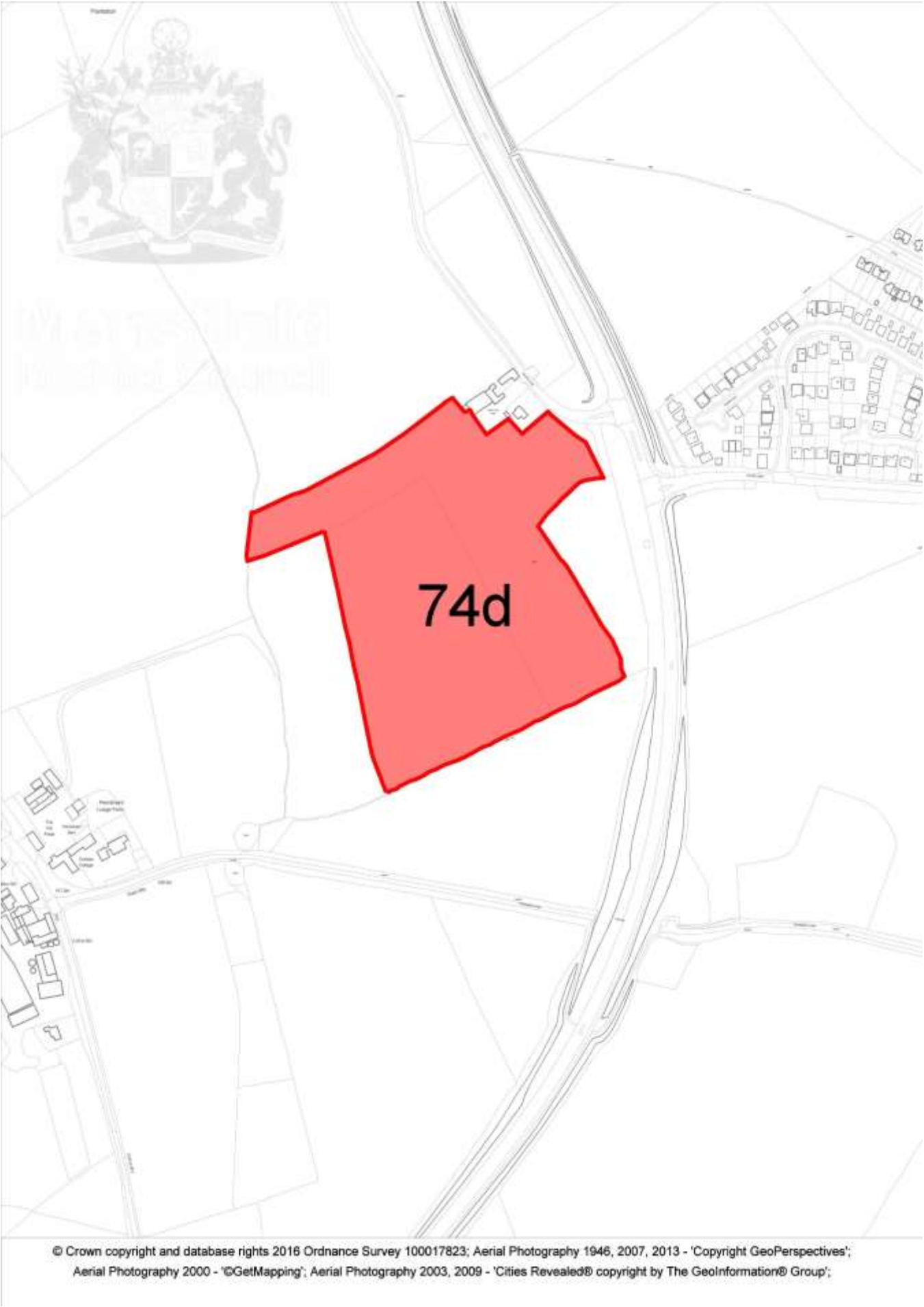
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	75	Planning Status	Permission granted
Site Name	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops & social club		
Site Address	Botany Avenue		
Ward	Ladybrook		
Locality	Mansfield	Grid Ref	452730 , 360797
Land Type	Brownfield	Proposal	Housing
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		
Plotted Site Area (Ha)	0.97		

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment, however the site is currently in use which could affect when the site available.

Suitability

Suitable

The site has good access and is close to services and public transport. The site is within a mixed residential and employment area, providing sensitively developed, residential use is considered as acceptable here. SUDs may be required to address surface water flooding.

Achievability

Potentially achievable

A small brownfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

29 dwellings

Years 1 - 5	0	Years 6 - 10	29	Years 11+	0	Post Plan Period	0
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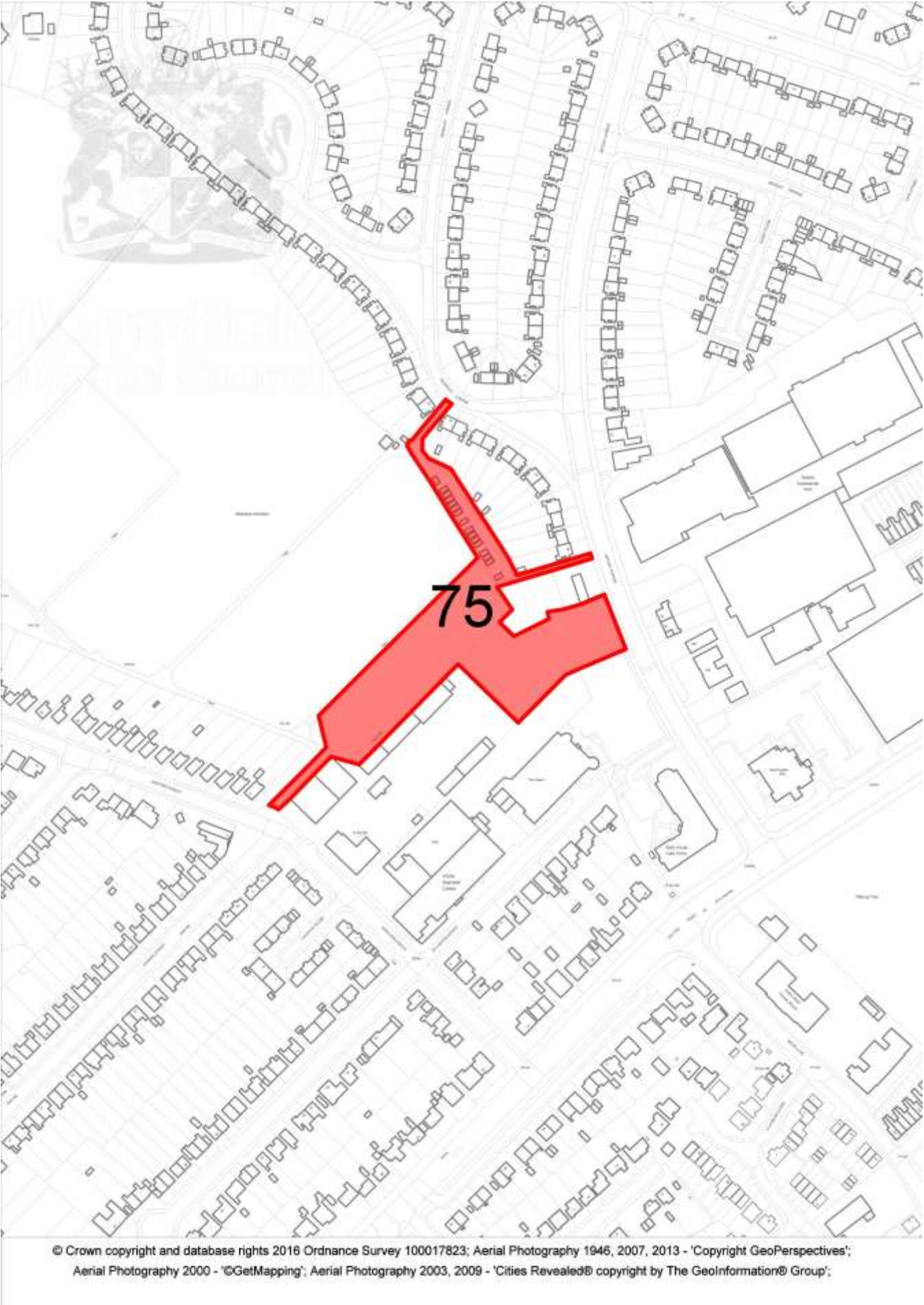
Small brownfield site. No planning permission in place. Development potentially linked to adjacent site (ref 68) - reflected in delivery. Assume homes delivered from 2021/22 onwards. Build rate rising of 10dpa has been applied.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	76	Planning Status	
Site Name	Land off Jubilee Way	HELAA Result	Reasonable alternative
Site Address	Land East of Jubilee Way North		
Ward	Oak Tree		
Locality	Mansfield	Grid Ref	457310 , 360676
Land Type	Greenfield	Plotted Site Area (Ha)	46.83
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		

Assessment

Availability

Available

This strategic site is considered available and is based on combining three land ownerships. We are informed that Legal Agreements are being prepared to help support the longer term sustainability of the existing golf and rugby facilities in conjunction with the planned growth.

Suitability

Potentially suitable

This strategic site is considered potentially suitable. If this site progresses to the next stage then further assessments and mitigations will be required to inform impact on sensitive areas of SSSI, LWS, Sherwood Forest Protection Area/ RSPB important bird area, scale of development that can realistically be delivered on this site, access and transport impacts and mitigations, delivery of primary education infrastructure, utilities capacity and connectivity, other infrastructure requirements, and various ground investigations and potential mitigations.

Achievability

Potentially achievable

This strategic site is expected to have medium to high sales values and is likely to require considerable on and off site infrastructure and various mitigations to reflect the scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability - given the scale of the scheme, viability evidence will be required from the site promoter to confirm viability of the scheme.

Estimated Deliverability

Housing

Deliverable (years 1-5)

800 dwellings

Years 1 - 5	0	Years 6 - 10	125	Years 11+	350	Post Plan Period	325
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A large greenfield site with significant lead in issues. The remodelling of the land, safeguarding and mitigating sensitive landscape and ecological features and the development of the rugby and golf club to release developable areas is expected to have a considerable lead in time. Off site highway works, and site opening infrastructure to enable delivery of this site is also likely to impact on the lead in time for delivery. For these reasons, delivery of homes is not anticipated to start until at least 2021/22 and will continue post plan. Assuming up to 2 developers each building approximately 25 dpa for most of the plan period with.

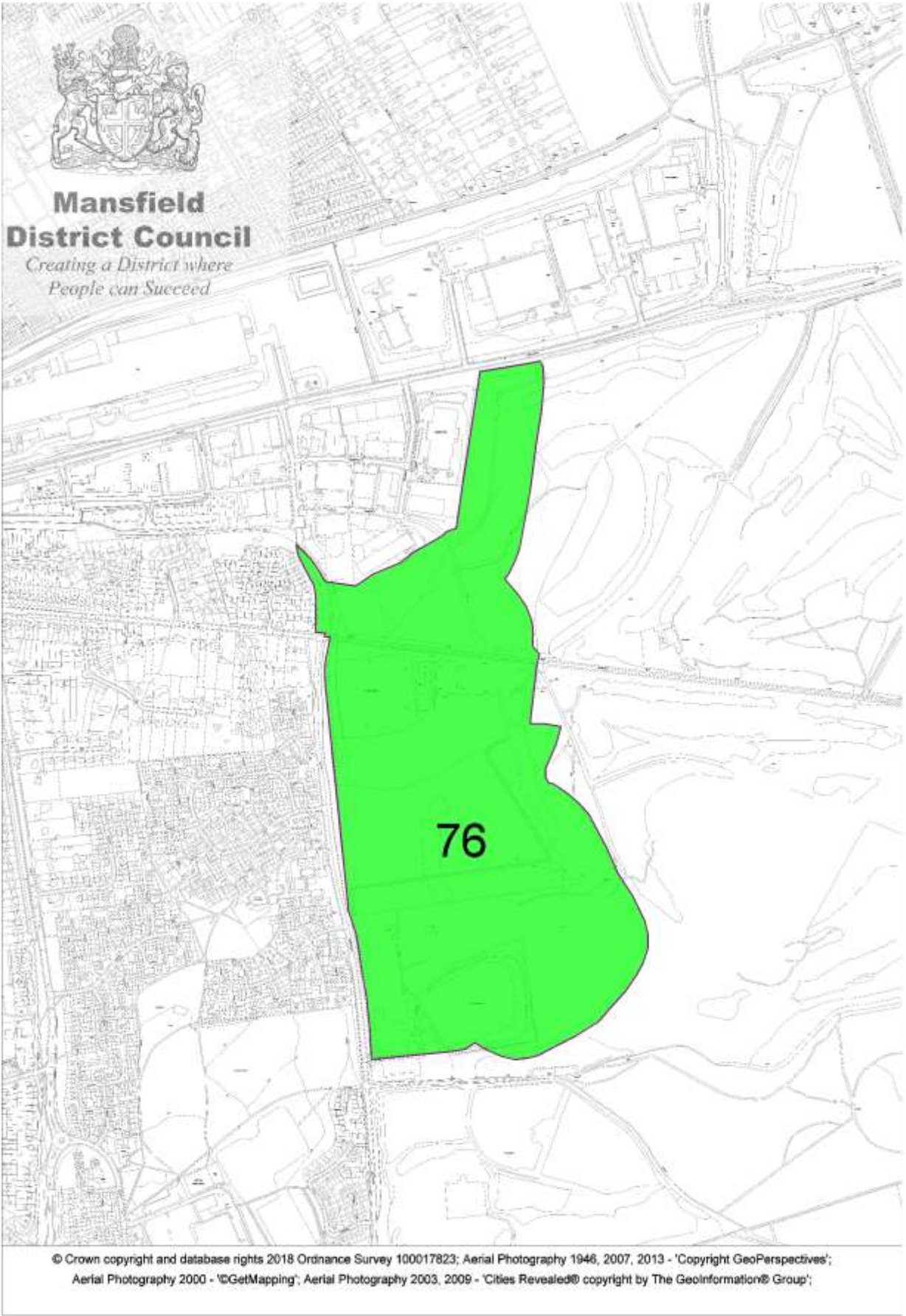
Economic (sqm)

Developable (years 6-10)

26225 sqm

Office	0	Industrial	26225	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Crown Farm is a well established employment area and there is likely to be good prospect of market demand for the proposed industrial element of the scheme.



HELAA Ref	77			Planning Status	Reasonable alternative
Site Name	Former Mansfield Brewery (part A)				
Site Address	Great Central Road				
Ward	Portland				
Locality	Mansfield	Grid Ref	454192 , 360687	Plotted Site Area (Ha)	1.63
Land Type	Brownfield	Proposal	Housing		
Source	Existing or emerging allocations that have not received planning permission				

Assessment

Availability

Available

Land owner has identified this site as available for development.

Suitability

Potentially suitable

The site has good access and is close to services and public transport. A variety of town centre related uses maybe suitable. Flooding to be considered.

Achievability

Potentially achievable

Brownfield site close to town centre. Delivery of the site is considered to be challenging but there is now considered to be a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 6-10)

70 dwellings

Years 1 - 5	0	Years 6 - 10	50	Years 11+	20	Post Plan Period	0
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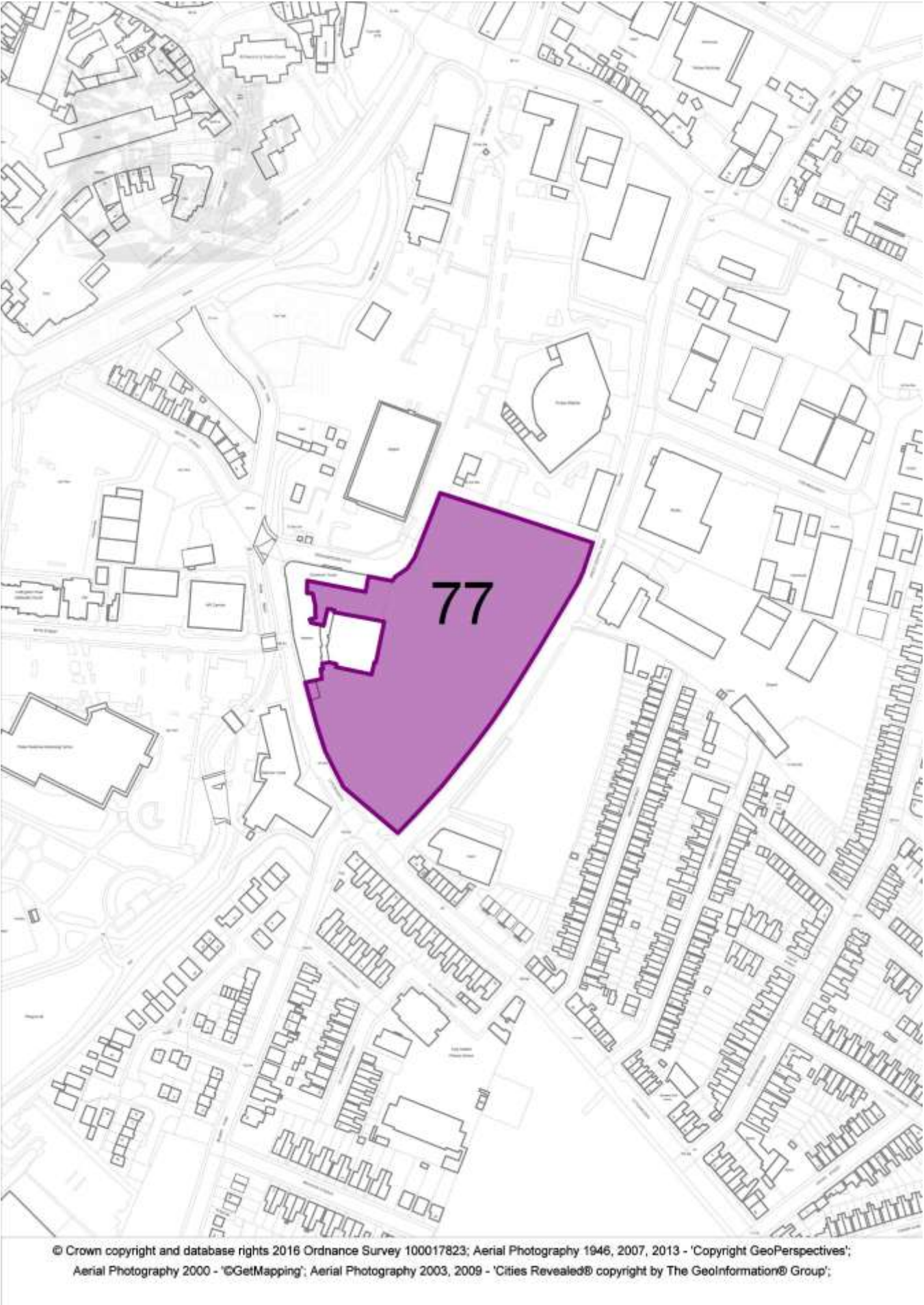
A brownfield site close to the town centre. Delivery of the site is challenging but work has been ongoing to develop the site. A scheme is now considered deliverable during the plan period. Assumed to be coming forward after 2023/24 at a rate of 20dpa.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	78			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land off Bosworth Street				
Site Address	Bosworth Street				
Ward	Penniment				
Locality	Mansfield	Grid Ref	451902 , 361004		Plotted Site Area (Ha)
					0.33
Land Type	Greenfield	Proposal	Housing		
Source	Land owned by the Council				

Assessment

Availability

Not available

Due to issues with access and religious covenant this site is not considered available at this time.

Suitability

Potentially suitable

The proposed use of the site is compatible with adjoining uses and close to services and public transport. Access to the site is narrow but may be suitable for small scale development.

Achievability

Unlikely to be achievable

A small greenfield site to the rear of existing properties; adjoins a former church. Given the nature of the site and the lower value location it is not considered achievable at present.

Estimated Deliverability

Housing

Not Assessed

12 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not curently considered available or achievable.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	79	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land off Rosemary Street				
Site Address	Rosemary Street				
Ward	Broomhill				
Locality	Mansfield	Grid Ref	453134 , 361707	Plotted Site Area (Ha)	0.29
Land Type	Greenfield	Proposal	Housing		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Available

Landowner has identified this site as available for development.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport; SUDs will be required to address surface water flooding. It is understood that approval to de-allocate the site as an allotment has been received. Overall the site is suitable for rsidential development.

Achievability

Potentially achievable

Small greenfield site in a lower value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

10 dwellings

Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small greenfield site within an existing settlement. It is understood from the landowner that an application is expected in 2018/19; delivery is therefore expected in 2020/21.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	80			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land North of Skegby Lane				
Site Address	Skegby Lane				
Ward	Brick Kiln				
Locality	Mansfield	Grid Ref	451390 , 360745	Plotted Site Area (Ha)	7.55
Land Type	Greenfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

The site has planning permisison (2013/0435/ST) and is available for development.

Suitability

Suitable

The site has extant planning permission (2013/0435/ST)

Achievability

Potentially achievable

A medium sized greenfield site in a medium to low value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

150 dwellings

Years 1 - 5	60	Years 6 - 10	90	Years 11+	0	Post Plan Period	0
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Site with planning permisison (2013/0435/ST) and s106 signed - reserved matters approved (2016/0447/ST). Delivery based on promoters information (April 2018).

Economic (sqm)

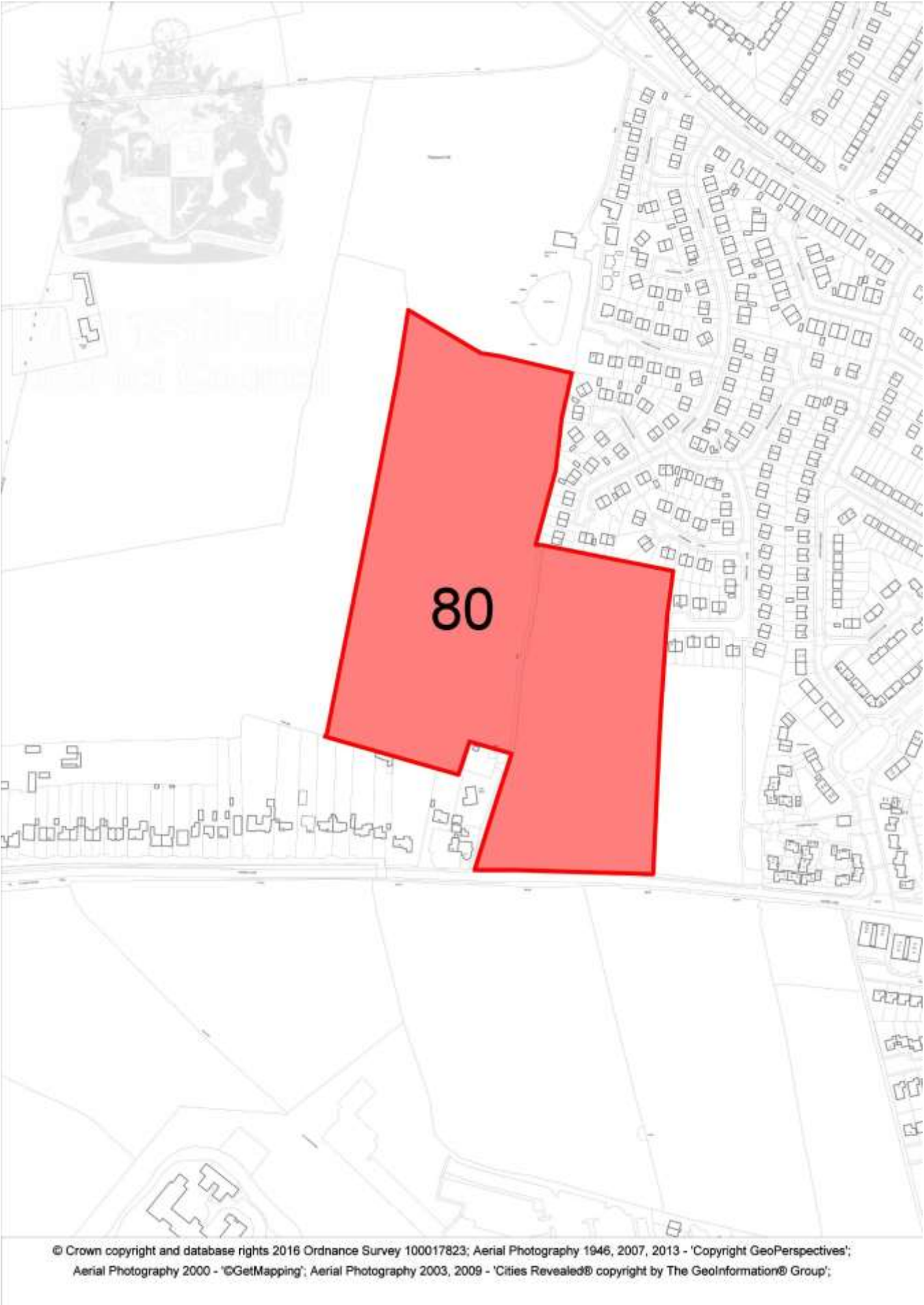
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	81			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Penniment Farm (Housing)				
Site Address	Land at Penniment Farm, Abbott Road				
Ward	Penniment				
Locality	Mansfield	Grid Ref	451551 , 362173	Plotted Site Area (Ha)	21.47
Land Type	Greenfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Site has planning permission; reserved matters applications have recently been submitted.

Suitability

Suitable

The site has extant planning permission. The site has good access off the MARR, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Potentially achievable

At a developer surgery held in Februay 2017 with the site promoter outlined the key issues that have led to the delayed start on this site, and how these are to be overcome. Going forward, if this site continues to form part of the Local Plan then, as consent is due to expire in Dec 2017, further evidence of deliverability will be required from the site promoters.

Estimated Deliverability

Housing

Deliverable (years 1-5)

430 dwellings

Years 1 - 5

125

Years 6 - 10

250

Years 11+

55

Post Plan Period

0

Greenfield site with planning permission; the site is understood to be close to starting. The HELAA trajectory based on the current consented scheme and information provided by the developer (April 2018) however the build rate has been reduced to reflect our standard assumptions (25dpa with 2 developers on site).

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

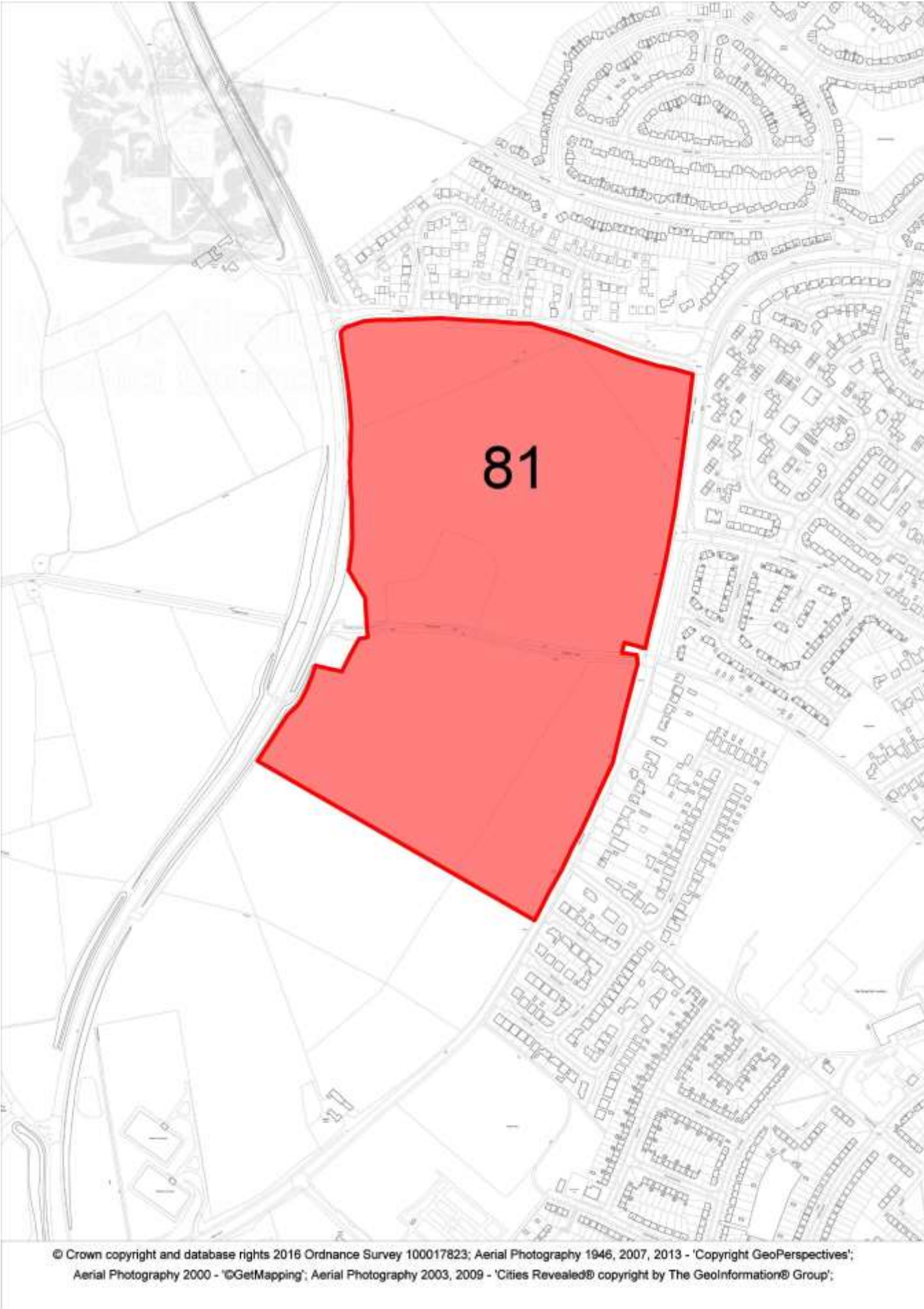
Comparison retail

0

Convenience retail

0

See HELAA ref 82



HELAA Ref	82			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Penniment Farm (employment)				
Site Address	Land South of Penniment Farm, Abbott Road				
Ward	Penniment				
Locality	Mansfield	Grid Ref	451303 , 361658	Plotted Site Area (Ha)	12.70
Land Type	Greenfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Site has an extant planning permisison due to expire in December 2017.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Potentially achievable

A greenfield site in a attractive location for employment. The site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

See HELAA ref 81 - landowner considers the site will be available within 5 to 10 years.

Economic (sqm)

Developable (years 6-10)

39384 sqm

Office

3300

Industrial

18000

Warehousing

18000

Leisure

0

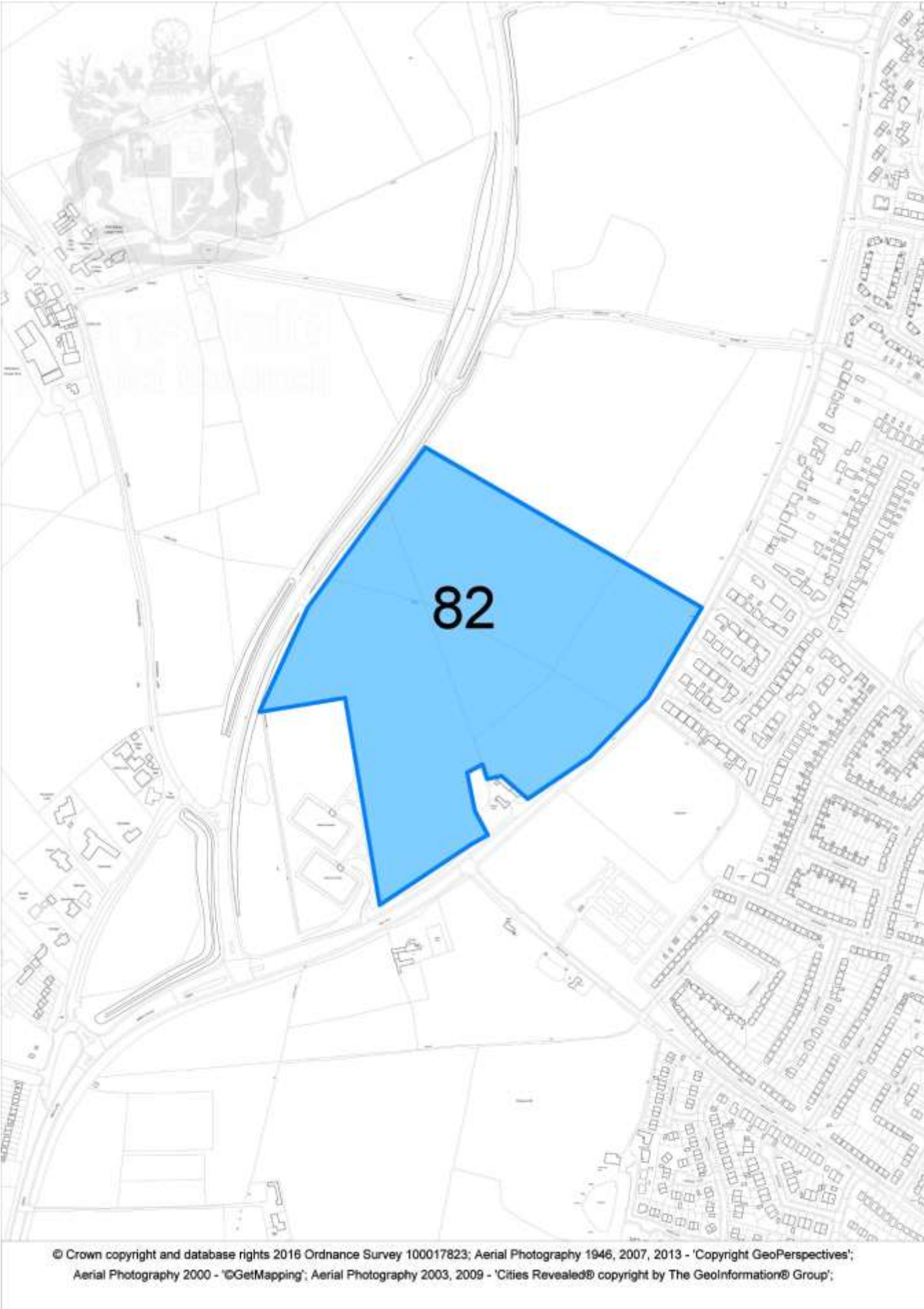
Comparison retail

0

Convenience retail

84

Although the site has planning consent, this is due to expire in 2017 therefore delivery is not included in the first five years.



HELAA Ref	83			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Grove Street Car Park				
Site Address	Land at Grove Street				
Ward	Portland				
Locality	Mansfield	Grid Ref	453847 , 360625		Plotted Site Area (Ha)
					0.29
Land Type	Brownfield	Proposal	Mixed		
Source	Land owned by the Council				

Assessment

Availability

Not available

Informed by land owner that site is not currently available.

Suitability

Not Assessed

Site not currently available.

Achievability

Not Assessed

Site not currently available.

Estimated Deliverability

Housing

Not Assessed

23 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

23

Post Plan Period

0

Site not currently available.

Economic (sqm)

Not Assessed

232 sqm

Office

232

Industrial

0

Warehousing

0

Leisure

0

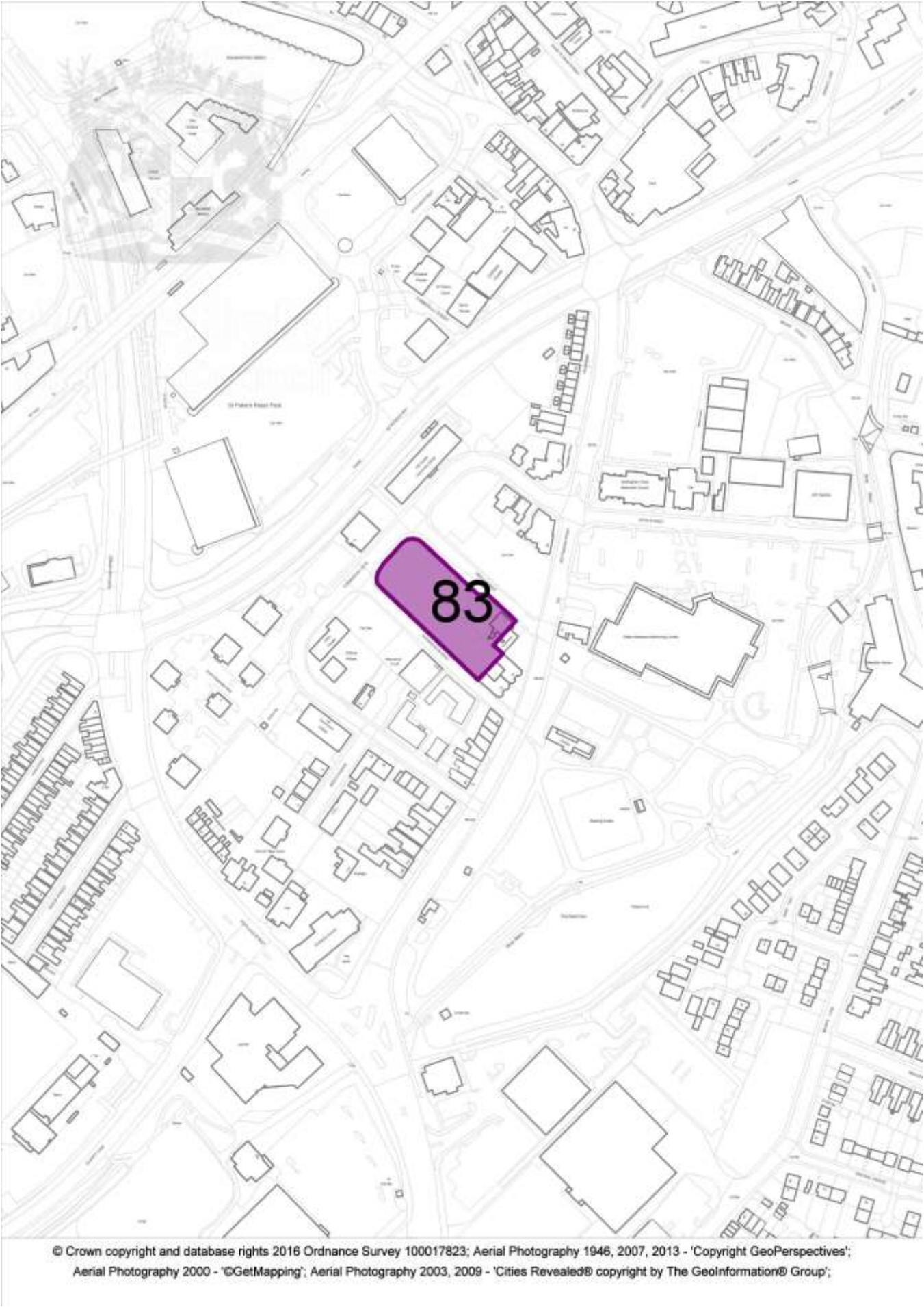
Comparison retail

0

Convenience retail

0

Site not assessed as identified by land owners as not currently available.



HELAA Ref	84			Planning Status	Permission granted
				HELAA Result	Excluded at Stage 2
Site Name	Land at Sheepbridge Lane/ Gibbon Road				
Site Address	Sheepbridge Lane				
Ward	Portland				
Locality	Mansfield	Grid Ref	452800 , 360170	Plotted Site Area (Ha)	1.38
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Not available

Site has had planning permission for residential but application submitted for storage of trailers (2015/0659/ST - granted Dec 2015). Landowner intentions are unclear; assumed unavaliable for housing at present.

Suitability

Suitable

Site has had planning permisison previously (2010/0851/ST) - assume suitable for development on same basis.

Achievability

Potentially achievable

A brownfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

41 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as currently not available.

Economic (sqm)

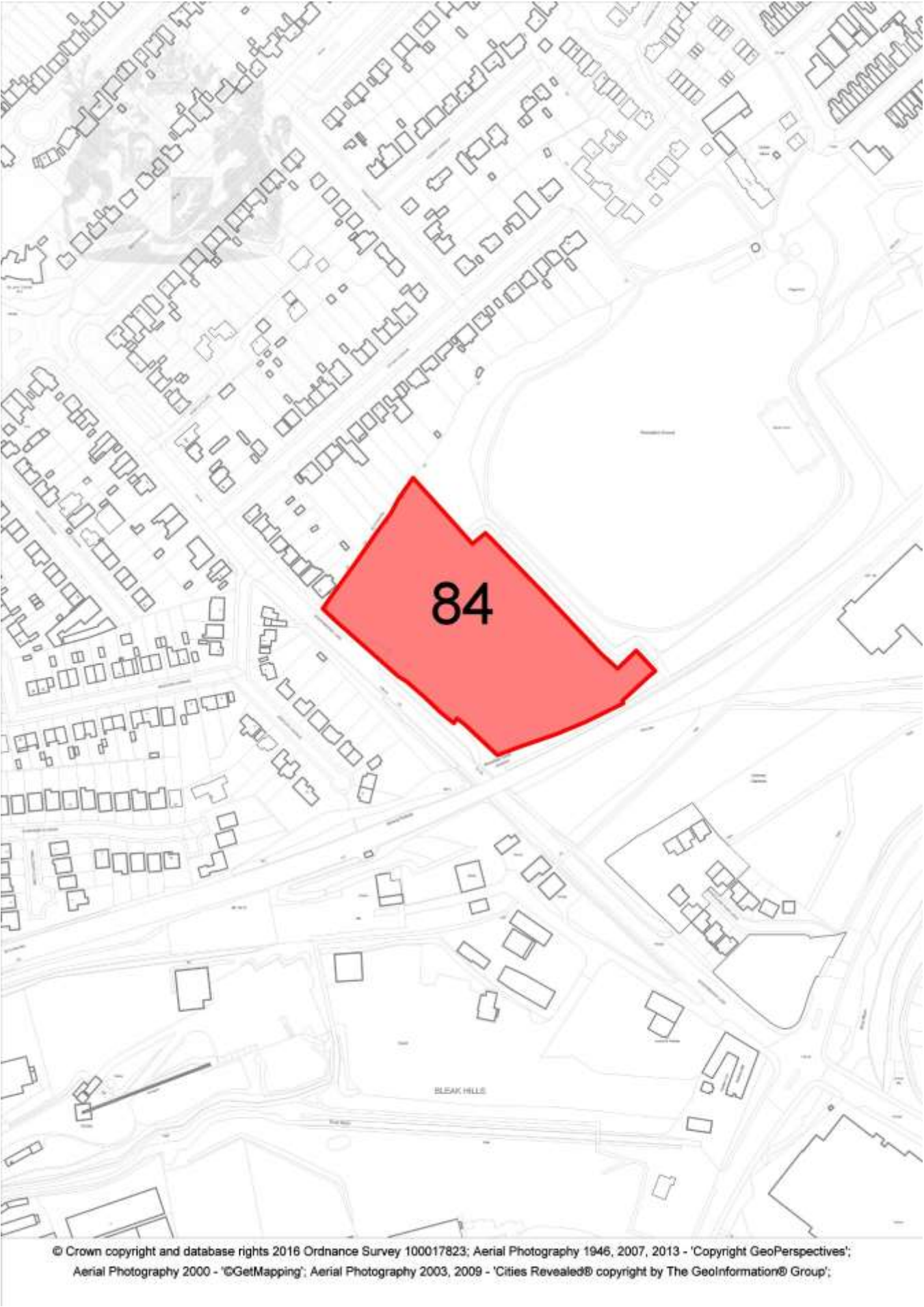
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	85			Planning Status		
				HELAA Result	Reasonable alternative	
Site Name	Land off Quarry Lane					
Site Address	Quarry Lane					
Ward	Oakham					
Locality	Mansfield	Grid Ref	452927 , 360031		Plotted Site Area (Ha)	0.54
Land Type	Greenfield	Proposal	Housing			
Source	Housing and Economic Development sites under construction					

Assessment

Availability

Available

Site is under construction (2013/0426/ST)

Suitability

Suitable

Site is under construction (2013/0426/ST)

Achievability

Achievable

Site is under construction (2013/0426/ST)

Estimated Deliverability

Housing

Deliverable (years 1-5)

17 dwellings

Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is complete as of March 2018.

Economic (sqm)

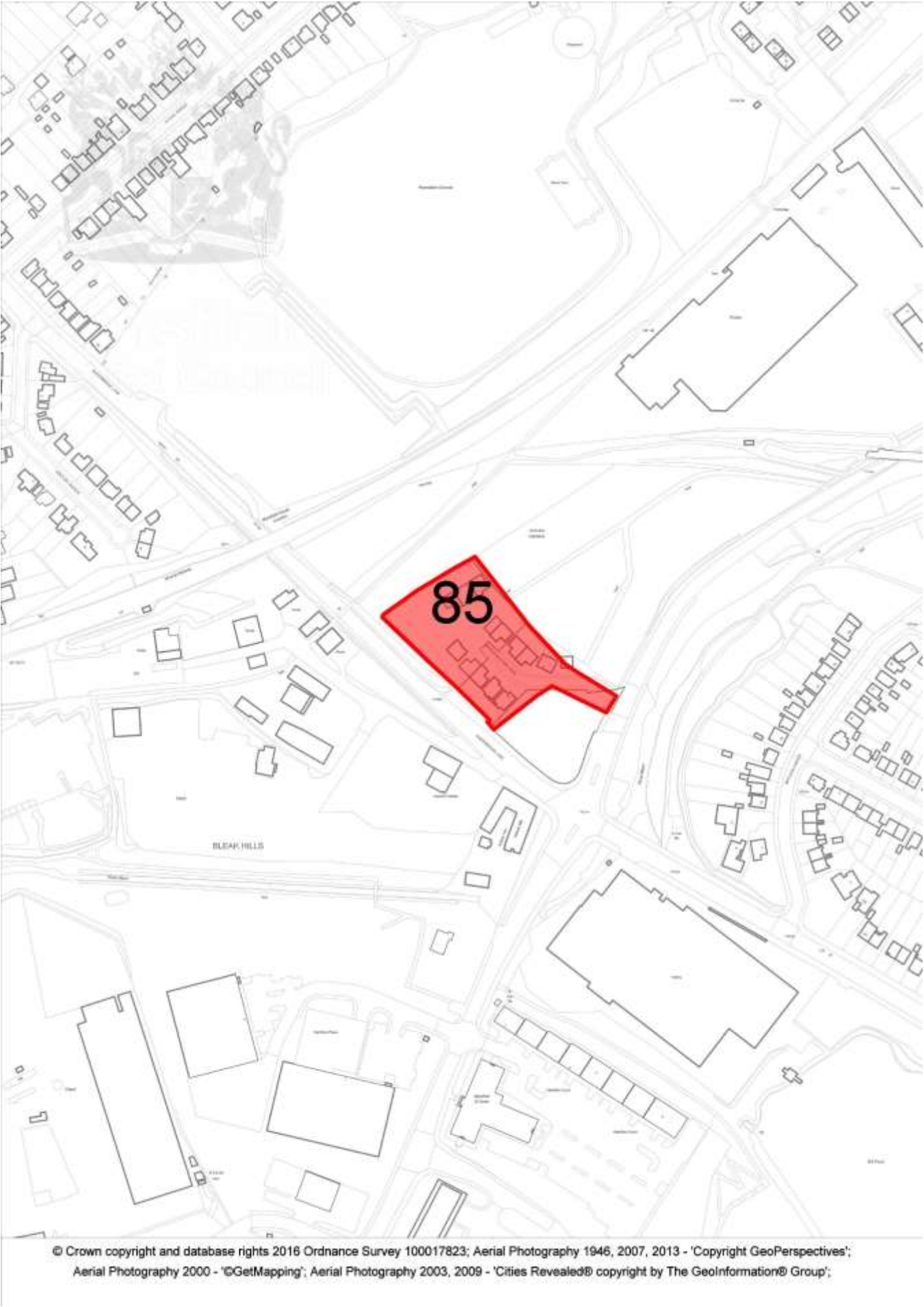
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	86			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land at the corner of Quarry Lane, Mansfield.				
Site Address	Quarry Lane				
Ward	Oakham				
Locality	Mansfield	Grid Ref	452977 , 359973	Plotted Site Area (Ha)	0.25
Land Type	Brownfield	Proposal	Housing		
Source					

Assessment

Availability	Available
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Site has planning permission (2014/0715/ST) - appears to have been cleared in prepartion for development

Suitability	Suitable
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Site has planning permission (2014/0715/ST)

Achievability	Achievable
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A small brownfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				21 dwellings
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Years 1 - 5	21	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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All footings are down for the apartments as of March 2018 and work is expected to be complete 2018/2019 as these are apartments. Adjoins site (ref: 85) has been complete March 2018.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	88			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Land off Chesterfield Road				
Site Address	Chesterfield Road North				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	451009 , 364194		Plotted Site Area (Ha)
					9.75
Land Type	Greenfield	Proposal	Housing		
Source	Sites already within the SHLAA (HELAA) process				

Assessment

Availability	Not Assessed
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Not assessed - site excluded at stage 1.

Suitability	Not Assessed
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Not assessed - site excluded at stage 1.

Achievability	Not Assessed
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Not assessed - site excluded at stage 1.

Estimated Deliverability

Housing	Not Assessed				256 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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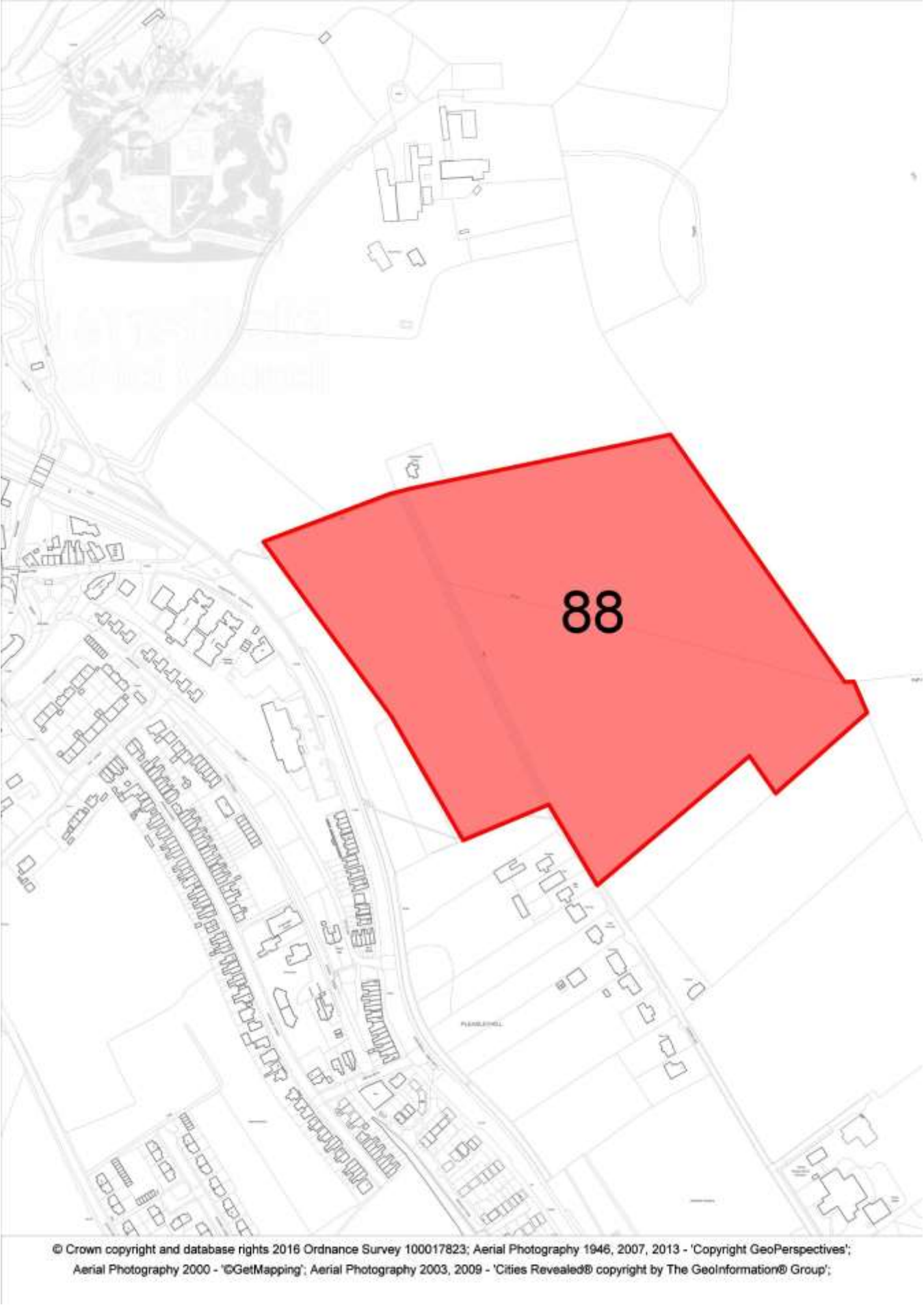
Not assessed - site excluded at stage 1.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	89			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land off Skegby Lane				
Site Address	Land South of Skegby Lane				
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	451590 , 360403	Plotted Site Area (Ha)	12.55
Land Type	Greenfield	Proposal	Housing		
Source	Sites already within the SHLAA (HELAA) process				

Assessment

Availability

Available

Landowner (NCC) confirmed that site is available for development.

Suitability

Potentially suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. SUDs will be required to address surface water flooding.

Achievability

Potentially achievable

Greenfield site within a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

215 dwellings

Years 1 - 5	0	Years 6 - 10	10	Years 11+	175	Post Plan Period	30
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Large greenfield site with no application submitted. Landowner indicates that the site will be marketed following adoption of the Local Plan; deliver assumed from 2025/26 onwards. Build rate rising to 25dpa with a single developer on site.

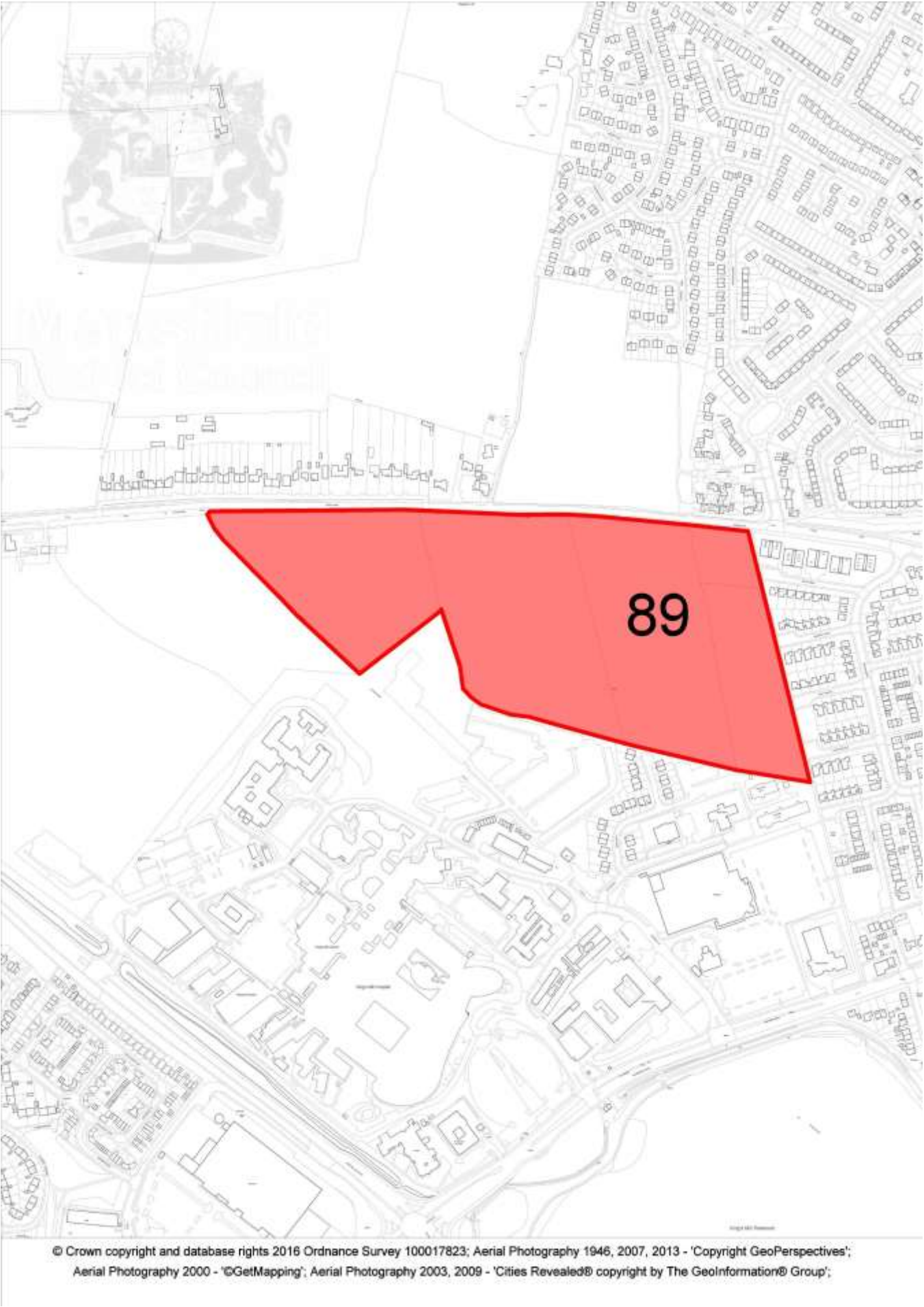
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	90	Planning Status	Permission granted
Site Name	Lindhurst	HELAA Result	Reasonable alternative
Site Address	Land adjacent the MARR between Nottingham Road and Southwell Road West		
Ward	Berry Hill		
Locality	Mansfield	Grid Ref	455480 , 358251
Land Type	Greenfield	Proposal	Mixed
Source	Housing and Economic Development sites under construction		
Plotted Site Area (Ha)	145.15		

Assessment

Availability

Available

Outline applications approved (2015/0045/ST & 2016/0599/ST & 2017/0014/RES). Detailed applications for individual site parcels being determined.

Suitability

Suitable

Site suitable for mixed use housing, employment and recreation uses. Outline applications approved (2015/0045/ST & 2016/0599/ST & 2017/0014/RES).

Achievability

Achievable

This site is considered as having good prospects of achievability being closely located to the MARR. There is a HCA up-front loan for infrastructure delivery to help with cash flow (Home Building Fund of the HCA) to support with cash flow.

Estimated Deliverability

Housing

Deliverable (years 1-5)

1700 dwellings

Years 1 - 5	156	Years 6 - 10	450	Years 11+	630	Post Plan Period	464
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A large greenfield site with outline planning permission. 3 parcels of landnow have permission for 518 dwellings of which 20 are under construction 17/18. Delivery of homes expected from 2018/19 onwards. Landowner indicated expected build rate of 125-250dpa; a cautious assumption of 30dpa per developer with up to 3 developers on site as been assumed. 5yr supply has been split between the 4 housing refs, H-Bh008, H-Bh016, H-Bh017 & H-Bh018. Total 336

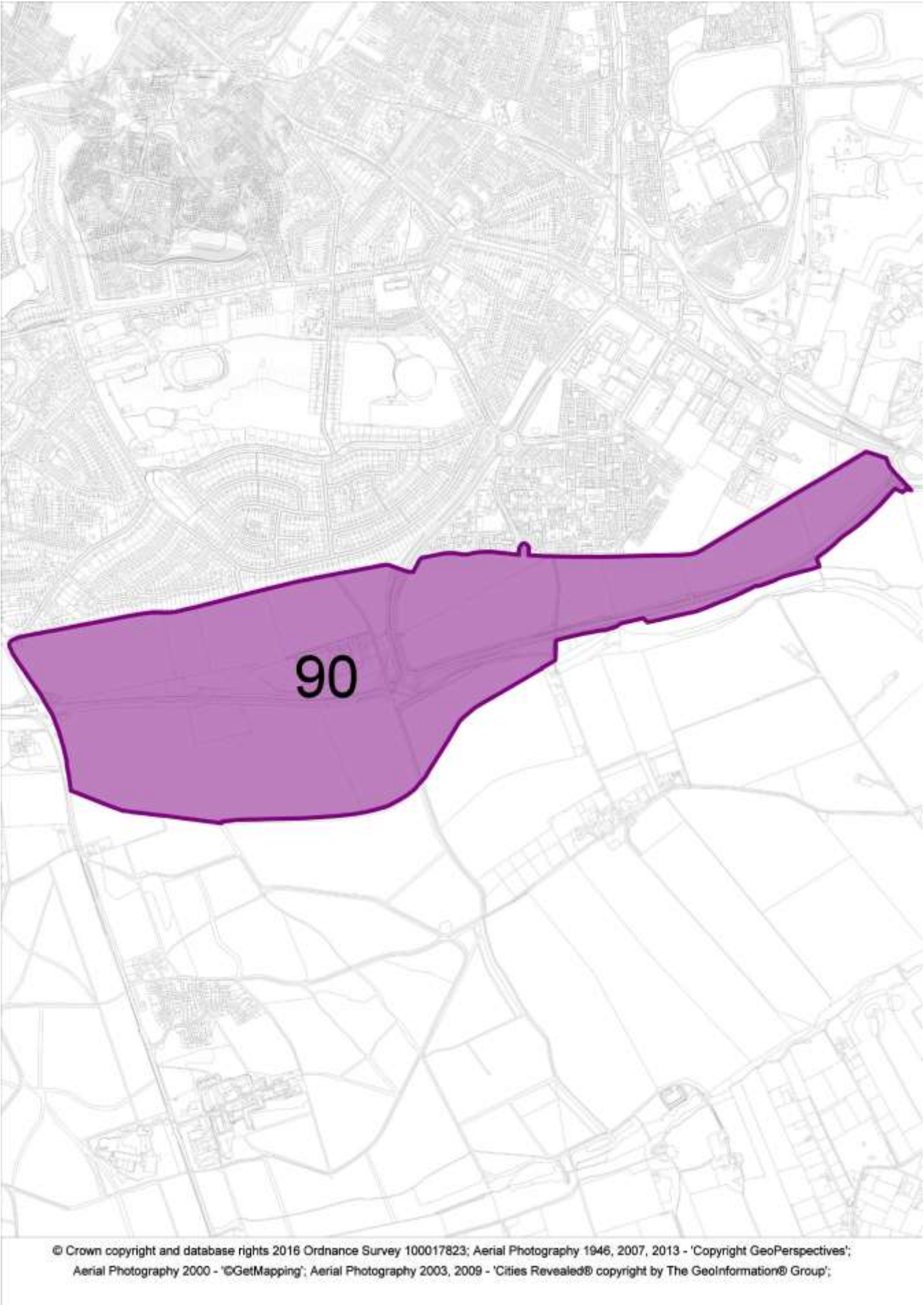
Economic (sqm)

Developable (years 6-10)

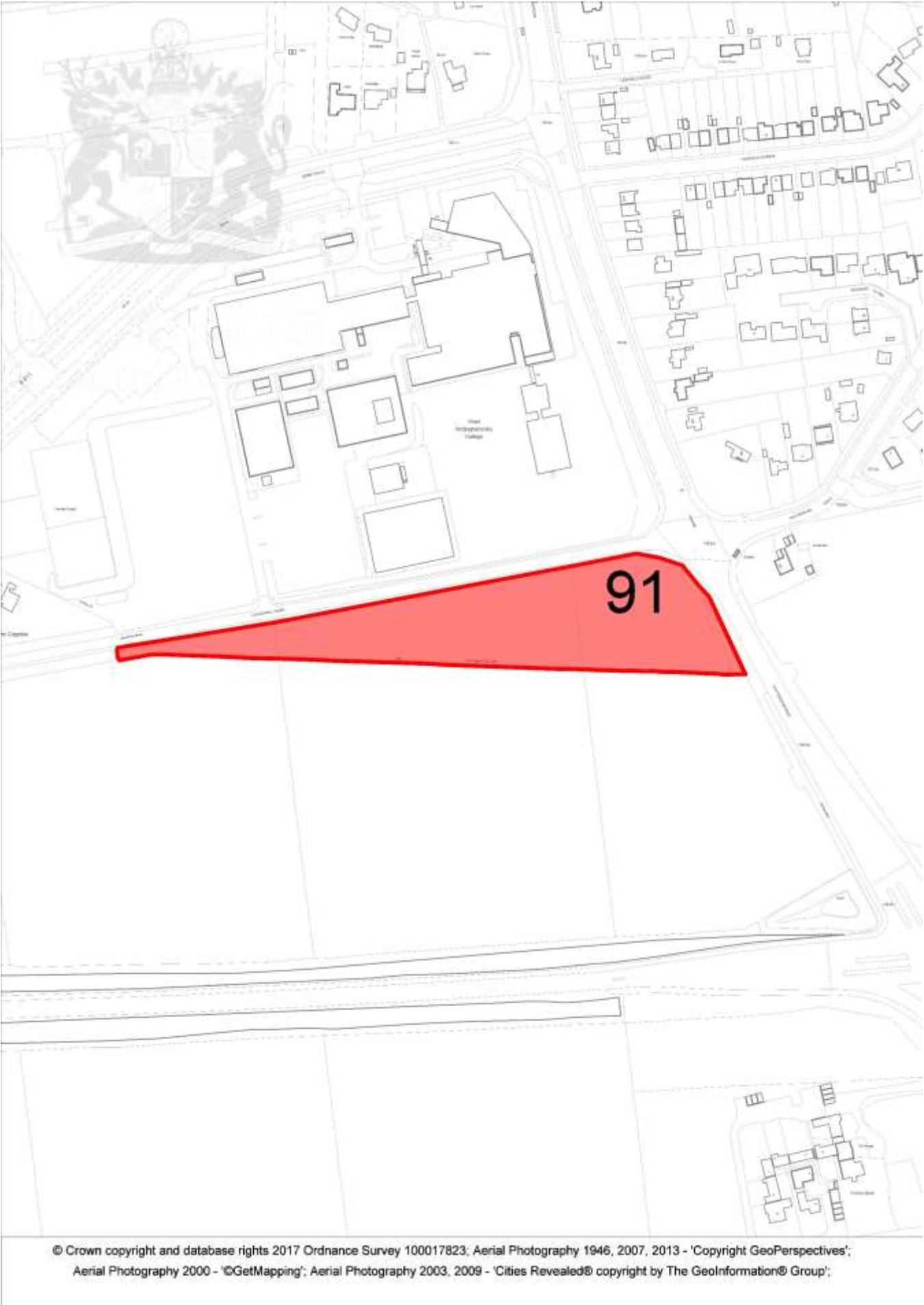
101000 sqm

Office	60000	Industrial	30000	Warehousing	10000	Leisure	0
Comparison retail	0	Convenience retail	1000				

Development expected to continue toward the end of plan period and beyond.



HELAA Ref	91	Planning Status		HELAA Result	Reasonable alternative
Site Name	Strip of land off Cauldwell Road (opposite the College)				
Site Address	Cauldwell Road				
Ward	Oakham				
Locality	Mansfield	Grid Ref	454272 , 358398	Plotted Site Area (Ha)	1.30
Land Type	Greenfield	Proposal	Housing		
Source					
Assessment					
Availability		Available			
Landowner (NCC) have confirmed that the site is available for development.					
Suitability		Suitable			
The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. To be developed in connection with ADC allocation (SKA3p - 207 homes). SUDs may be required to address surface water flooding.					
Achievability		Achievable			
A greenfield site in a high value area. Small part of a larger site (ADC Alloation SKA3p - 207 homes). Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.					
Estimated Deliverability					
Housing		Deliverable (years 1-5) 42 dwellings			
Years 1 - 5 25		Years 6 - 10 17		Years 11+ 0	
				Post Plan Period 0	
Delivery reflects ADC trajectory for Allocation SKA3p - 207 homes. Max of 25dpa.					
Economic (sqm)		Not Assessed 0 sqm			
Office 0		Industrial 0		Warehousing 0	
Leisure 0		Comparison retail 0		Convenience retail 0	
N/A					



HELAA Ref	92			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Pleasley Hill Regeneration Area				
Site Address	Chesterfield Road North				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	451056 , 363549	Plotted Site Area (Ha)	3.81
Land Type	Brownfield	Proposal	Housing		
Source	Large scale redevelopment and redesign of existing residential or economic areas				

Assessment

Availability

Available

Site is under construction

Suitability

Suitable

Site is under construction

Achievability

Achievable

Site is under construction

Estimated Deliverability

Housing

Deliverable (years 1-5)

152 dwellings

Years 1 - 5	132	Years 6 - 10	13	Years 11+	0	Post Plan Period	0
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Development underway, (one more dwelling added) with 29 homes constructed in 2017/18. Assumed that standard assumption will continue to apply.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	93	Planning Status	Permission granted
Site Name	Former Bowls Club	HELAA Result	Excluded at Stage 2
Site Address	Westfield Lane		
Ward	Broomhill		
Locality	Mansfield	Grid Ref	452981 , 361642
Land Type	Greenfield	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability

Available

Site has planning permission and has started

Suitability

Suitable

Site has planning permission (2012/0566/ST)

Achievability

Unlikely to be achievable

Site has planning permission for 18 dwellings and started in 2013 with one unit under construction, although appears to have since stalled. We have therefore assumed this site is not achievable.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Appears to have started in 2013 but no completions, therefore have not assumed site as part of the HELAA supply. This will be kept under review.

Economic (sqm)

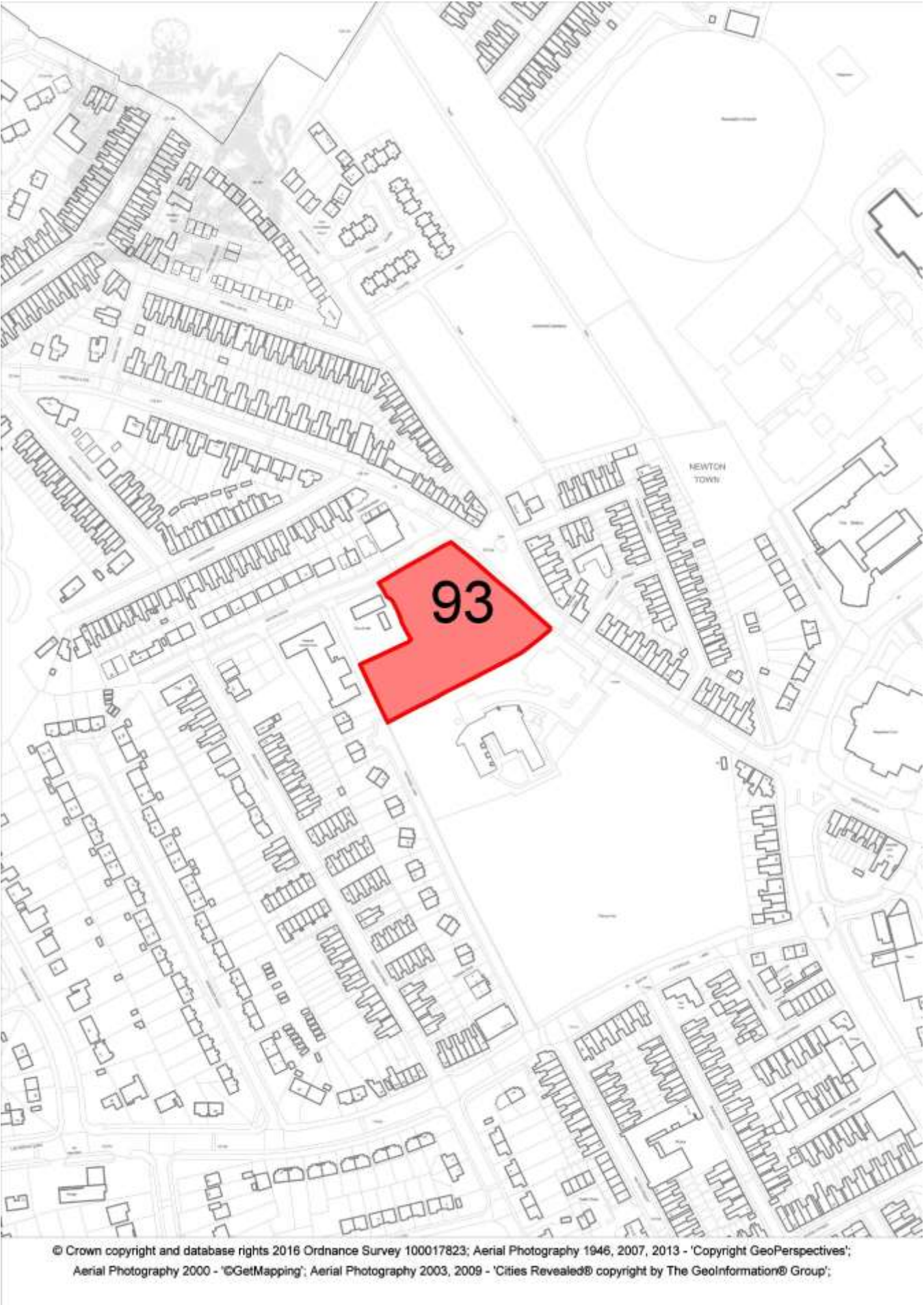
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	94	Planning Status	Permission granted
Site Name	Bath Mill	HELAA Result	Reasonable alternative
Site Address	Bath Lane		
Ward	Carr Bank		
Locality	Mansfield	Grid Ref	454791 , 361715
Land Type	Brownfield	Plotted Site Area (Ha)	0.69
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Housing

Assessment

Availability	Available
--------------	-----------

It is understood that the site is avaliable; there is planning history going back to 2004 of applications for redevelopment of the site. A discharge of condition applications was submitted in January 2018.

Suitability	Suitable
-------------	----------

Site has extant planning permision for a total of 18 dwellings (2015/0238/NT); assumed suitable on the same basis.

Achievability	Potentially achievable
---------------	------------------------

A small brownfield site in a lower value area close to sewage works. The scheme involves the conversion of a listed building. A planning application for additional development was submitted in July 2017. A Discharge of Condition application for the extant permision was submitted in Jan 2018. Given the submission of a DoC application it is considered that the scheme is achievable.

Estimated Deliverability

Housing	Deliverable (years 1-5)	21 dwellings
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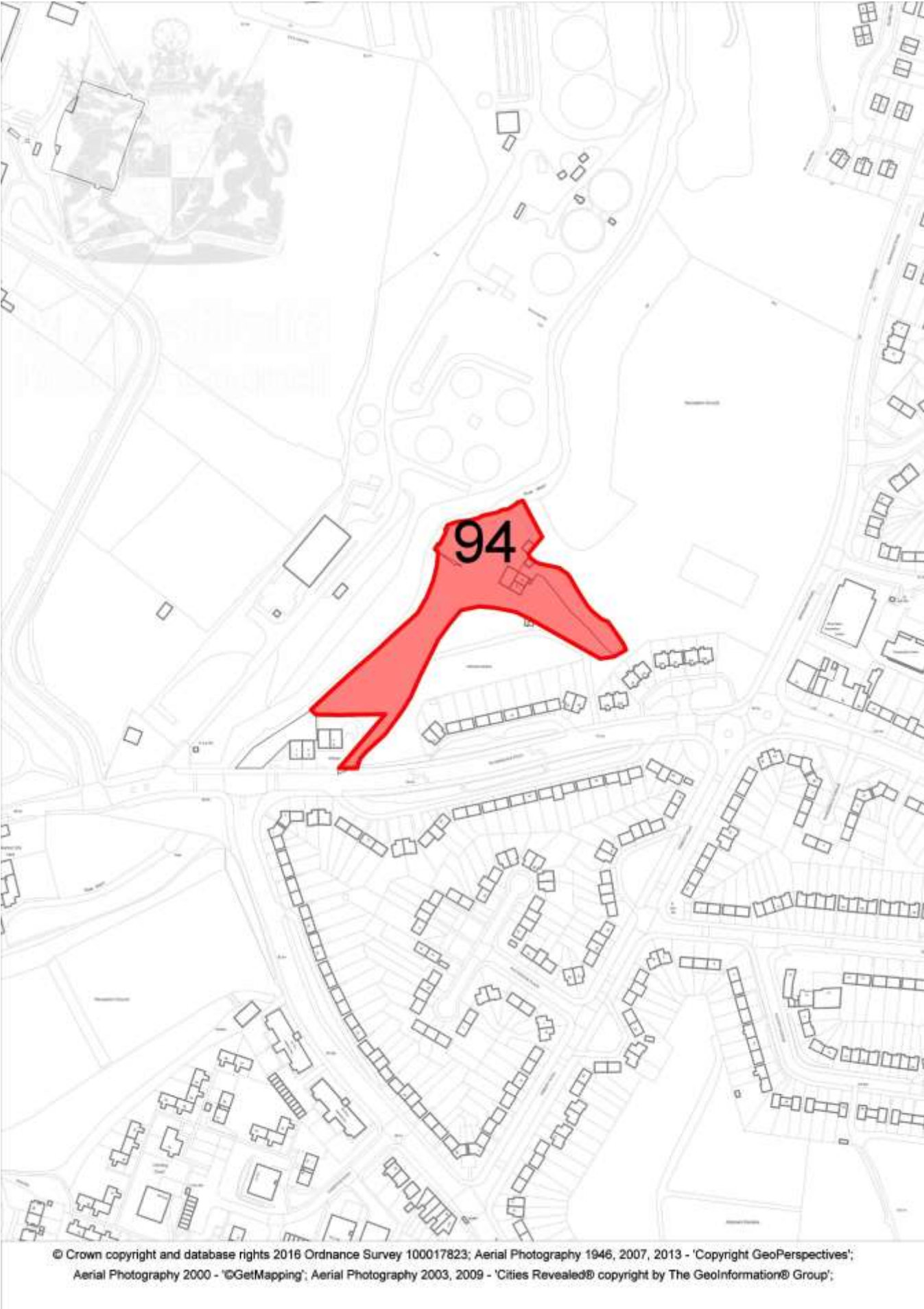
Years 1 - 5	14	Years 6 - 10	7	Years 11+	0	Post Plan Period	0
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A conversion of a listed building in a lower value area & new houses. A discharge of condition application was submitted in January 2018. As such it is considered that the site is likley to be developed from 2020/21 onwards

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	95			Planning Status	Permission granted
Site Name	Vauxhall Garage			HELAA Result	Excluded at Stage 2
Site Address	Sutton Road				
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	452193 , 360076	Plotted Site Area (Ha)	0.87
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Not available
--------------	---------------

Land owner has been granted planning permission but site remains is in active use for car sales. Not considered available at present.

Suitability	Suitable
-------------	----------

Site has planning permission (2013/0288/ST).

Achievability	Achievable
---------------	------------

A brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Not deliverable within the plan period	41 dwellings
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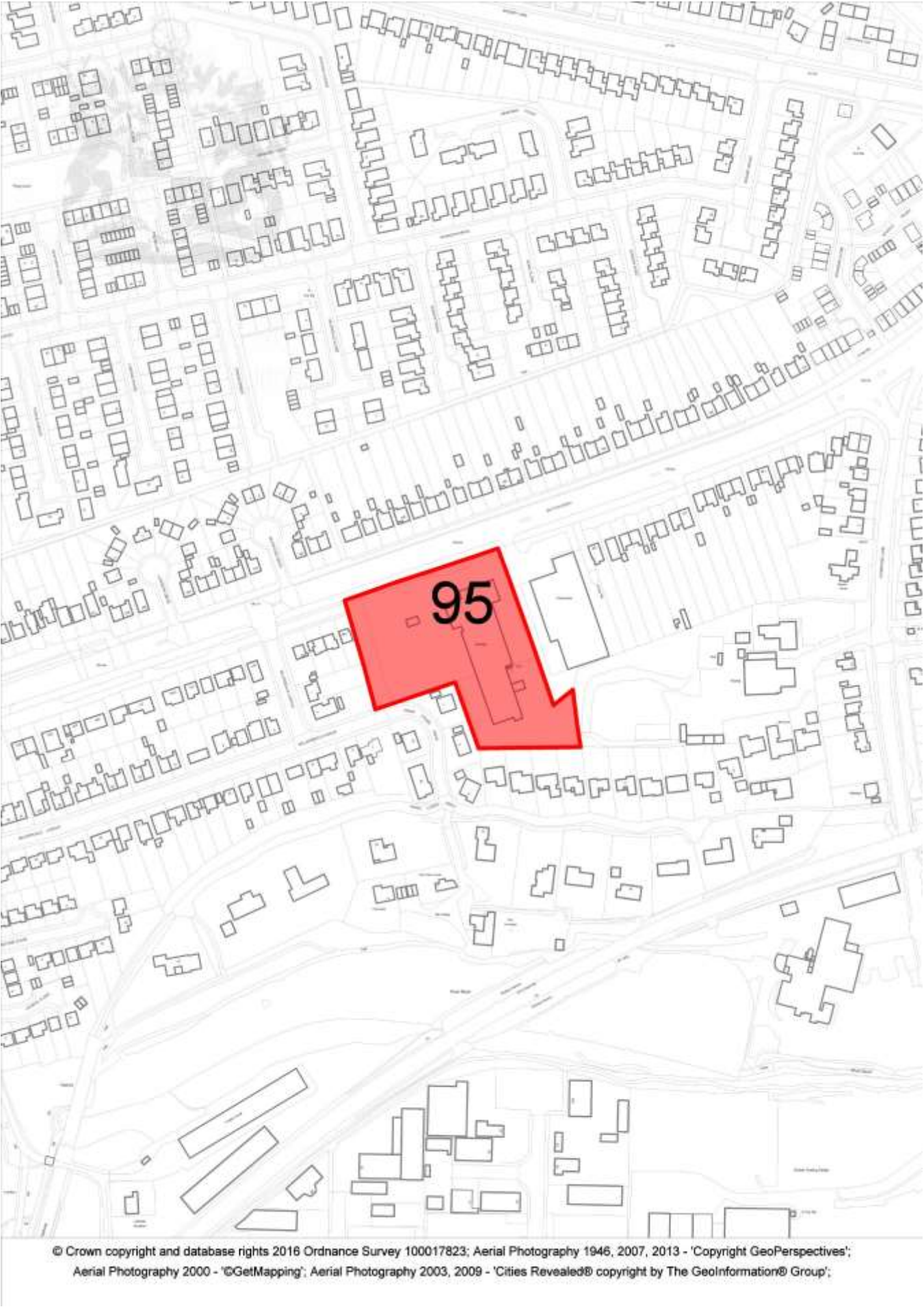
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A brownfield site with extant planning permission (2013/0288/ST - an extension of time for 2010/0407/ST); existing use ongoing. Given this the site is not currently expected to be delivered during the plan period. This will be kept under review.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	96			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land at Hermitage Lane				
Site Address	Hermitage Lane				
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	452363 , 360055	Plotted Site Area (Ha)	0.90
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Available
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Extent permission in place (2013/0622/ST) Site is under construction

Suitability	Suitable
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Extant permission in place (2013/0622/ST)

Achievability	Achievable
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Brownfield site in a higher value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				25 dwellings
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Years 1 - 5	25	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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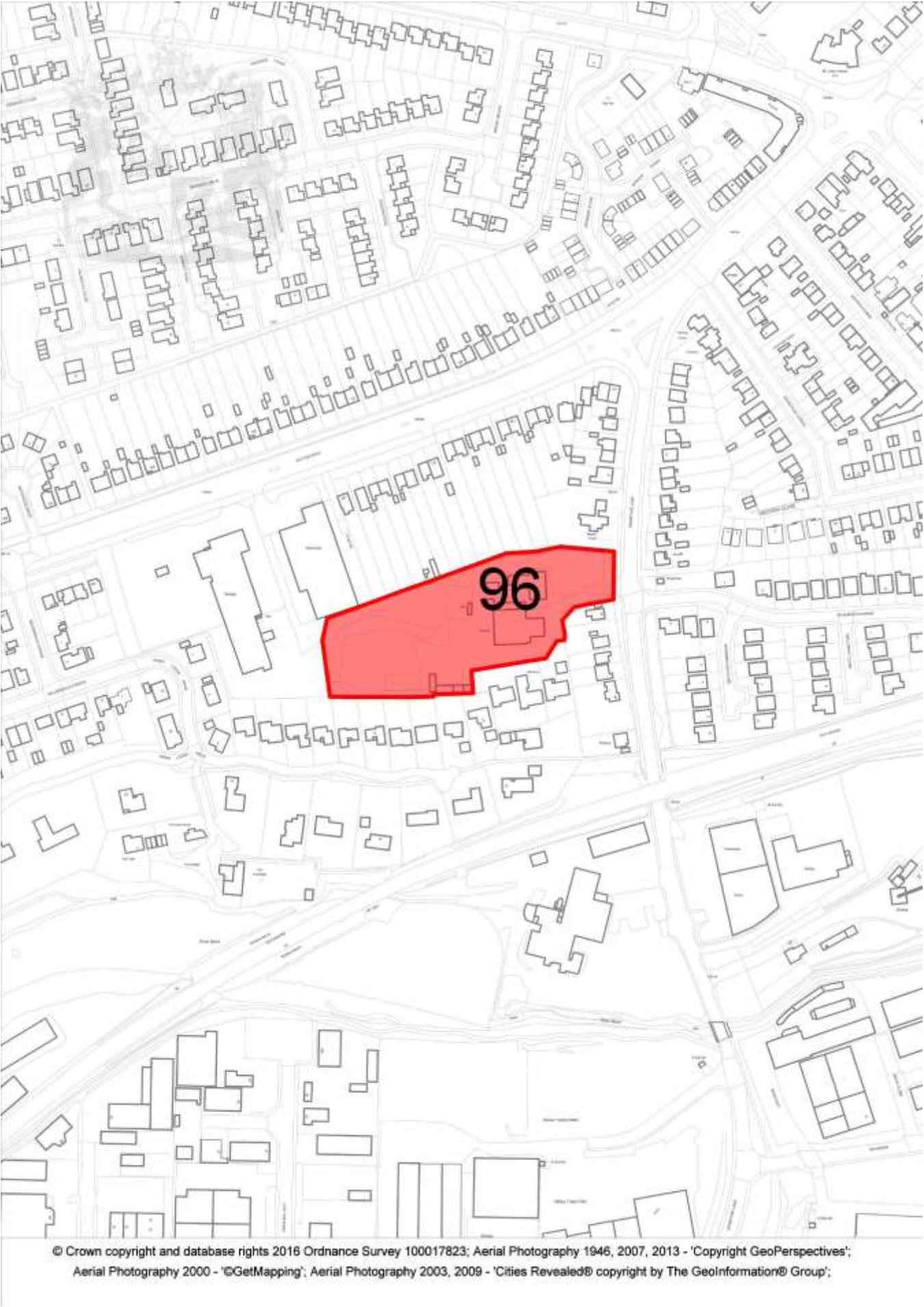
A small brownfield site with extant planning permission (2013/0622/ST). 10 units are currently under construction (started Nov 2017). Based on standard assumptions a build rate of 10dpa is assumed.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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N/A



HELAA Ref	97	Planning Status	Permission granted
HELAA Result		HELAA Result	Reasonable alternative
Site Name	Land to the rear of 183 Clipstone Road West		
Site Address	Clipstone Road West		
Ward	Holly		
Locality	Forest Town	Grid Ref	456760 , 362555
Land Type	Greenfield	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability

Available

Site has planning permission and is under construction (2012/0316/NT)

Suitability

Suitable

Site has planning permission and is under construction (2012/0316/NT).

Achievability

Achievable

Site has planning permisison and is underconstruction (2014/0128/NT)

Estimated Deliverability

Housing

Deliverable (years 1-5)

12 dwellings

Years 1 - 5	12	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is under construction and is expected to be fully delivered in 2018/19 - inline with standard assumptions.

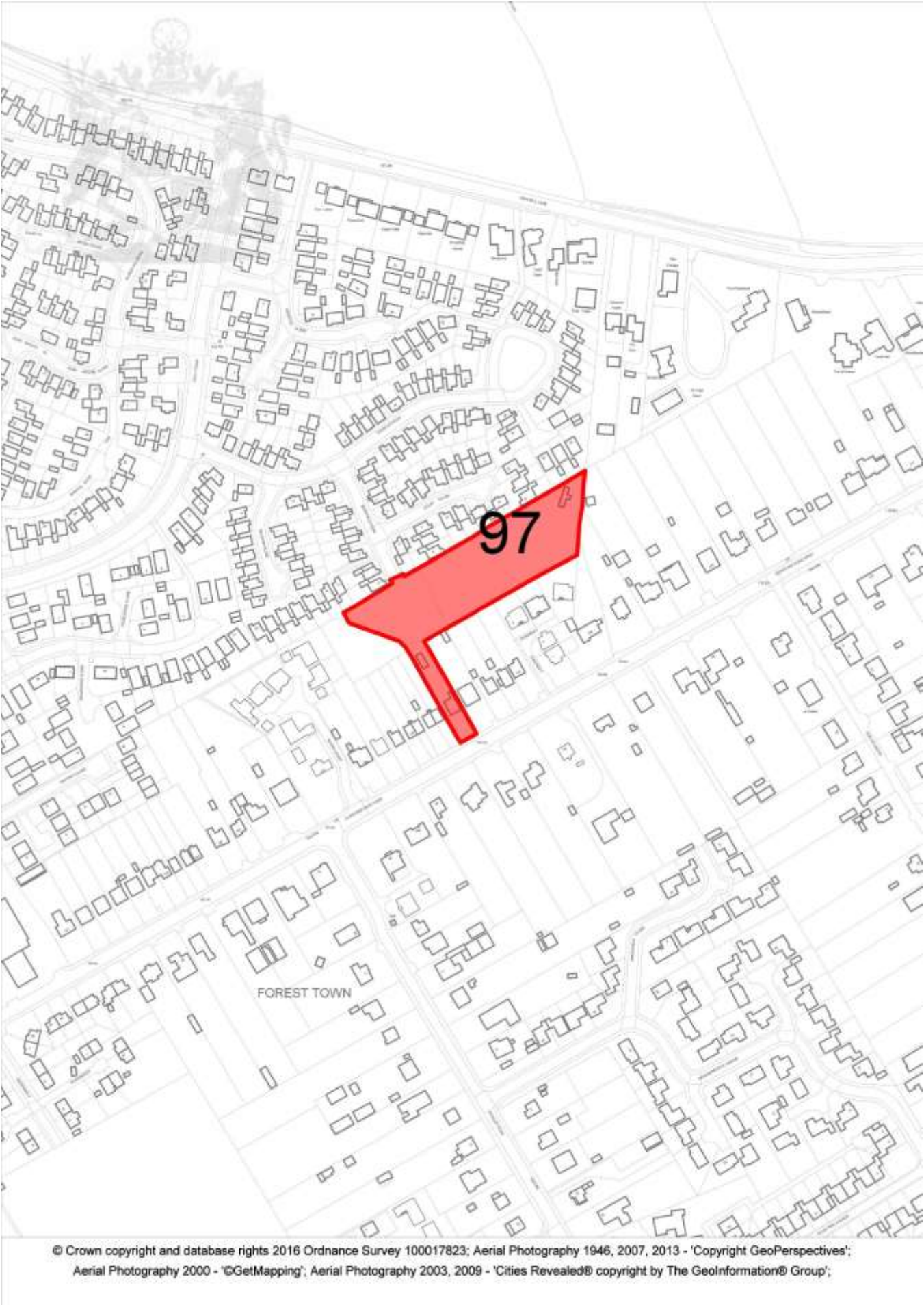
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	98	Planning Status		Permission granted	
		HELAA Result		Reasonable alternative	
Site Name	Land to the rear of 66-70 Clipstone Road West				
Site Address	Clipstone Road West				
Ward	Kingsway				
Locality	Forest Town	Grid Ref	456611 , 362278	Plotted Site Area (Ha)	0.42
Land Type	Mixed	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Available
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Site commenced, Planning permission 2016/0003/NT

Suitability	Suitable
-------------	----------

Site commenced, Planning permission 2016/0003/NT

Achievability	Achievable
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Mixed site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				14 dwellings
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Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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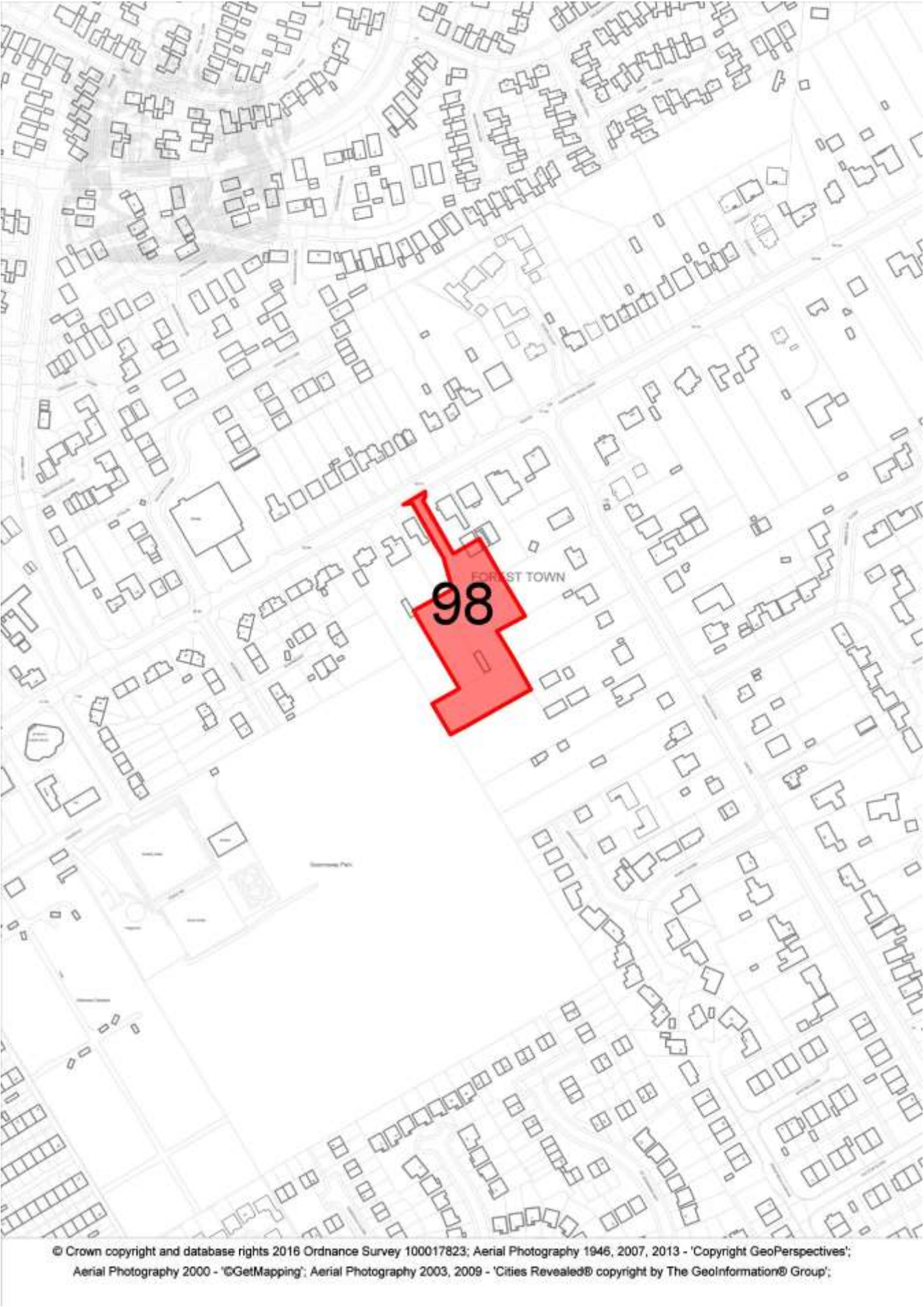
Planning permission 2016/0003/NT in place and construction commenced (20/1/17). Expected that site will be complete in 2018/19.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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N/A



HELAA Ref	99	Planning Status	Permission granted
Site Name	18 Burns Street	HELAA Result	Reasonable alternative
Site Address	Burns Street		
Ward	Ladybrook		
Locality	Mansfield	Grid Ref	453105 , 361349
Land Type	Brownfield	Plotted Site Area (Ha)	0.17
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Housing

Assessment

Availability	Available
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Application submitted , approved subject to s106 sign off (2014/0195/ST).

Suitability	Suitable
-------------	----------

Application submitted , approved subject to s106 sign off (2014/0195/ST).

Achievability	Potentially achievable
---------------	------------------------

Brownfield site within lower value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	21 dwellings
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Years 1 - 5	21	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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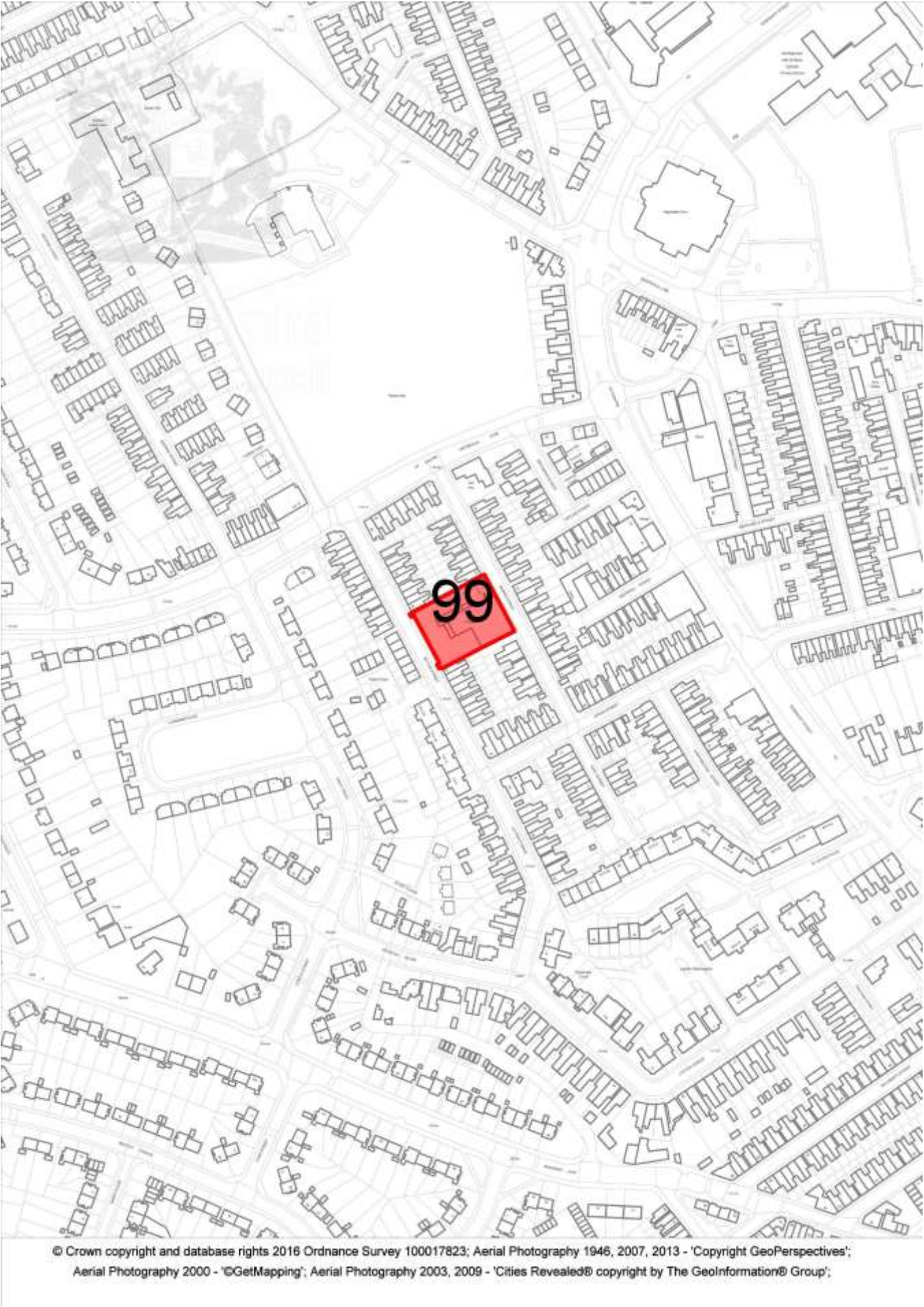
Commencement was as of 15/2/17, as these are flats it would be expected that they all complete in 2018/19.

Economic (sqm)	Not Assessed	0 sqm
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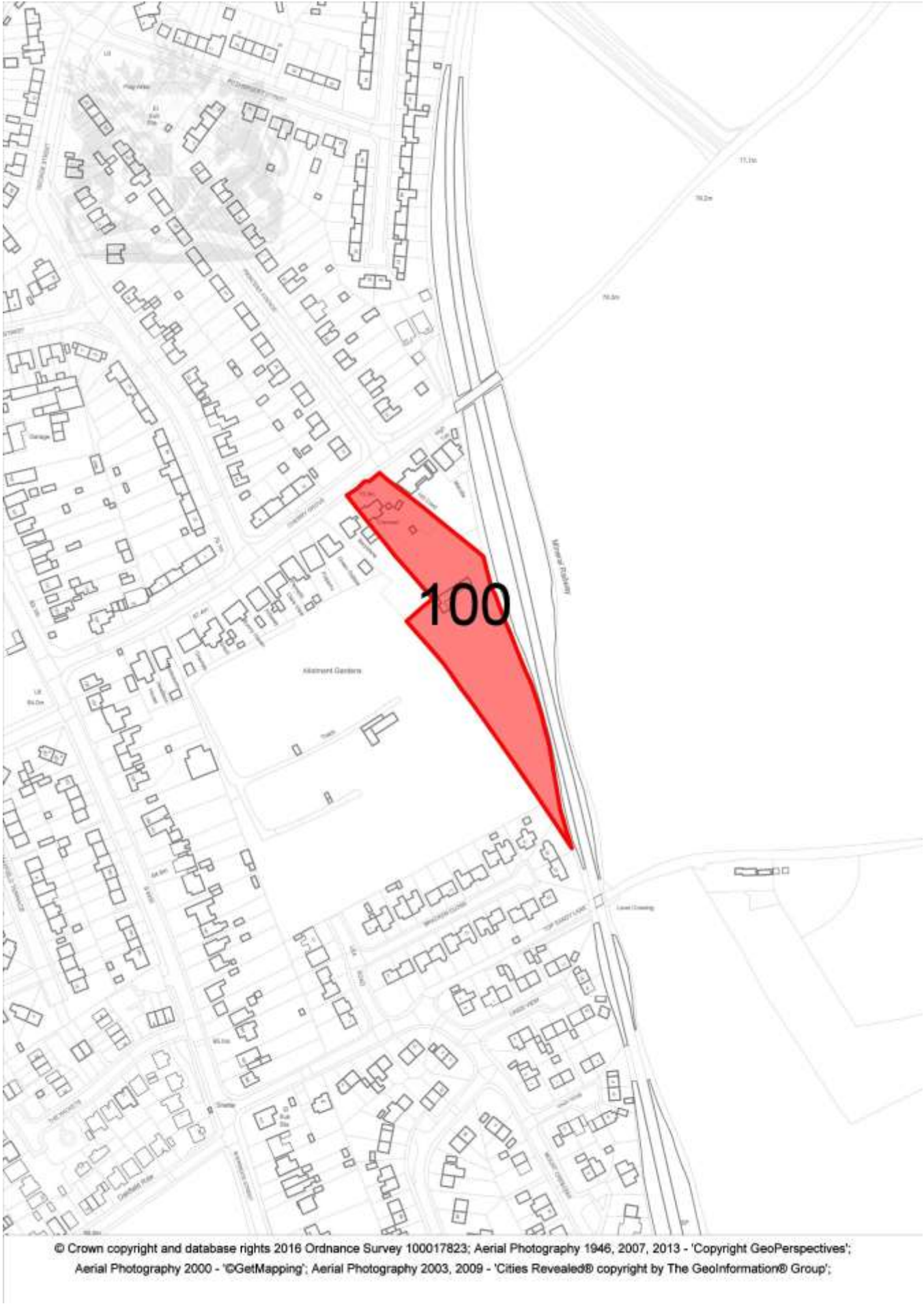
Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	100			Planning Status	HELAA Result		Excluded at Stage 2		
Site Name	Land at the rear of Cherry Paddocks								
Site Address	Off Cherry Grove								
Ward	Meden								
Locality	Market Warsop	Grid Ref	457195 , 367485		Plotted Site Area (Ha)	0.70			
Land Type	Greenfield	Proposal	Housing						
Source	Undetermined planning applications, including those subject to S106								
Assessment									
Availability		Potentially available							
Planning application submitted awaiting for s106 sign off (2012/0275/NT). However no sign of progress.									
Suitability		Suitable							
Planning application submitted awaiting for s106 sign off (2012/0275/NT).									
Achievability		Unlikely to be achievable							
Greenfield site within higher value area. Current application is extension of time of original. However given no s106 yet signed considered that scheme is no longer achievable.									
Estimated Deliverability									
Housing		Not deliverable within the plan period						19 dwellings	
Years 1 - 5		0	Years 6 - 10		0	Years 11+		0	
						Post Plan Period		0	
Given the length of time the s106 has been outstanding it is not considered that the site will be developed. This will be kept under review.									
Economic (sqm)		Not Assessed							0 sqm
Office		0	Industrial		0	Warehousing		0	
Leisure		0					0		
Comparison retail		0	Convenience retail		0				
N/A									



HELAA Ref	101			Planning Status	Reasonable alternative
				HELAA Result	
Site Name	Land south of Clipstone Road East (Land next to the pub)				
Site Address	Clipstone Road East				
Ward	Newlands				
Locality	Mansfield	Grid Ref	457396 , 362583	Plotted Site Area (Ha)	10.56
Land Type	Greenfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability	Available
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Application submitted (2014/0248/NT) - awaiting S106 agreement.

Suitability	Suitable
-------------	----------

Application submitted (2014/0248/NT) - awaiting S106 sign off

Achievability	Achievable
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Large greenfield site within medium to high sales values expected. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				313 dwellings
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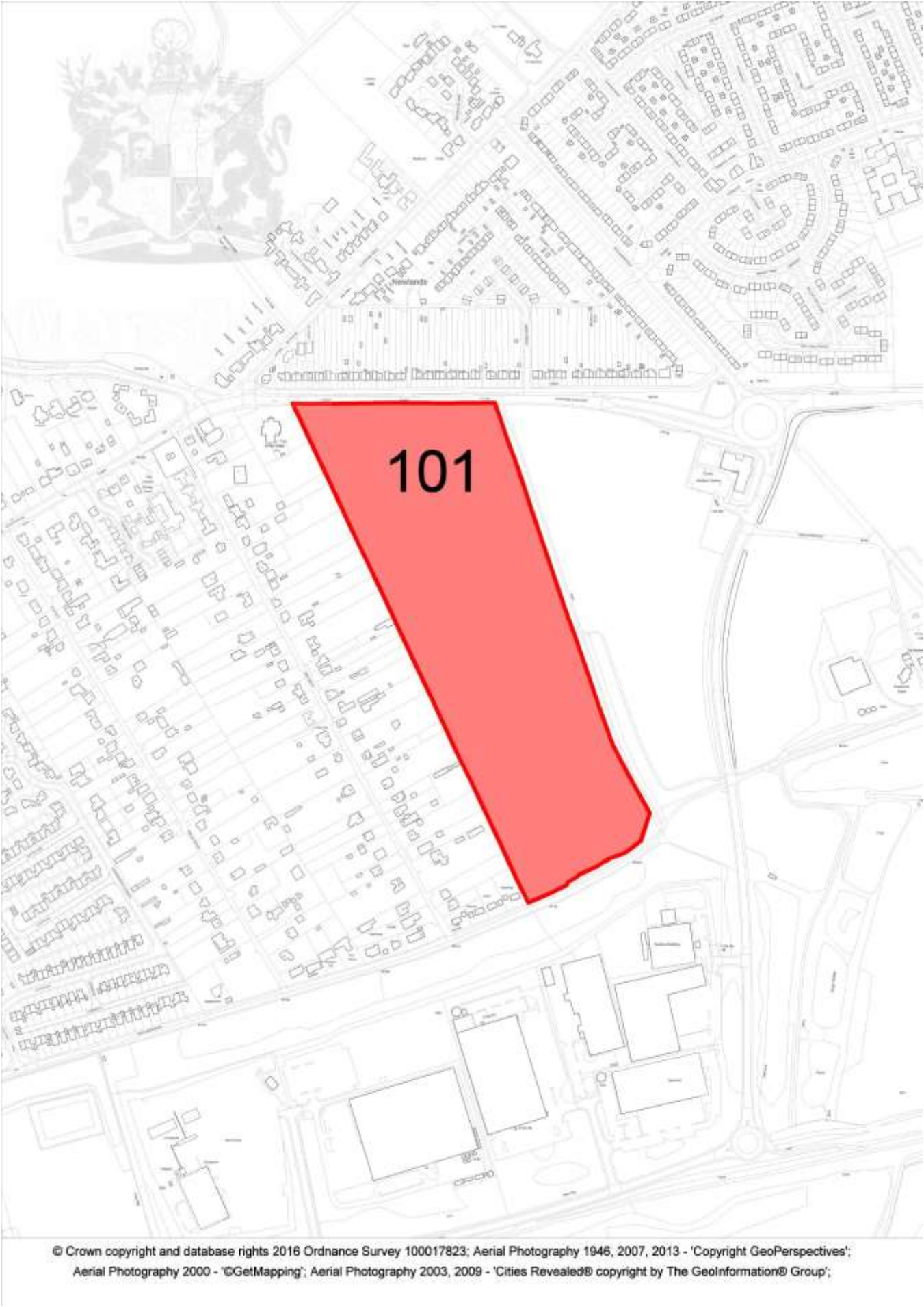
Years 1 - 5	0	Years 6 - 10	113	Years 11+	175	Post Plan Period	25
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Outline planning permisison awaiting S106 to be signed (understood to be close to agreement). Assumed S106 agreed in 2018/19 and 3 years for reserved matters and lead in time prior to completions. Homes to be delivered from 2021/22 onwards. A build rate rising to 25dpa is to be applied with one developers on site.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	102			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Old Metal Box Site				
Site Address					
Ward	Portland				
Locality	Mansfield	Grid Ref	454217 , 361371	Plotted Site Area (Ha)	2.74
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Permission granted for residential development and complete (2014/0083/ST)

Suitability

Suitable

Permission granted for residential development and complete (2014/0083/ST)

Achievability

Achievable

Permission granted for residential development and complete (2014/0083/ST)

Estimated Deliverability

Housing

Deliverable (years 1-5)

14 dwellings

Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Permission granted for residential development and complete (2014/0083/ST). Site confirmed as complete 2016/17.

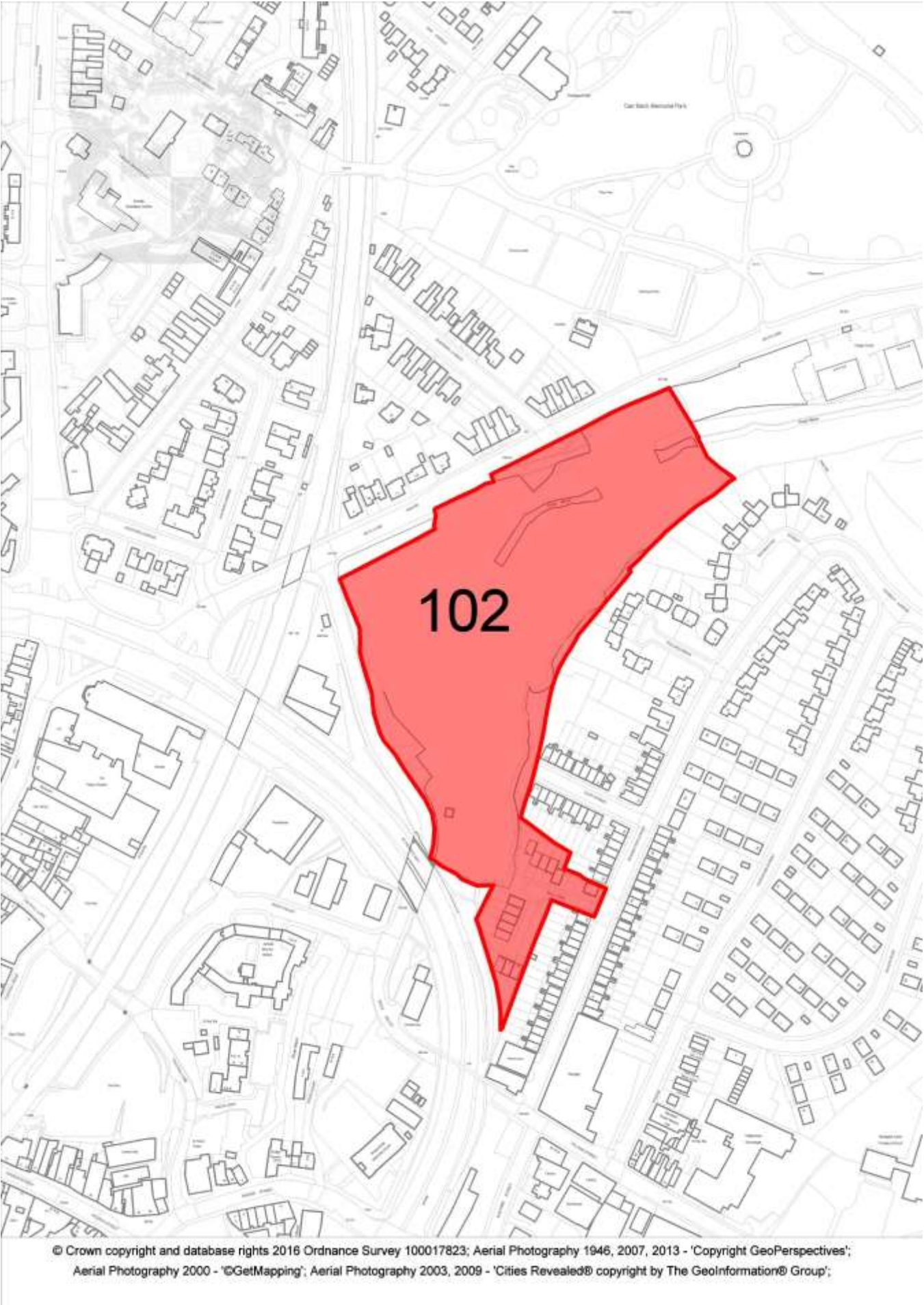
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	103	Planning Status	Permission granted
HELAA Result		HELAA Result	Reasonable alternative
Site Name	Park Hall Farm (Site A)		
Site Address	Park Hall Road		
Ward	Park Hall		
Locality	Mansfield Woodhouse	Grid Ref	454160 , 364977
Land Type	Greenfield	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		

Assessment

Availability

Available

Site has planning permission (2013/0593/NT)

Suitability

Suitable

Site has planning permission (2013/0593/NT)

Achievability

Achievable

Large greenfield site in a medium value sales area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Site is under construction.

Estimated Deliverability

Housing

Deliverable (years 1-5)

140 dwellings

Years 1 - 5	140	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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58 completions as at March 2018, 46 commencements . Assumed will continue to be developed at similar pace.

Economic (sqm)

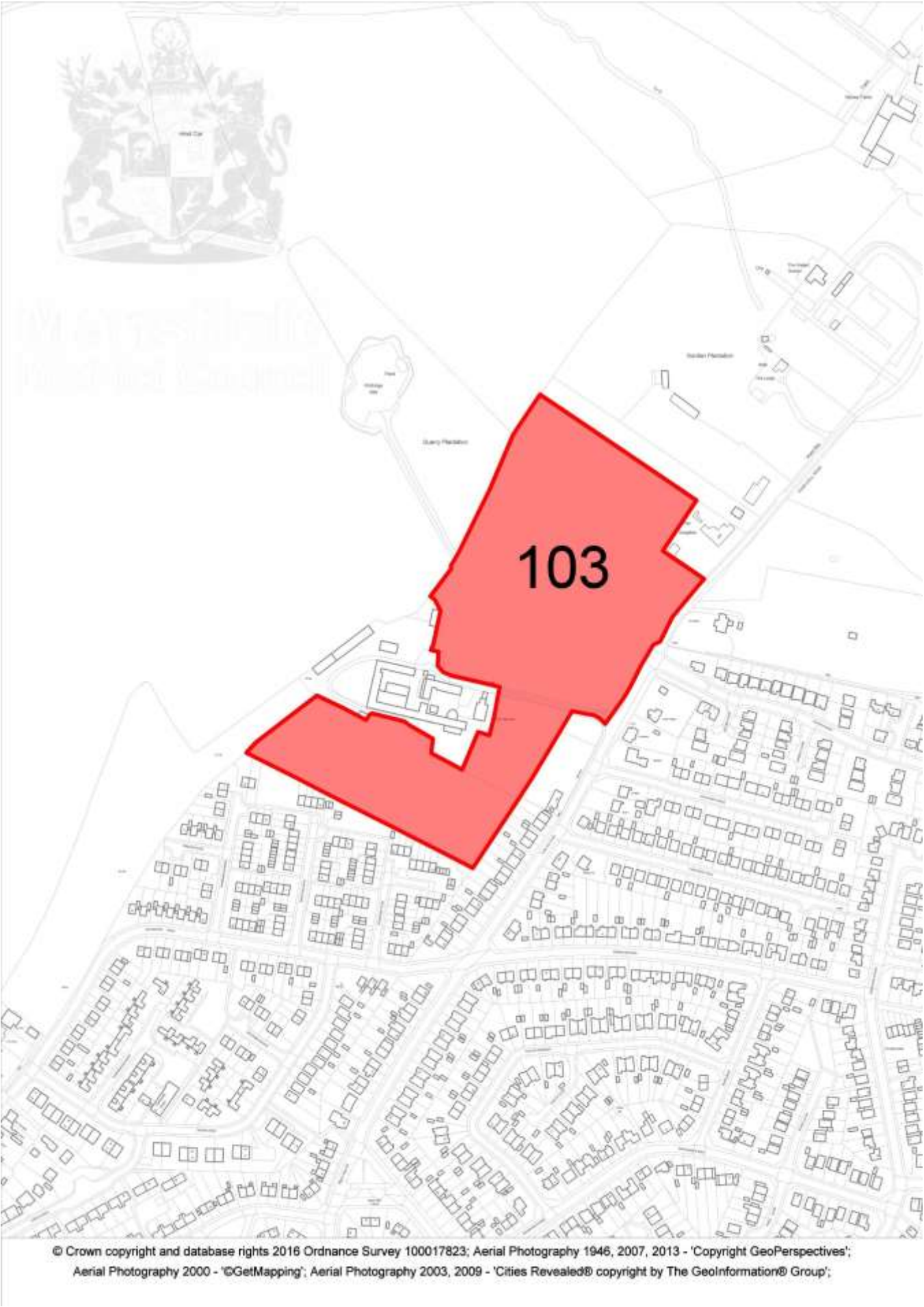
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	104	Planning Status	Permission granted
HELAA Result		HELAA Result	Reasonable alternative
Site Name	Park Hall Farm (Site B)		
Site Address	Park Hall Road		
Ward	Park Hall		
Locality	Mansfield Woodhouse	Grid Ref	454023 , 364912
Land Type	Greenfield	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		

Assessment

Availability	Available
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Planning permission in place (2015/0032/NT).

Suitability	Suitable
-------------	----------

Planning permission in place (2015/0032/NT).

Achievability	Achievable
---------------	------------

Medium value area but with no higher costs identified other than potentially utility connection.

Estimated Deliverability

Housing	Deliverable (years 1-5)				10 dwellings
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Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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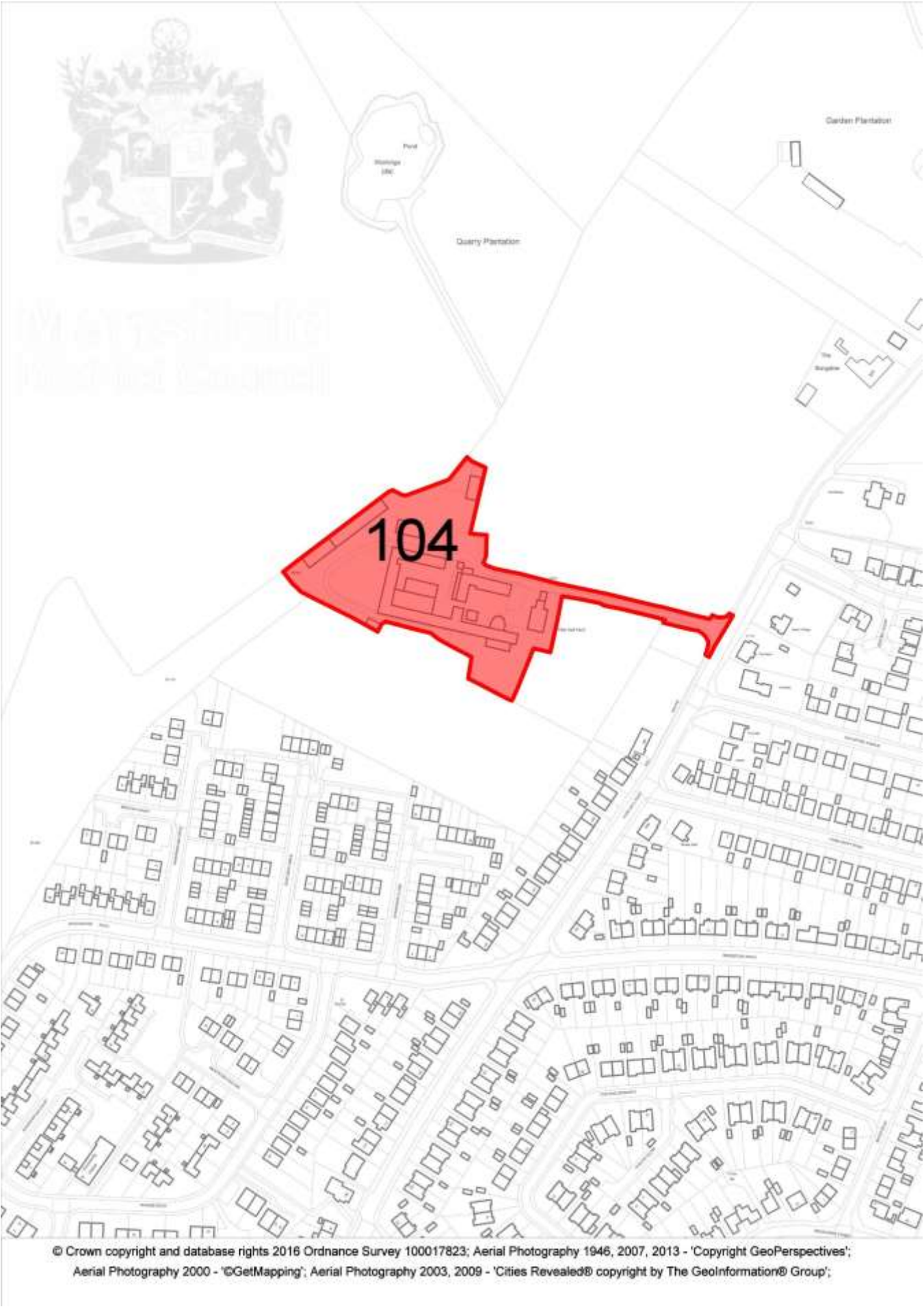
Achievable site with planning permisison in place (2015/0032/NT). Assumed delivered at same time as adjacent site (ref 103). Applied standard assumption of 10dpa.

Economic (sqm)	Not Assessed				0 sqm
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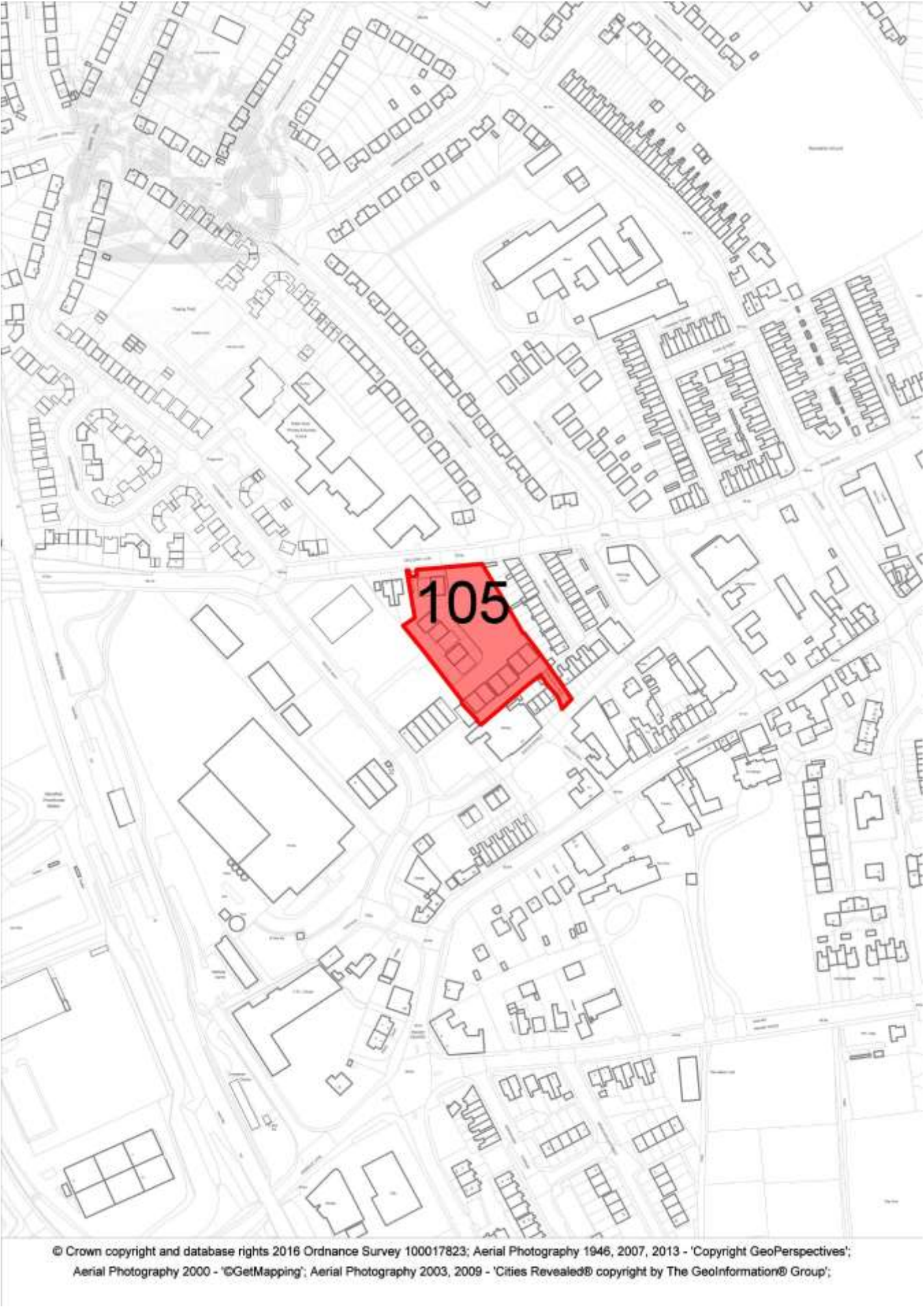
Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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N/A



HELAA Ref	105	Planning Status	Permission granted
Site Name	Land at 7 Oxclose Lane	HELAA Result	Reasonable alternative
Site Address	Grosvenor Close		
Ward	Woodhouse		
Locality	Mansfield Woodhouse	Grid Ref	453667 , 363348
Land Type	Brownfield	Proposal	Housing
Source	Undetermined planning applications, including those subject to S106		
Assessment			
Availability	Available		
Application granted 2015/0334/NT. Site is under construction			
Suitability	Suitable		
Application granted 2015/0334/NT			
Achievability	Potentially achievable		
Brownfield site in a medium sales area. Site is under construction. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.			
Estimated Deliverability			
Housing	Deliverable (years 1-5) 17 dwellings		
Years 1 - 5	17	Years 6 - 10	0
Years 11+	0	Post Plan Period	0
Application granted (2015/0334/NT) -10 properties complete in 2016/17 and 6 in 2017/18; assume site to complete in 2018/19.			
Economic (sqm)	Not Assessed 0 sqm		
Office	0	Industrial	0
Comparison retail	0	Convenience retail	0
N/A			



HELAA Ref	106	Planning Status	Permission granted
Site Name	Former Mansfield Sand Co	HELAA Result	Reasonable alternative
Site Address	Sandhurst Avenue		
Ward	Sandhurst		
Locality	Mansfield	Grid Ref	454224 , 359610
Land Type	Brownfield	Plotted Site Area (Ha)	3.35
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Housing

Assessment

Availability	Available
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Site has extant planning permission (2012/0350/ST) and reserved matters are currently being determined (2017/0568/RES).

Suitability	Suitable
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Site has extant planning permission (2012/0350/ST) and reserved matters are currently being determined (2017/0568/RES).

Achievability	Achievable
---------------	------------

Large brownfield site (former quarry) in a higher value area. There maybe a requirement for remediations due to former use. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	107 dwellings
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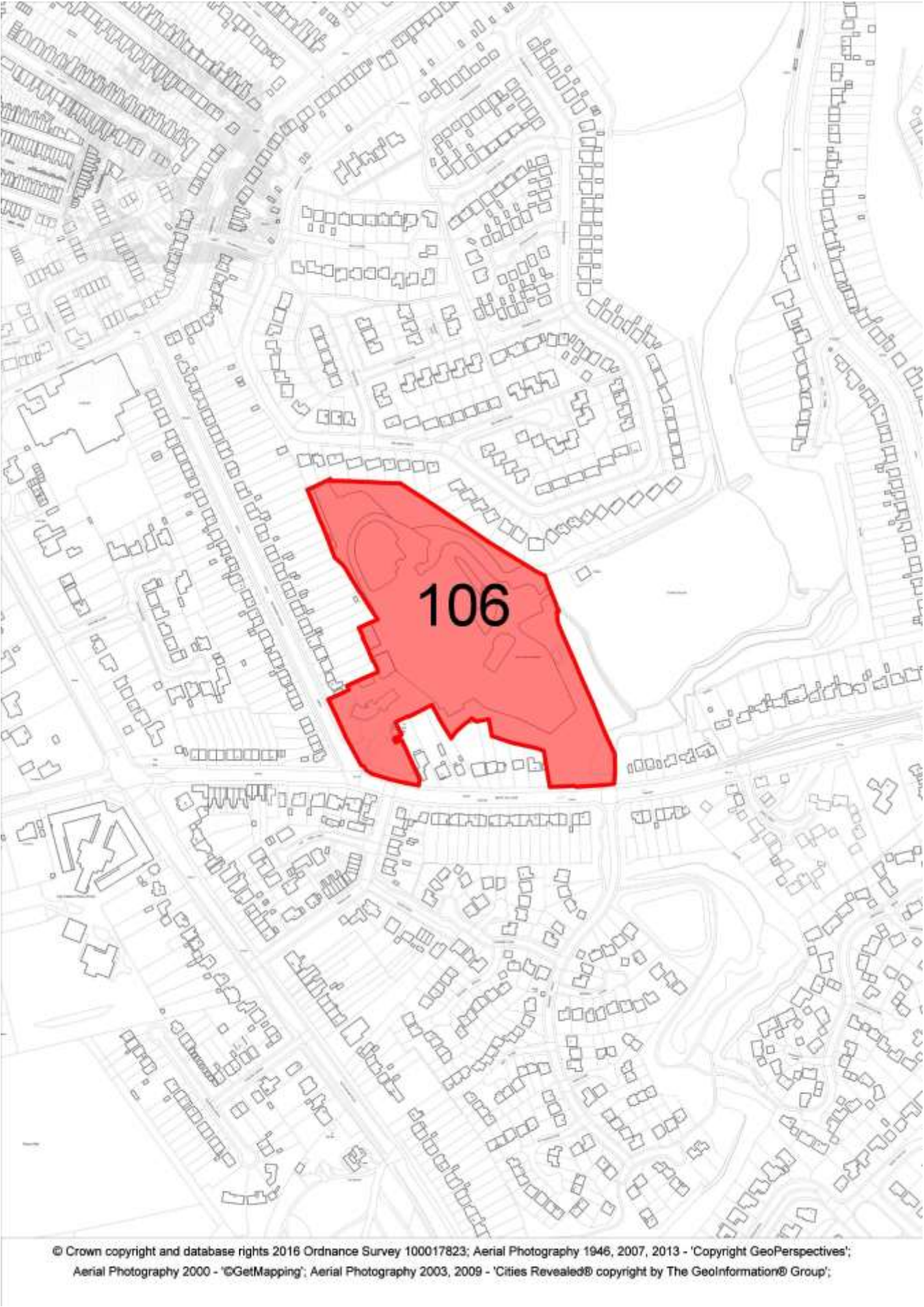
Years 1 - 5	4	Years 6 - 10	103	Years 11+	0	Post Plan Period	0
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Large brownfield site with extant planning permission (2012/0350/ST); reserved matters are currently being determined (2017/0568/RES). Based on the reserved matters application (for 4 of the 107 homes) and standard assumptions it is expected that homes will start to be delivered on site from 2020/21 onwards. A build rate rising to 25dpa has been assumed.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	107	Planning Status	Permission granted
Site Name	20 Abbott Road	HELAA Result	Reasonable alternative
Site Address			
Ward	Abbott		
Locality	Mansfield	Grid Ref	452252 , 362518
Land Type	Greenfield	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		

Assessment

Availability	Available
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Planning permission in place - s106 signed (2015/0316/ST).

Suitability	Suitable
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Planning permission in place - s106 signed (2015/0316/ST).

Achievability	Potentially achievable
---------------	------------------------

Small greenfield site in a medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	8 dwellings
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Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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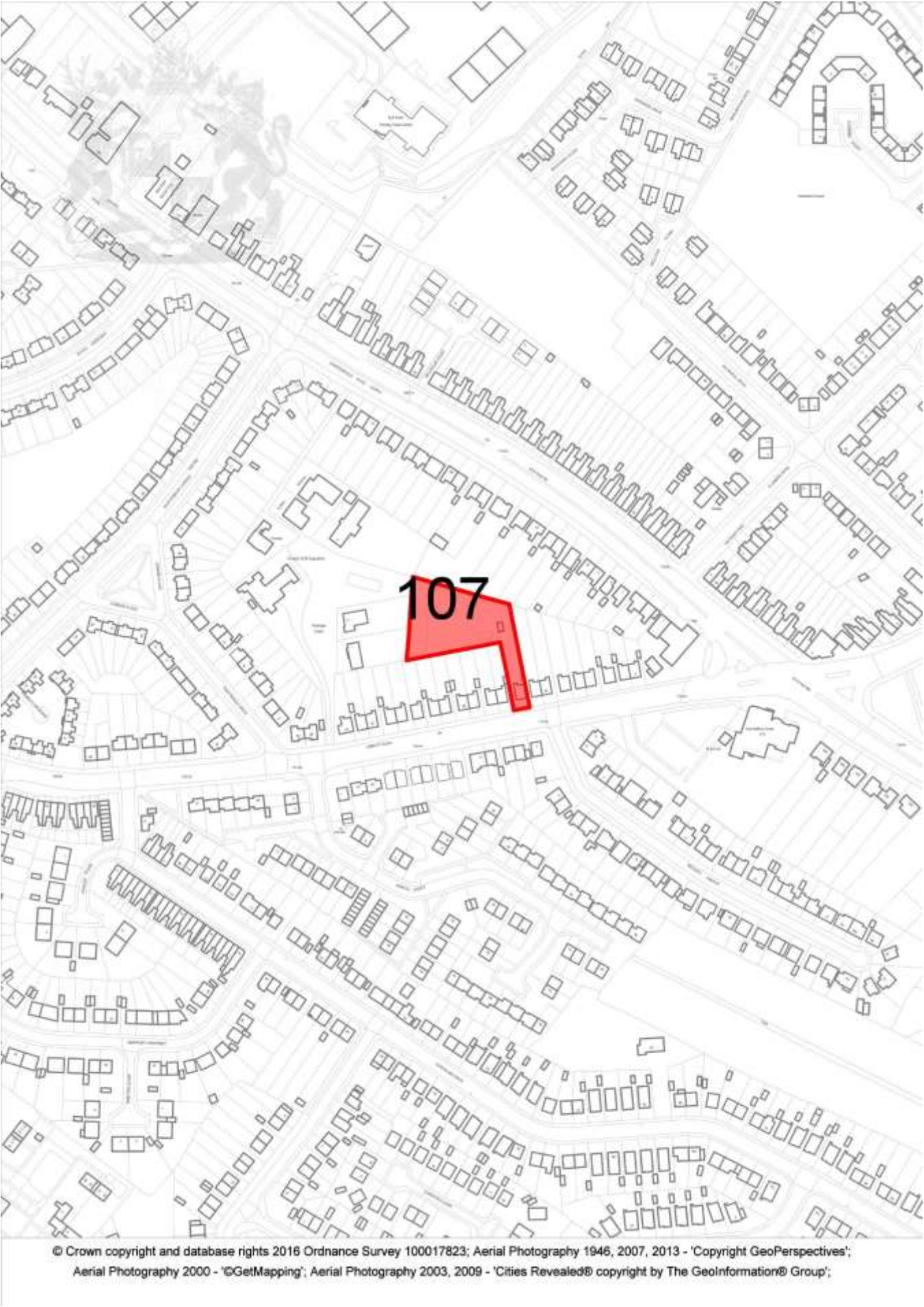
A small greenfield site with outline permisison in place (2015/0316/ST) - permisslon expires March 2019. Based on standard assumptions it is expected that homes will be delivered from 2019/20 onwards.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	108			Planning Status	
Site Name	Marshalls			HELAA Result	Excluded at Stage 1
Site Address	Oxclose Lane				
Ward	Sherwood				
Locality	Mansfield Woodhouse	Grid Ref	453304 , 363461	Plotted Site Area (Ha)	3.58
Land Type	Brownfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability

Not Assessed

Not assessed - site excluded at stage 1.

Suitability

Not Assessed

Not assessed - site excluded at stage 1.

Achievability

Not Assessed

Not assessed - site excluded at stage 1.

Estimated Deliverability

Housing

Not Assessed

106 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Not assessed - site excluded at stage 1.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

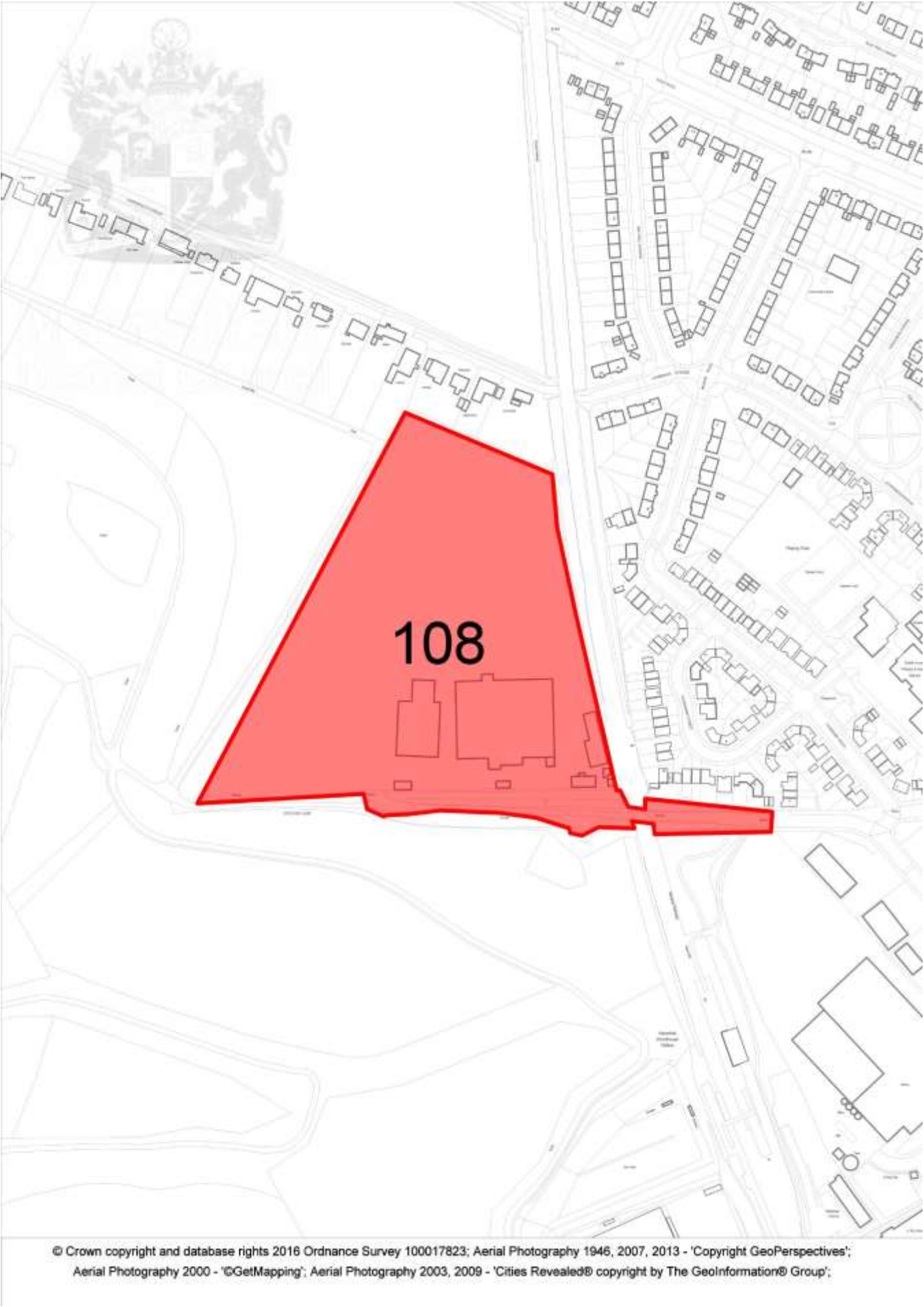
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	109	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land off Sutton Road				
Site Address					
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	451908 , 359994	Plotted Site Area (Ha)	0.21
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Not available

Residential application superceded by non-residential application (2017/0259/FUL).

Suitability

Suitable

Planning permission in place (2015/0082/ST).

Achievability

Achievable

Small brownfield site within a higher value sales area.

Estimated Deliverability

Housing

Not deliverable within the plan period

7 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Residential application superceded by non-residential application (2017/0259/FUL).

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

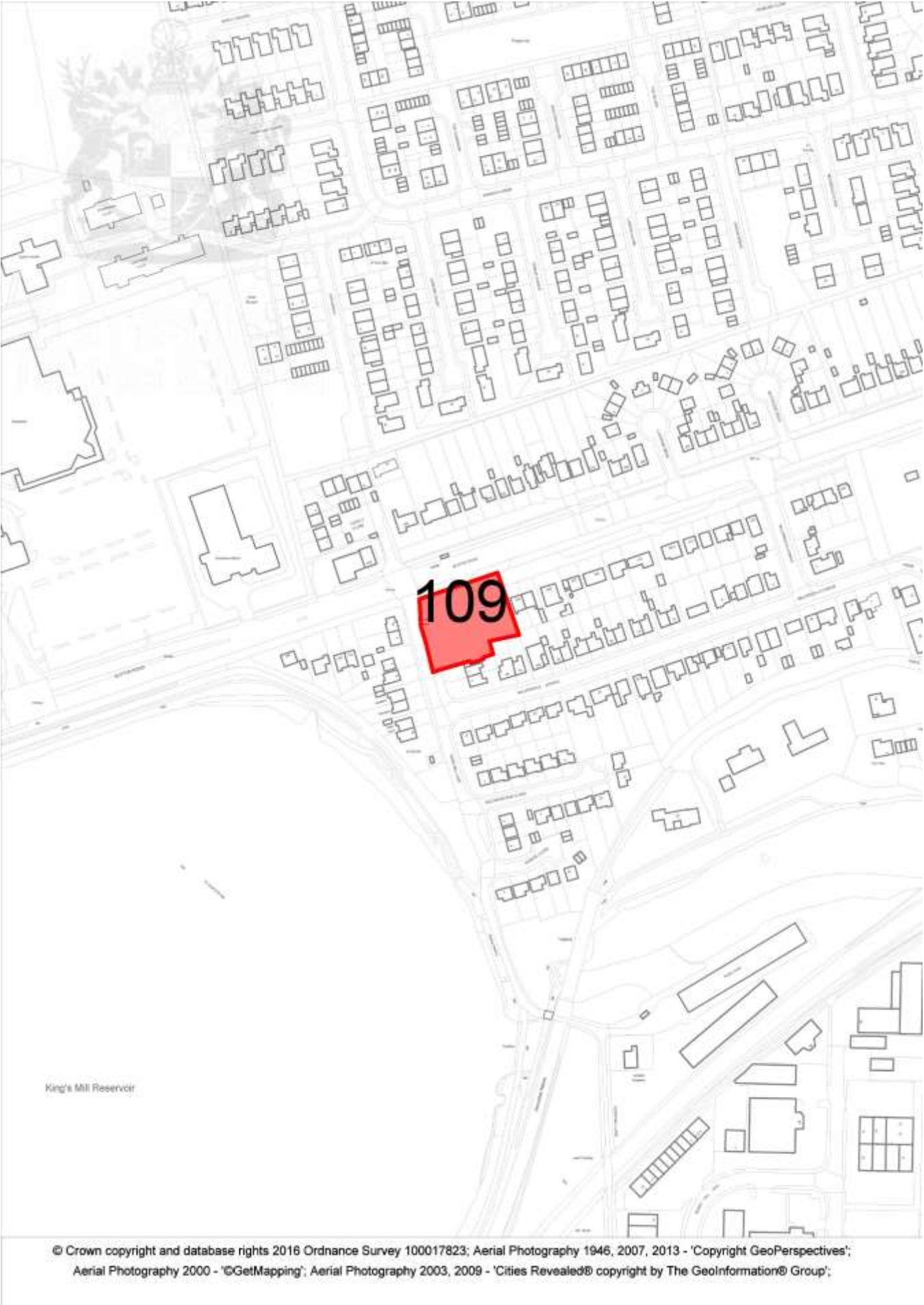
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	110	Planning Status	Permission granted
HELAA Result		HELAA Result	Excluded at Stage 2
Site Name	Land to the rear of 5 Welbeck Road		
Site Address	Welbeck Road		
Ward	Park Hall		
Locality	Mansfield Woodhouse	Grid Ref	454238 , 363386
Land Type	Greenfield	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		
Plotted Site Area (Ha)	0.18		

Assessment

Availability

Available

Planning permisison in place (2014/0643/NT).

Suitability

Suitable

Planning permission in place (2014/0643/NT).

Achievability

Unlikely to be achievable

Small greenfield site and sales values expected to be low. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability. However, site lapses in May 2018 and no evidence of delivery.

Estimated Deliverability

Housing

Not deliverable within the plan period

10 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small greenfield site. Planning permisison in place (2014/0643/NT) - expires May 2018. No evidence of work beginning - assume no longer being delivered.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	111			Planning Status	
Site Name	22 St John Street			HELAA Result	Reasonable alternative
Site Address					
Ward	Woodlands				
Locality	Mansfield	Grid Ref	453467 , 361269	Plotted Site Area (Ha)	0.11
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability

Available

Planning permisison in place (2015/0267/ST)- site cleared.

Suitability

Suitable

Planning permission in place (2015/0267/ST).

Achievability

Achievable

Small brownfield site in medium value sales area. Site is under construction and from 2016 aerial photography it appears that half the site has been built externally

Estimated Deliverability

Housing

Deliverable (years 1-5)

8 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site completed 6/12/16.

Economic (sqm)

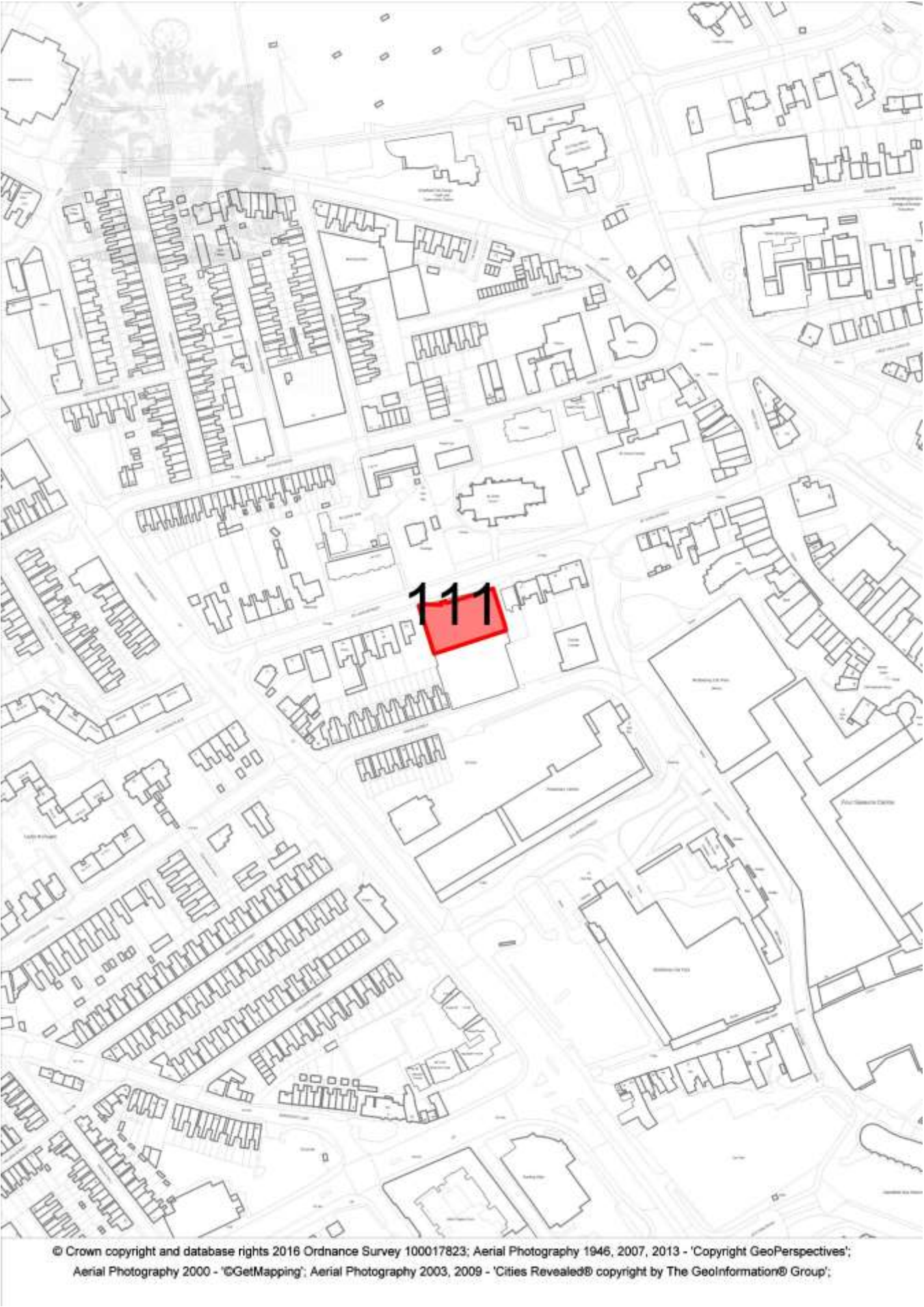
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	112			Planning Status	
Site Name	Land at Moorfield Farm			HELAA Result	Excluded at Stage 1
Site Address	Bishops Walk				
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	456649 , 368943	Plotted Site Area (Ha)	0.58
Land Type	Greenfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Not Assessed
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Excluded - superceded by Site 176

Suitability	Not Assessed
-------------	--------------

Excluded - superceded by Site 176

Achievability	Not Assessed
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Excluded - superceded by Site 176

Estimated Deliverability

Housing	Not Assessed				8 dwellings
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Years 1 - 5	0	Years 6 - 10	8	Years 11+	0	Post Plan Period	0
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Excluded - superceded by Site 176

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
--------	---	------------	---	-------------	---	---------	---

Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	113	Planning Status	Permission granted
Site Name	284 Berry Hill Lane	HELAA Result	Reasonable alternative
Site Address	Berry Hill Lane		
Ward	Lindhurst		
Locality	Mansfield	Grid Ref	455908 , 359724
Land Type	Greenfield	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability	Available
--------------	-----------

Planning permisison in place (2014/0216/ST) and construction started in June 2016.

Suitability	Suitable
-------------	----------

Planning permission in place (2014/0216/ST) and construction started in June 2016.

Achievability	Achievable
---------------	------------

Small greenfield site in high value area. Construction underway. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	5 dwellings
---------	-------------------------	-------------

Years 1 - 5	5	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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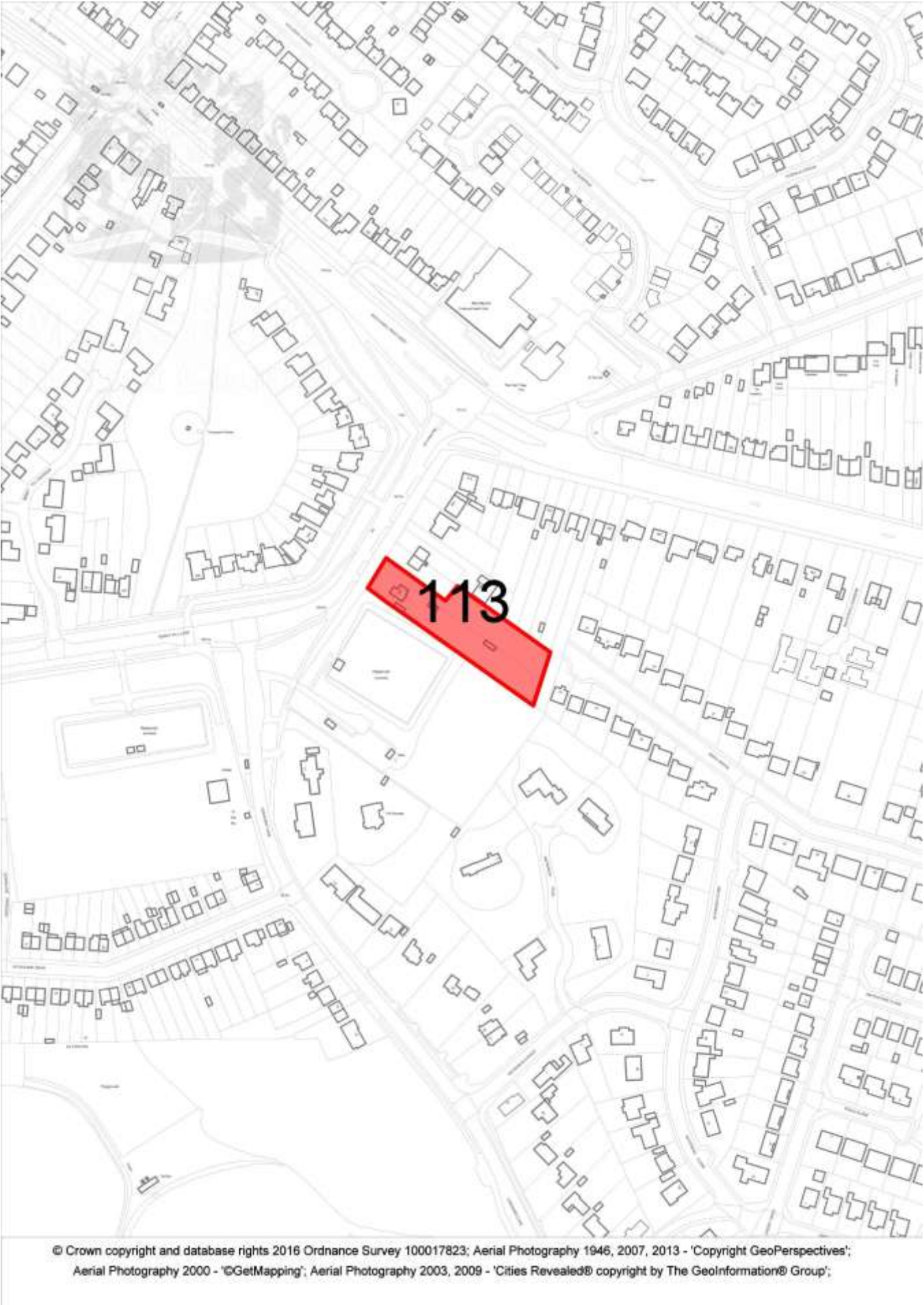
Planning permission in place (2014/0216/ST). Building commenced 3/6/16. Assume last plot will be built out in 2018/19 as it is under commencement.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	114	Planning Status	Permission granted
Site Name	Dallas Street	HELAA Result	Excluded at Stage 2
Site Address			
Ward	Portland		
Locality	Mansfield	Grid Ref	453443 , 360827
Land Type	Brownfield	Plotted Site Area (Ha)	0.12
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Housing

Assessment

Availability

Available

Planning permisison in place (2014/0696/ST).

Suitability

Suitable

Planning permission in place (2014/0696/ST).

Achievability

Unlikely to be achievable

Development for flats/appartments (mainly 1 bed) on brownfield land in a lower value area. Unlikely to be viable in the current market and may require regeneration intervention to bring this site forward for development.

Estimated Deliverability

Housing

Not deliverable within the plan period

14 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
-------------	---	--------------	---	-----------	---	------------------	---

Site is not considered achievable at present, however, as the site has planning permission, it could come forward for development and would be captured in the Annual Monitoring Report.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	115	Planning Status	Permission granted
Site Name	Land to rear of Yorke St / Blake St	HELAA Result	Excluded at Stage 2
Site Address	Yorke St / Blake St		
Ward	Yeoman Hill		
Locality	Mansfield Woodhouse	Grid Ref	453849 , 362522
Land Type	Brownfield	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		
Plotted Site Area (Ha)	0.90		

Assessment

Availability

Available

Outline planning permission granted for 24 residential dwellings (2013/0608/NT), this was a renewal of a 2009 consent.

Suitability

Suitable

Outline planning permission granted for residential development (2013/0608/NT).

Achievability

Unlikely to be achievable

Brownfield development to the rear of properties adjoining railway line in a lower value area. The proposal is not currently considered achievable. It has had planning permission since 2009 and again in 2013 but has not been implemented (current permisison expires in May 2018).

Estimated Deliverability

Housing

Not deliverable within the plan period

24 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
-------------	---	--------------	---	-----------	---	------------------	---

Site is not included in the HELAA supply as the scheme is not considered as achievable due to its location and low values, however the site could form part of the potential HELAA supply if achievability evidence can be confirmed by the landowner.

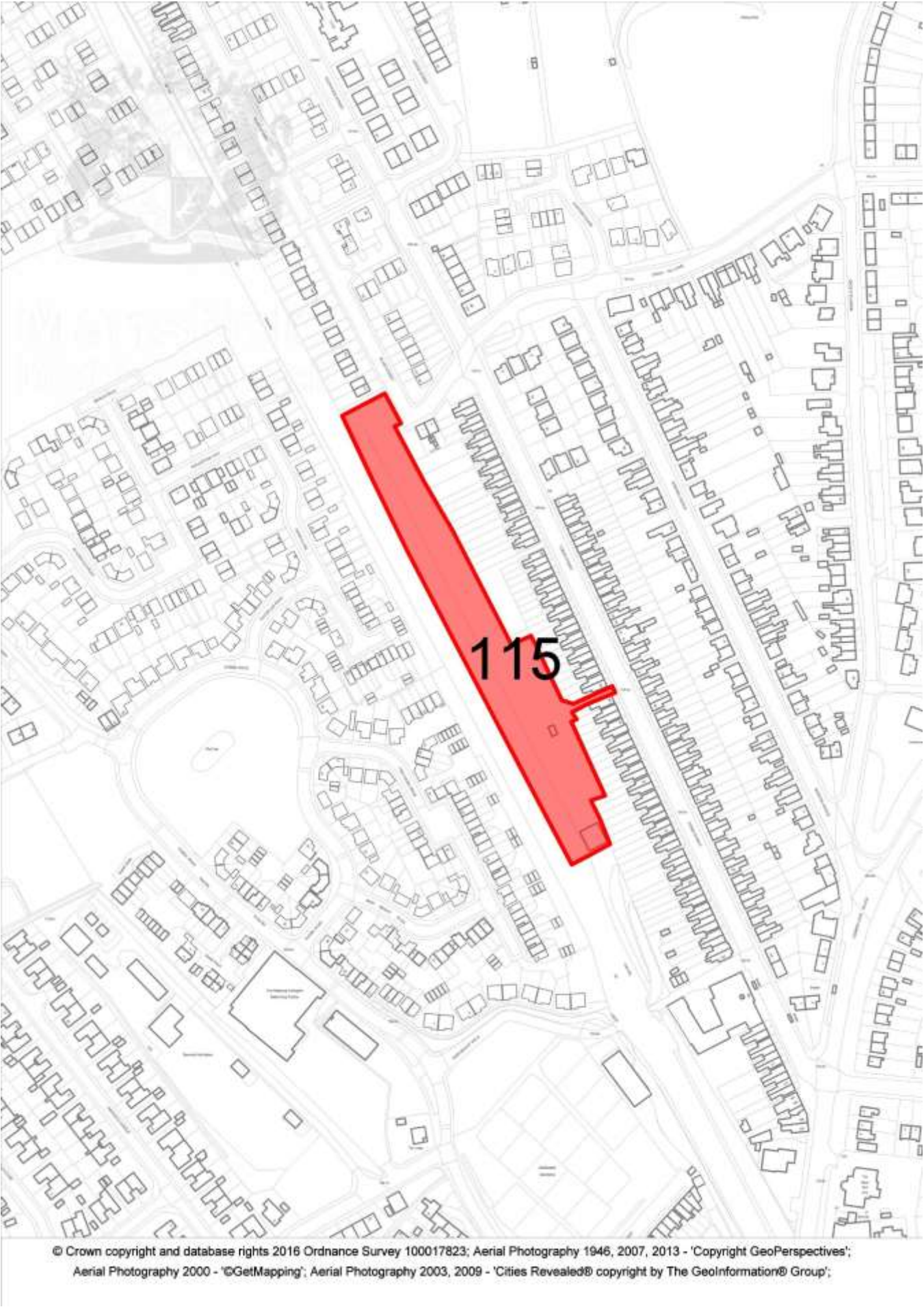
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	116			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Garden Land				
Site Address	off The Links				
Ward	Ling Forest				
Locality	Mansfield	Grid Ref	456513 , 361048	Plotted Site Area (Ha)	0.48
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Not Assessed

Not assessed as garden land.

Suitability

Not Assessed

Not assessed as garden land.

Achievability

Not Assessed

Not assessed as garden land.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Not assessed as garden land.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

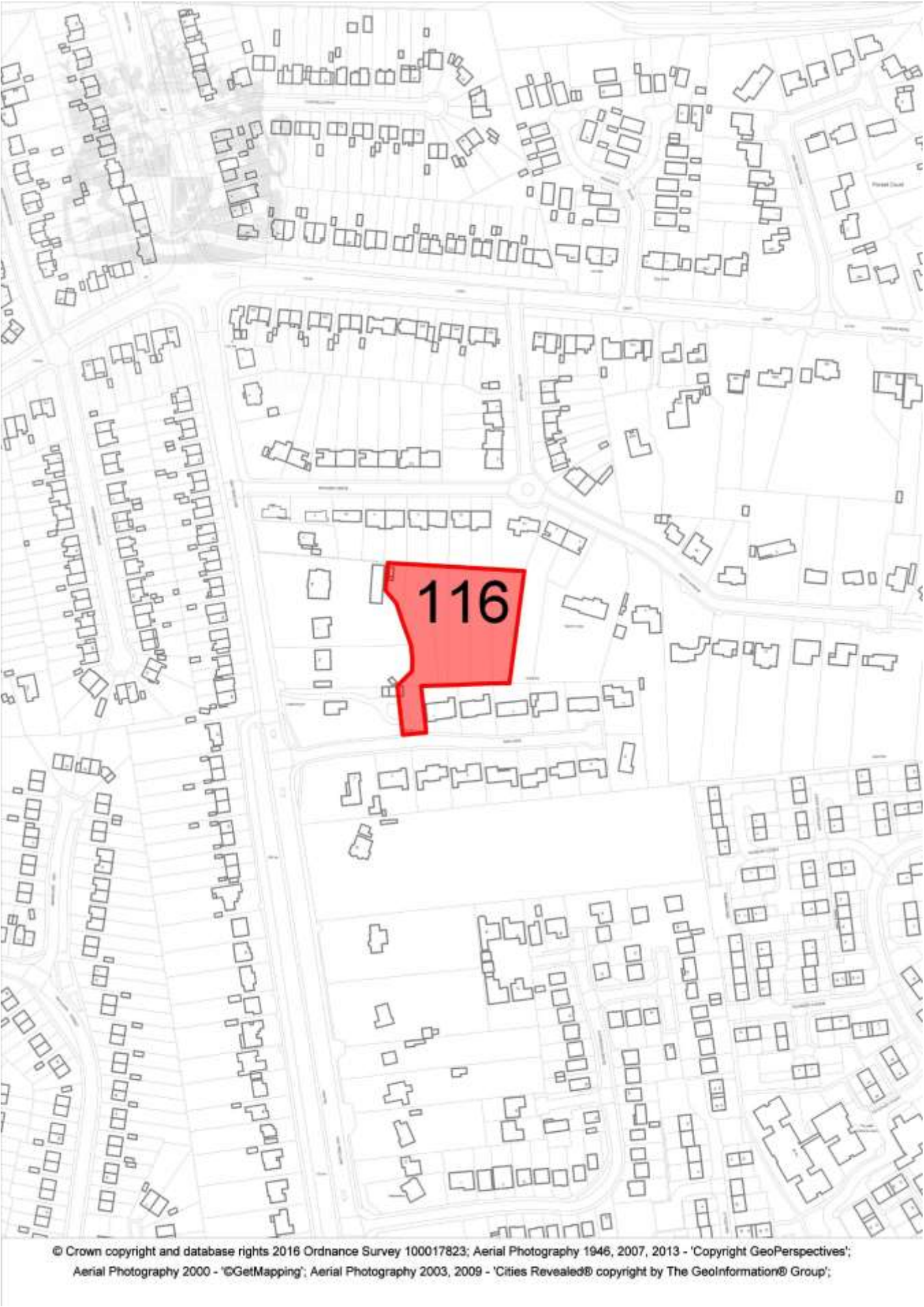
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	117	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Ravensdale Allotment site				
Site Address	off Ravensdale Road				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	454789 , 361668	Plotted Site Area (Ha)	0.39
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability	Not available
--------------	---------------

No landowner or developer promoting this site and so is assumed as not available for the time being.

Suitability	Unsuitable
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The site has good access, however close proximity to sewage works would require further investigation for compatible. Site is close to services and public transport. Access likely to be required in connection with adjoining site (ref 94). It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability	Unlikely to be achievable
---------------	---------------------------

Greenfield site in lower value area. Close to STW sewage processing site. It is not considered that the site is achievable. Planning permission for adjoining site (ref 94) lapsed.

Estimated Deliverability

Housing	Not deliverable within the plan period				14 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered as available or achievable and is not included in the HELAA supply, however the site could form part of the potential HELAA supply if availability and achievability can be confirmed by the landowner.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	118	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land and buildings off Debdale Lane				
Site Address	Off Debdale Lane				
Ward	Woodhouse				
Locality	Mansfield Woodhouse	Grid Ref	453574 , 363118	Plotted Site Area (Ha)	0.48
Land Type	Brownfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Potentially available, site submitted to HELAA but appears to be in active employment use.

Suitability

Potentially suitable

Located close to public transport and facilities but potential for access issues and conflict with neighbouring uses.

Achievability

Unlikely to be achievable

A small brownfield site within a lower value area close to busy junction, railway station and surrounded by employment uses. On balance the site is not currently considered achievable.

Estimated Deliverability

Housing

Not deliverable within the plan period

17 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not included in the HELAA supply as the scheme is not considered as achievable due to its location and low values, however the site could form part of the potential HELAA supply if achievability can be confirmed by the landowner.

Economic (sqm)

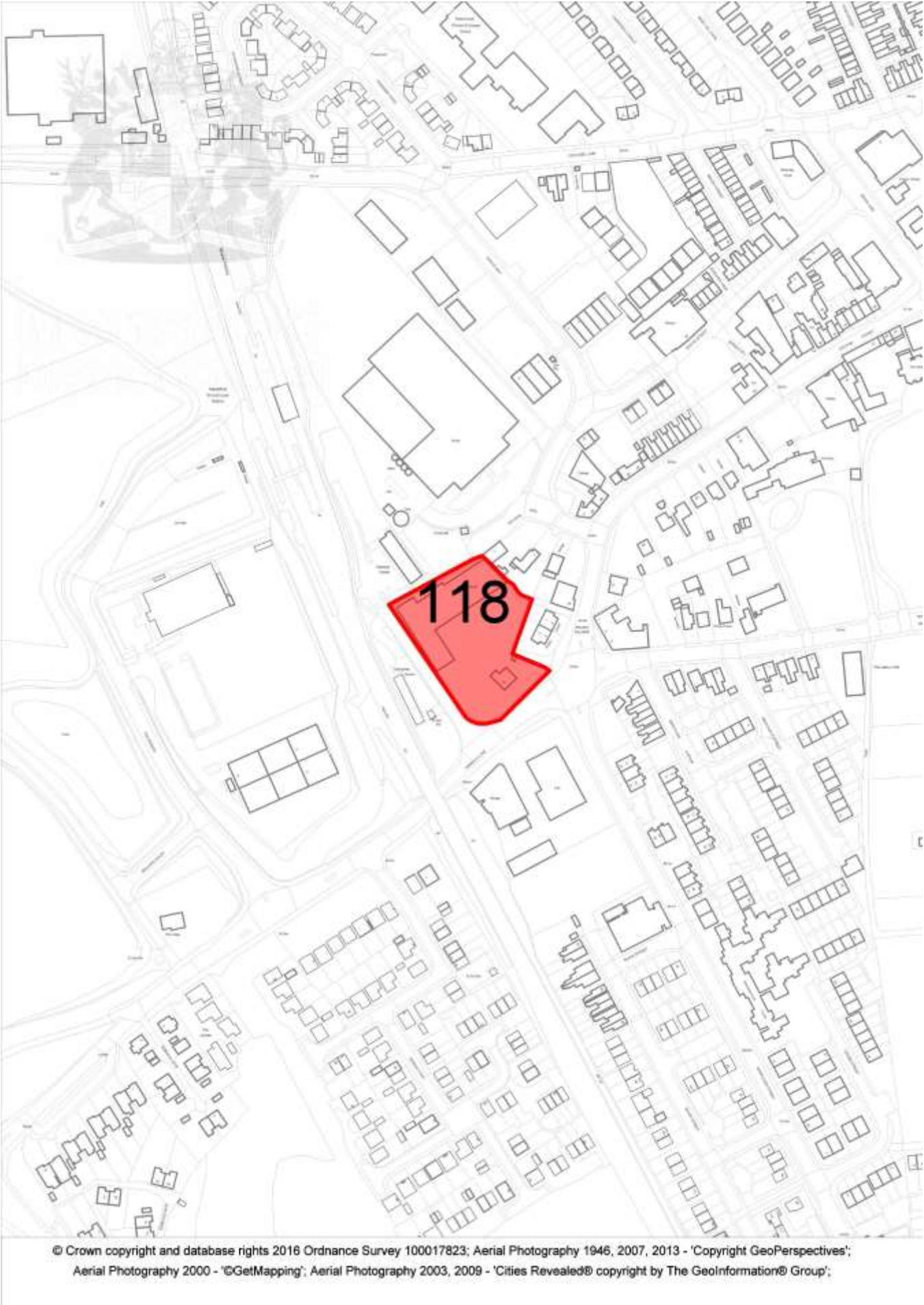
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	119	Planning Status	Permission granted
Site Name	Land off Bath Lane	HELAA Result	Excluded at Stage 2
Site Address	Bath Lane		
Ward	Carr Bank		
Locality	Mansfield	Grid Ref	454390 , 361512
Land Type	Brownfield	Plotted Site Area (Ha)	0.20
Source	Internal site suggestions from Planning Officers and other Officers	Proposal	Housing

Assessment

Availability

Potentially available

The developer has confirmed April 2018 that he would like to complete the development of the apartment blocks, so this will be kept under periodic review.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport. Permission granted (2005/0408/ET).

Achievability

Unlikely to be achievable

The developer has confirmed that he would like to complete the development of the apartment blocks, so this will be kept under periodic review.

Estimated Deliverability

Housing

Not deliverable within the plan period

72 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

36

This site is not currently achievable, however this could form part of the potential HELAA supply if this changes in the future.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

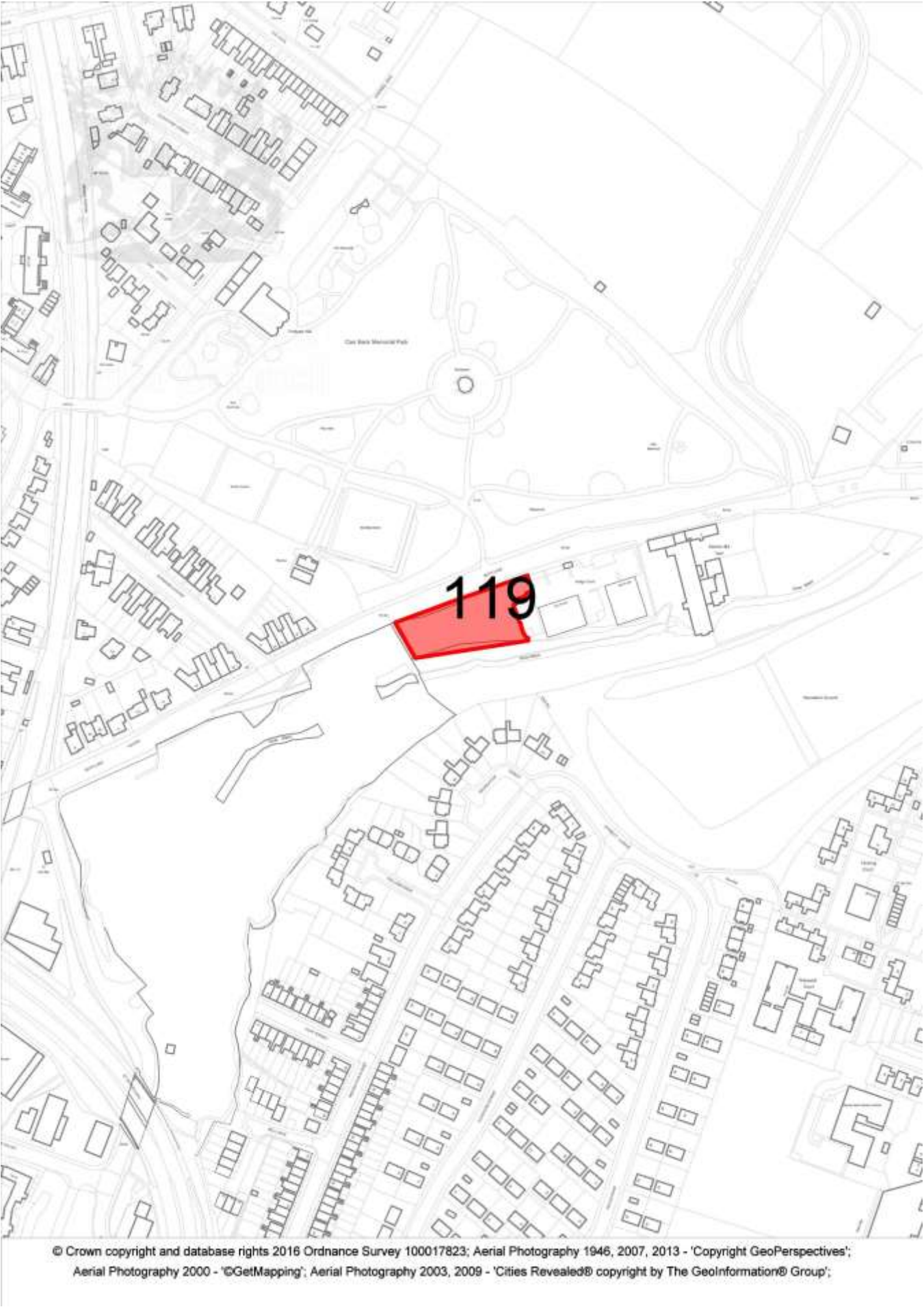
Comparison retail

0

Convenience retail

0

N/A



HELAA Ref	120	Planning Status	Permission granted
Site Name	Land at Old Peggs	HELAA Result	Reasonable alternative
Site Address	Leeming Lane South		
Ward	Yeoman Hill		
Locality	Mansfield Woodhouse	Grid Ref	454185 , 362496
Land Type	Brownfield	Proposal	Economic
Source	Housing and Economic Development sites under construction		

Assessment

Availability

Available

Planning permission in place and site cleared for development.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Achievable

Well serviced site with good access off the A60 - assumed to have good prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Economic (sqm)

Deliverable (years 1-5)

1700 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

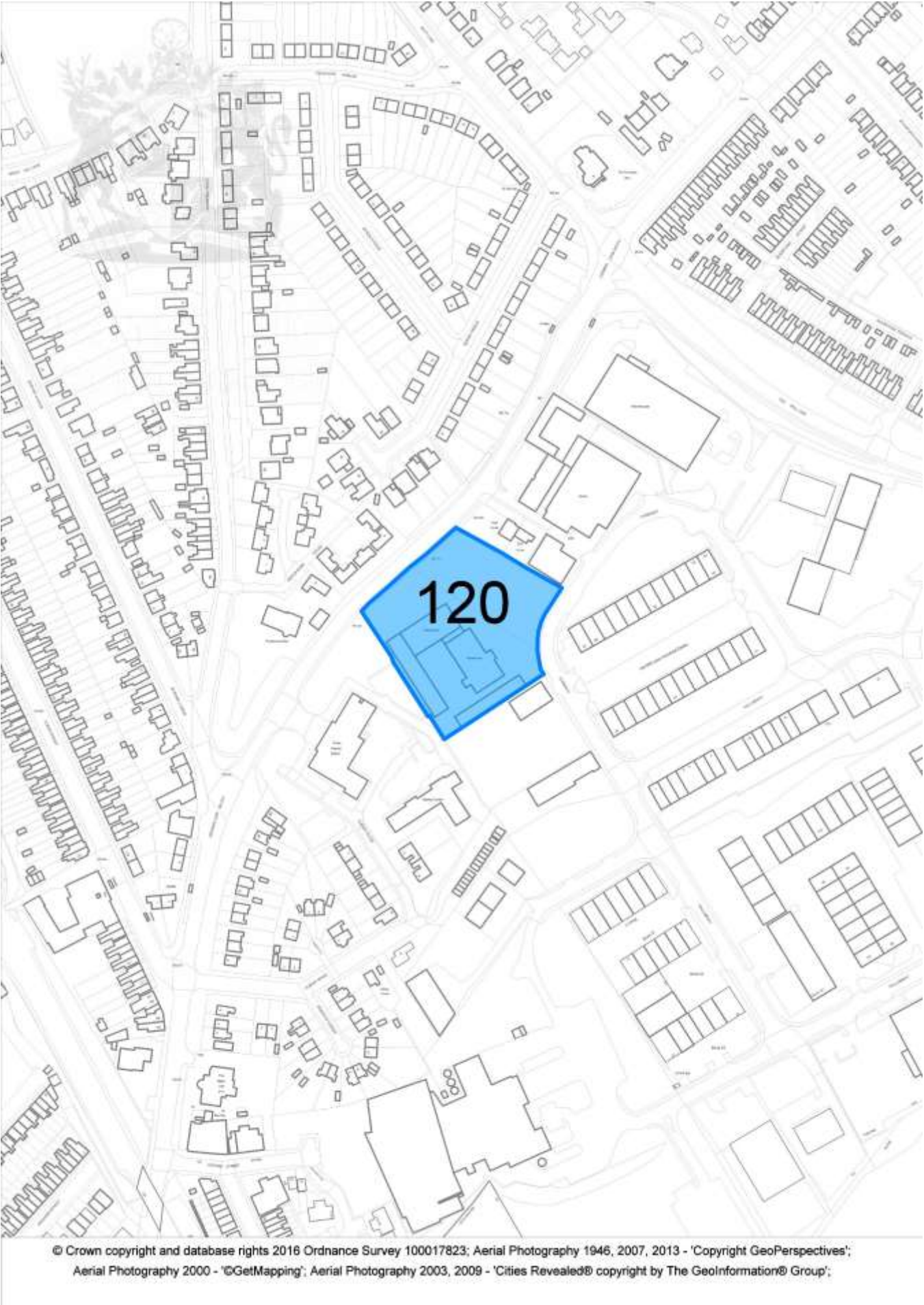
Comparison retail

340

Convenience retail

1360

Planning permission granted, site cleared for development, so could commence in the next five years.



HELAA Ref	121			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Rippon Homes building				
Site Address	Leeming Lane South				
Ward	Yeoman Hill				
Locality	Mansfield Woodhouse	Grid Ref	454248 , 362579	Plotted Site Area (Ha)	0.66
Land Type	Brownfield	Proposal	Economic		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Not available

Vacant site in former employment use. Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available.

Suitability

Suitable

Site has good access, is in close proximity to public transport and is currently in mixed employment and residential area.

Achievability

Achievable

Site is expected to have reasonable prospects of delivery as it is a cleared site in an established employment area with good access.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

N/A

Economic (sqm)

Not deliverable within the plan period

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

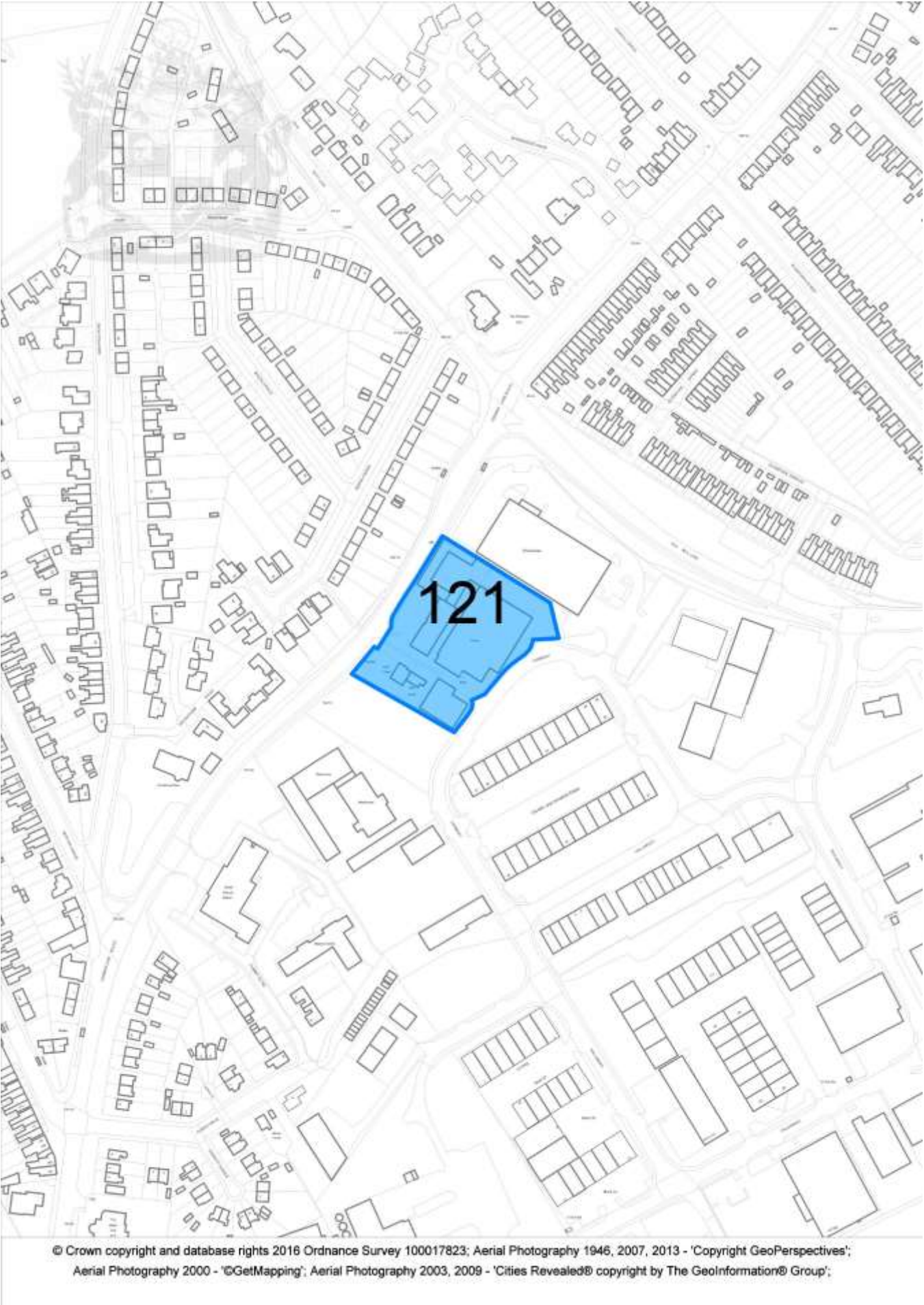
Comparison retail

0

Convenience retail

0

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	122			Planning Status		
				HELAA Result	Excluded at Stage 1	
Site Name	Moorfield Farm					
Site Address	Memorial Club Bishops Walk					
Ward	Warsop Carrs					
Locality	Church Warsop	Grid Ref	456719 , 368943		Plotted Site Area (Ha)	0.81
Land Type	Brownfield	Proposal	Housing			
Source	Undetermined planning applications, including those subject to S106					

Assessment

Availability	Not Assessed
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Excluded - superceded by Site 176

Suitability	Not Assessed
-------------	--------------

Excluded - superceded by Site 176

Achievability	Not Assessed
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Excluded - superceded by Site 176

Estimated Deliverability

Housing	Not Assessed				17 dwellings
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Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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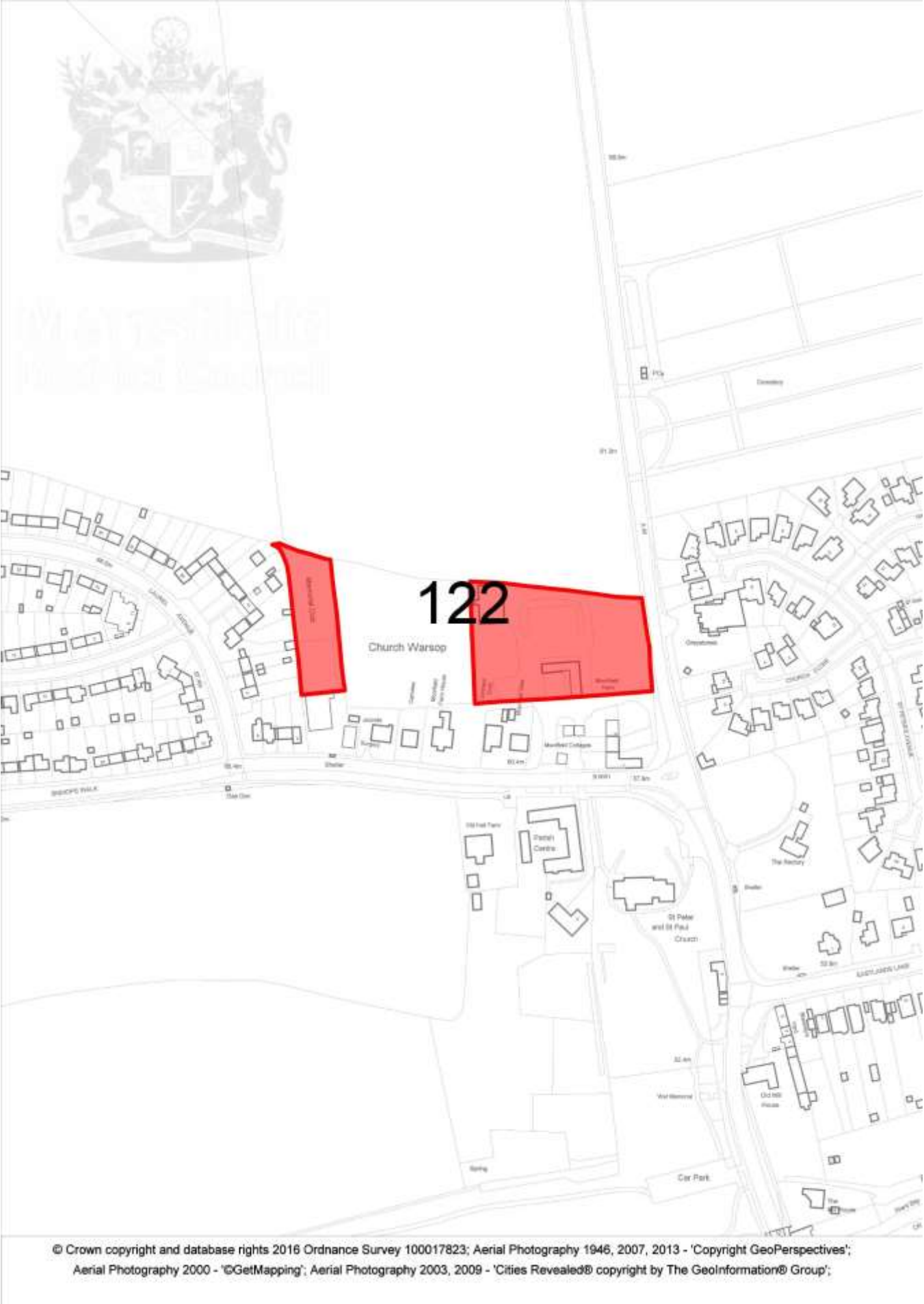
Excluded - superceded by Site 176

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/A



HELAA Ref	123	Planning Status	Permission granted
Site Name	Land off Kestral Road	HELAA Result	Reasonable alternative
Site Address	Oakham Business Park		
Ward	Oakham		
Locality	Mansfield	Grid Ref	452514 , 359582
Land Type	Brownfield	Plotted Site Area (Ha)	0.22
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Economic

Assessment

Availability

Available

Planning permission in place (2016/0002/ST) - available for development.

Suitability

Suitable

Existing access in place and forms part of an employment park.

Achievability

Achievable

Part of an exisitng employment area with a range of uses. Site is considered to have reasonable prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Economic (sqm)

Deliverable (years 1-5)

592 sqm

Office

0

Industrial

592

Warehousing

0

Leisure

0

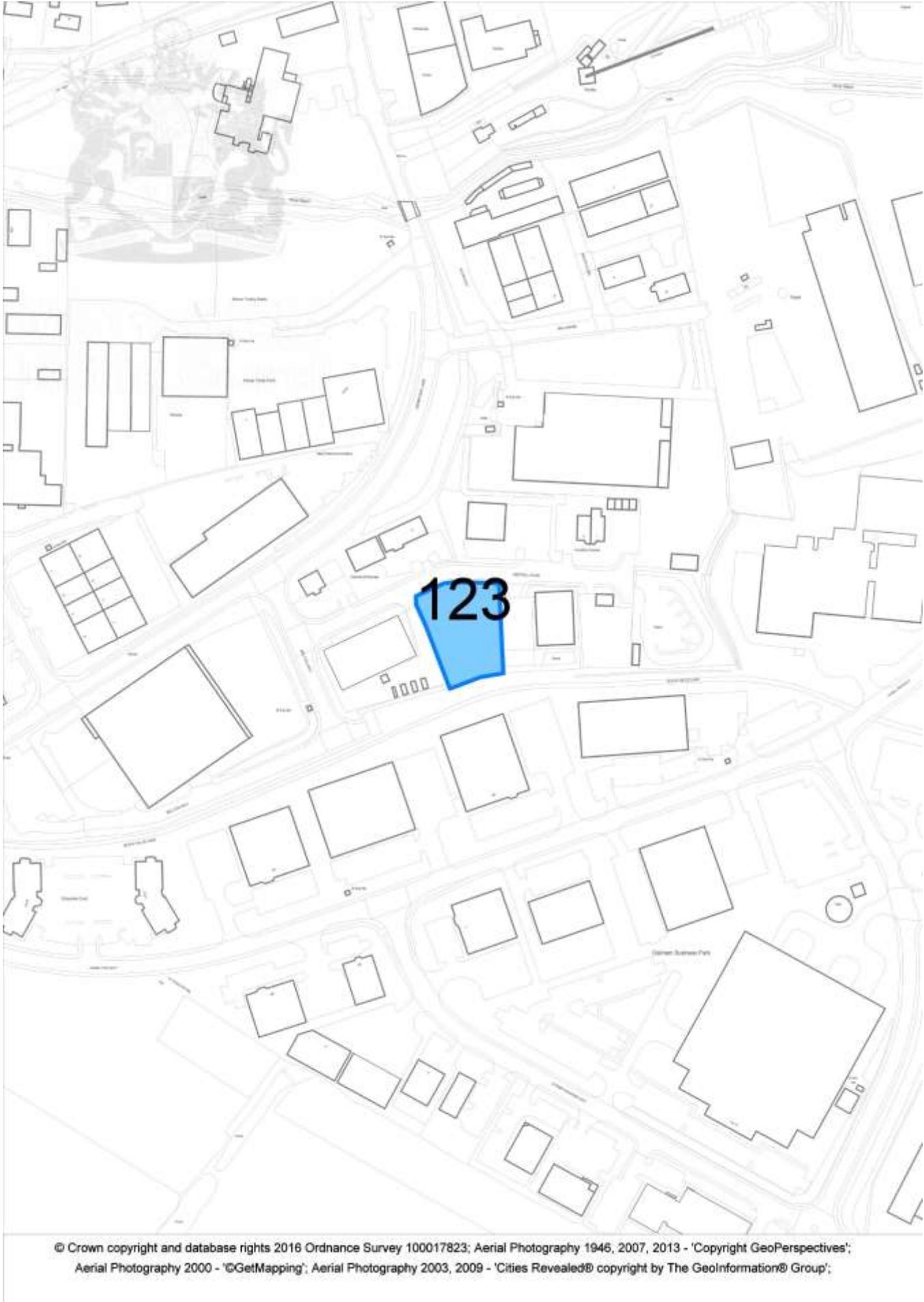
Comparison retail

0

Convenience retail

0

Site has planning permission and is located within a well established industrial estate.



HELAA Ref	124	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land off Pelham Street				
Site Address	Pelham Street				
Ward	Portland				
Locality	Mansfield	Grid Ref	454276 , 361022	Plotted Site Area (Ha)	0.10
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Resolution to grant subject to S106 (2017/0356/FUL).

Suitability

Suitable

Resolution to grant subject to S106 (2017/0356/FUL).

Achievability

Unlikely to be achievable

Small brownfield site in a lower value area. Site provides 14 flats to the rear of existing employment uses. The site is not considered achievable.

Estimated Deliverability

Housing

Not deliverable within the plan period

14 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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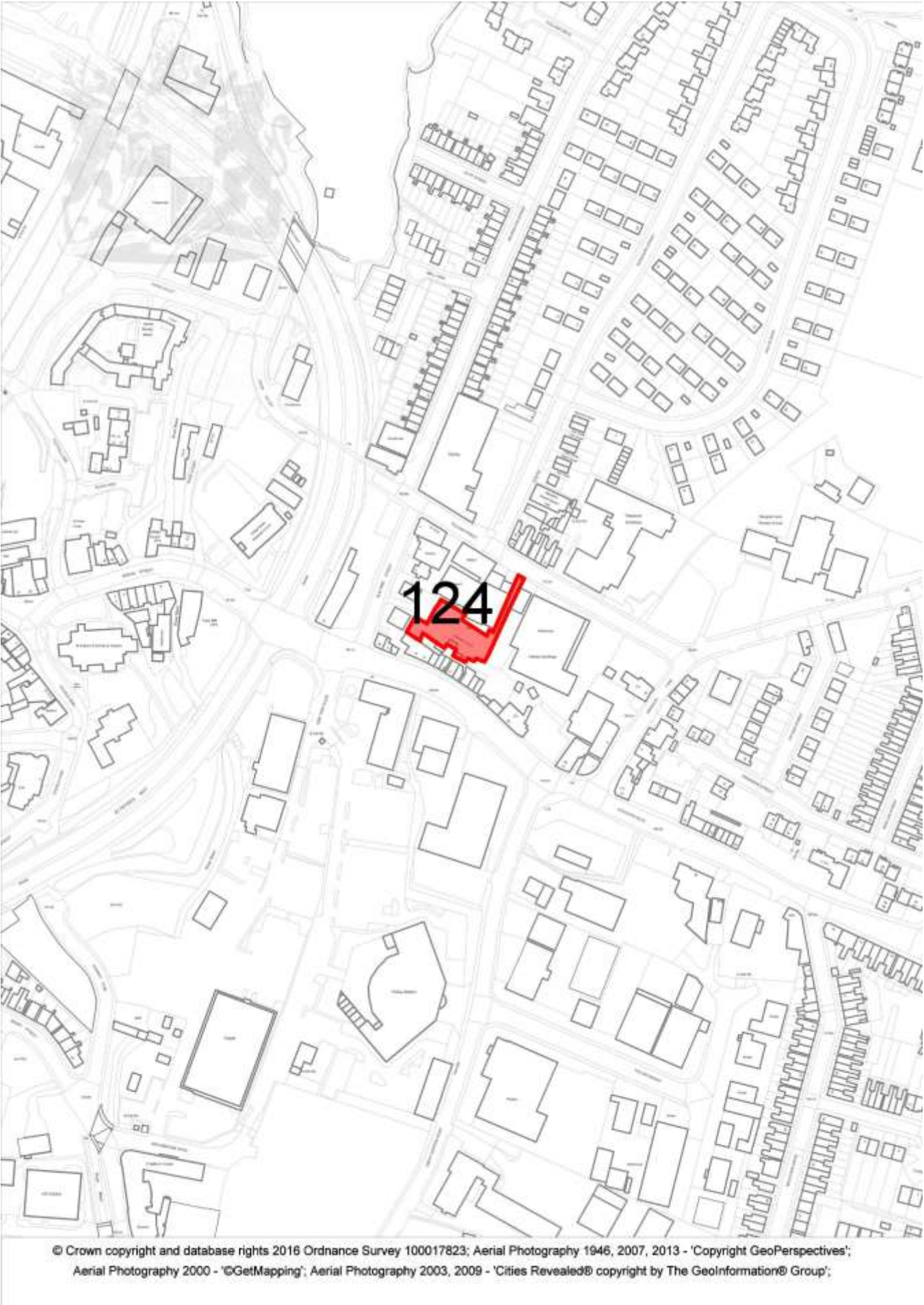
The site is not considered achievable.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	125			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Sandy Lane Allotments				
Site Address	Sandy Lane				
Ward	Newgate				
Locality	Mansfield	Grid Ref	454926 , 361324	Plotted Site Area (Ha)	4.04
Land Type	Greenfield	Proposal	Housing		
Source	Planning application refusals or withdrawn				

Assessment

Availability

Potentially available

Potentially available - Planning application submitted but not progressed. Discussions on alternative schemes are understood to be ongoing.

Suitability

Unsuitable

The proposed use is compatible with adjoining uses and close to services and public transport. Subject to access to the site and the loss of any allotments being addressed the site could be suitable for development. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability

Unlikely to be achievable

A large greenfield site within a lower value area. Previous schemes have not progressed due to viability issues associated with land topography and development costs. The site is considered as not achievable.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not considered suitable at present.

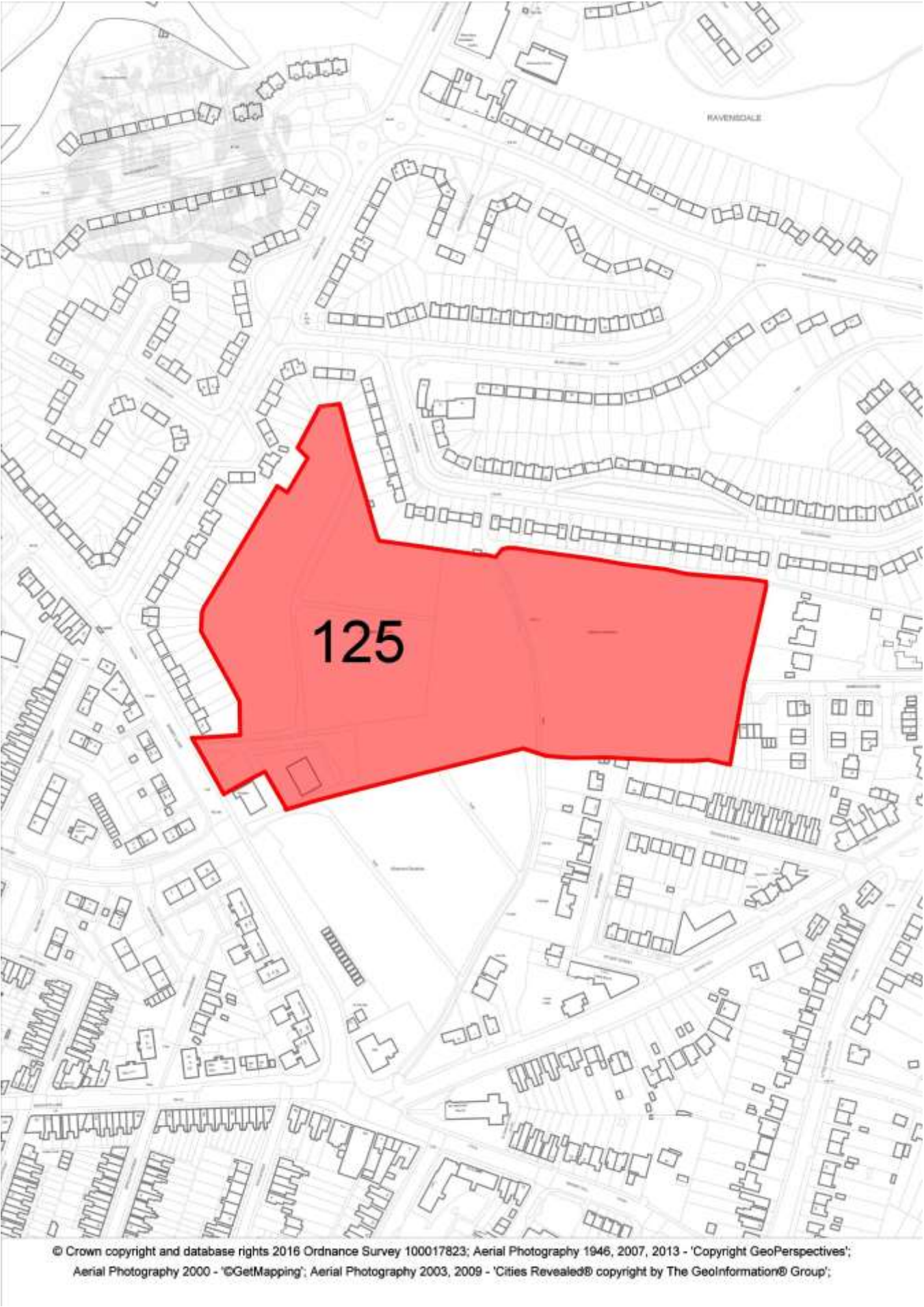
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	126			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	William IV Public House				
Site Address	210 Stockwell Gate				
Ward	Ladybrook				
Locality	Mansfield	Grid Ref	453107 , 360843	Plotted Site Area (Ha)	0.23
Land Type	Brownfield	Proposal	Housing		
Source	Planning application refusals or withdrawn				

Assessment

Availability	Not available
--------------	---------------

Application withdrawn Feb 2016; site is considered as not available as there is a new tenant in place operating the public house.

Suitability	Potentially suitable
-------------	----------------------

The site is close to services and public transport but access and compatability to adjoining uses may be an issue.

Achievability	Potentially achievable
---------------	------------------------

Small brownfield site within a lower value area. Located on a busy road adjacent to bus depot. It is considered as potentially achievable depending on developer, land owner and policy expectations.

Estimated Deliverability

Housing	Not deliverable within the plan period				0 dwellings
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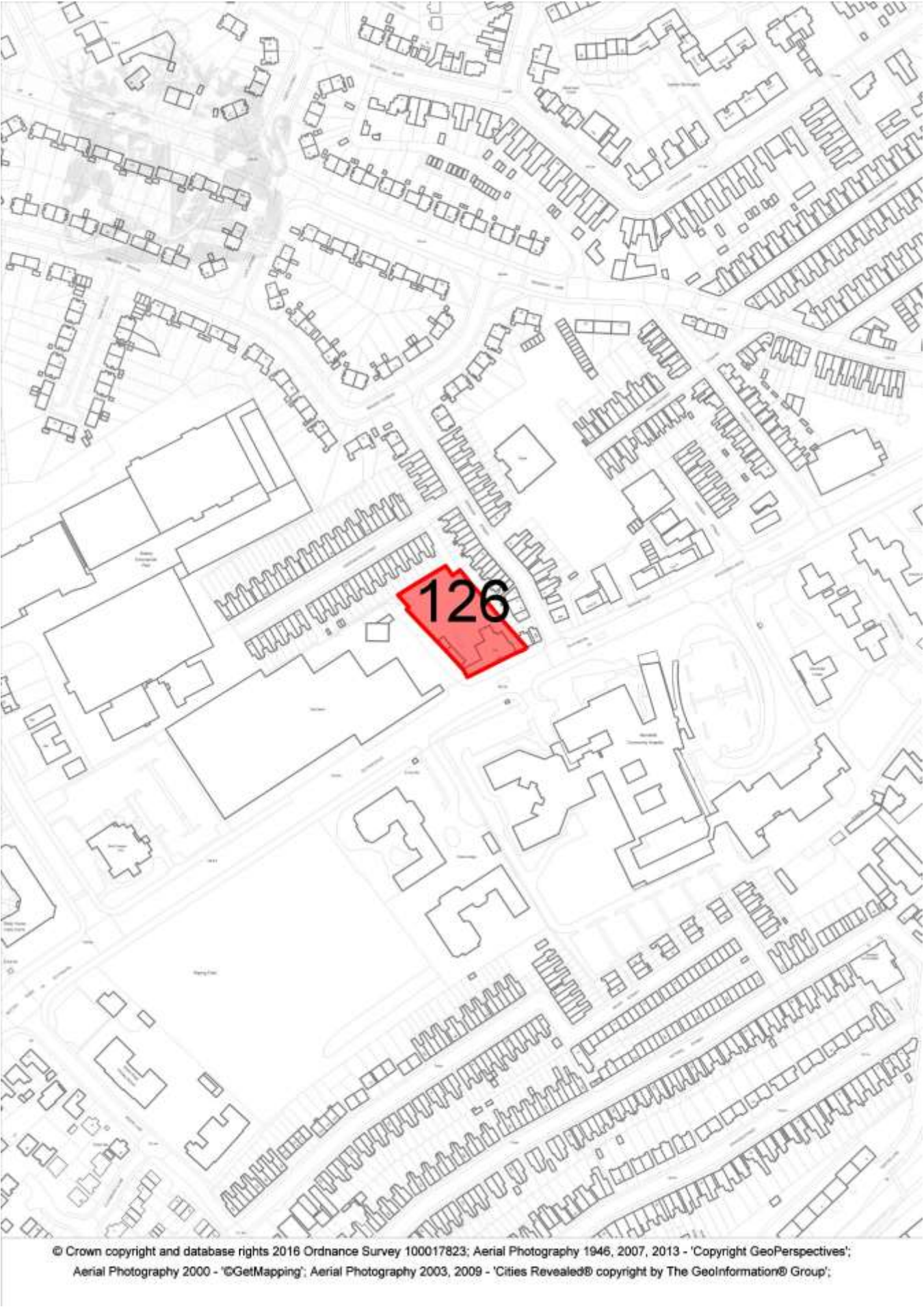
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	127			Planning Status		
		HELAA Result	Reasonable alternative			
Site Name	Former bus station site					
Site Address	Stockwell Gate North					
Ward	Woodlands					
Locality	Mansfield	Grid Ref	453526 , 361067		Plotted Site Area (Ha)	0.59
Land Type	Brownfield	Proposal	Economic			
Source	Internal site suggestions from Planning Officers and other Officers					

Assessment

Availability

Available

Landowner has identified this site as available for development and is actively exploring a variety of commercial redevelopment opportunities suited to the town centre location.

Suitability

Suitable

The site has good access, the proposed uses will be compatible with town centre location. The site is close to services and public transport. The loss of any carparking spaces will need to be considered as part of the wider transport strategy.

Achievability

Potentially achievable

Viability of proposed uses to be considered - Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

N/A as the site is proposed for retail / economic development.

Economic (sqm)

Developable (years 6-10)

15775 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

775

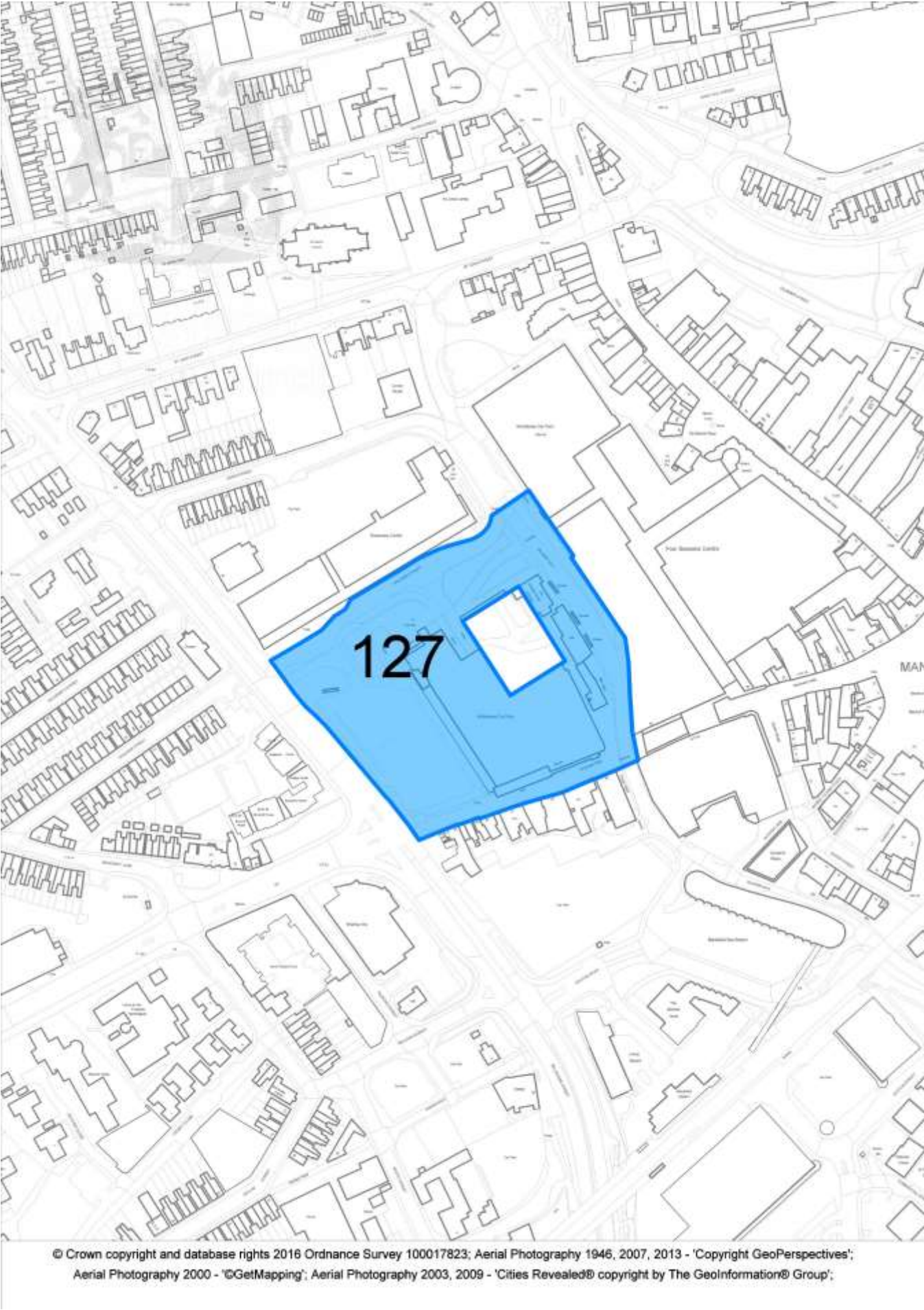
Comparison retail

7500

Convenience retail

7500

Longstanding aspiration as part of improving vitality of Mansfield Town Centre. Development options currently being considered, with an intention to commence on site soon after.



HELAA Ref	128		Planning Status		
			HELAA Result	Excluded at Stage 1	
Site Name	Clumber Street Car Park				
Site Address	Clumber Street				
Ward	Woodlands				
Locality	Mansfield	Grid Ref	453736 , 361306	Plotted Site Area (Ha)	0.20
Land Type	Brownfield	Proposal	Economic		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Not Assessed

Site excluded at Stage 1 as it is below the threshold.

Suitability

Not Assessed

Site excluded at Stage 1 as it is below the threshold.

Achievability

Not Assessed

Site excluded at Stage 1 as it is below the threshold.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Site excluded at Stage 1 as it is below the threshold.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

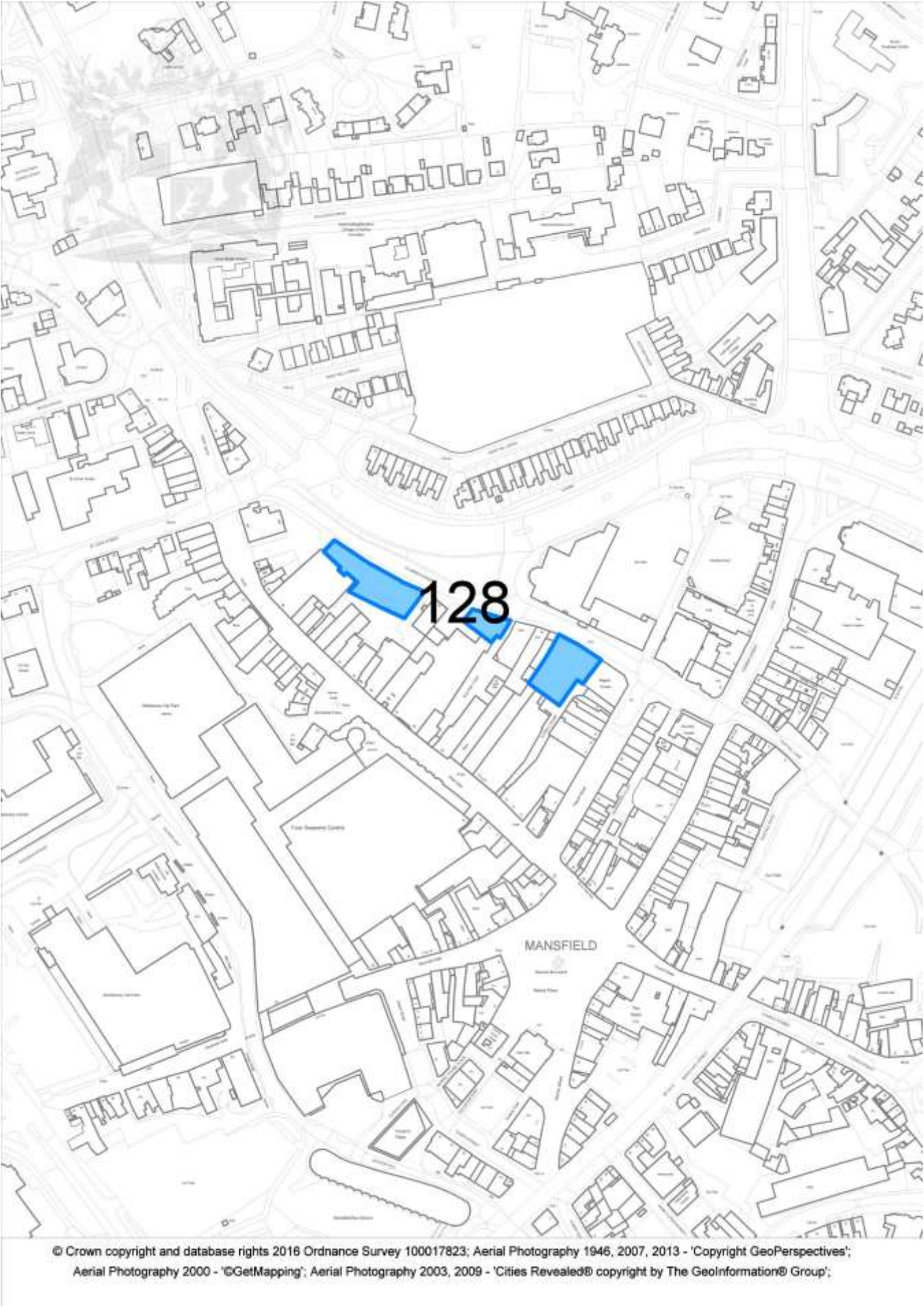
Comparison retail

0

Convenience retail

0

Site excluded at Stage 1 as it is below the threshold.



HELAA Ref	129			Planning Status		
				HELAA Result	Excluded at Stage 1	
Site Name	Land adjacent Crates and Grapes PH					
Site Address	High Street					
Ward	Market Warsop					
Locality	Market Warsop	Grid Ref	456618 , 367753	Plotted Site Area (Ha)	0.08	
Land Type	Brownfield	Proposal	Economic			
Source	Internal site suggestions from Planning Officers and other Officers					

Assessment

Availability	Not Assessed
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Site excluded at Stage 1 as it is below the threshold.

Suitability	Not Assessed
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Site excluded at Stage 1 as it is below the threshold.

Achievability	Not Assessed
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Site excluded at Stage 1 as it is below the threshold.

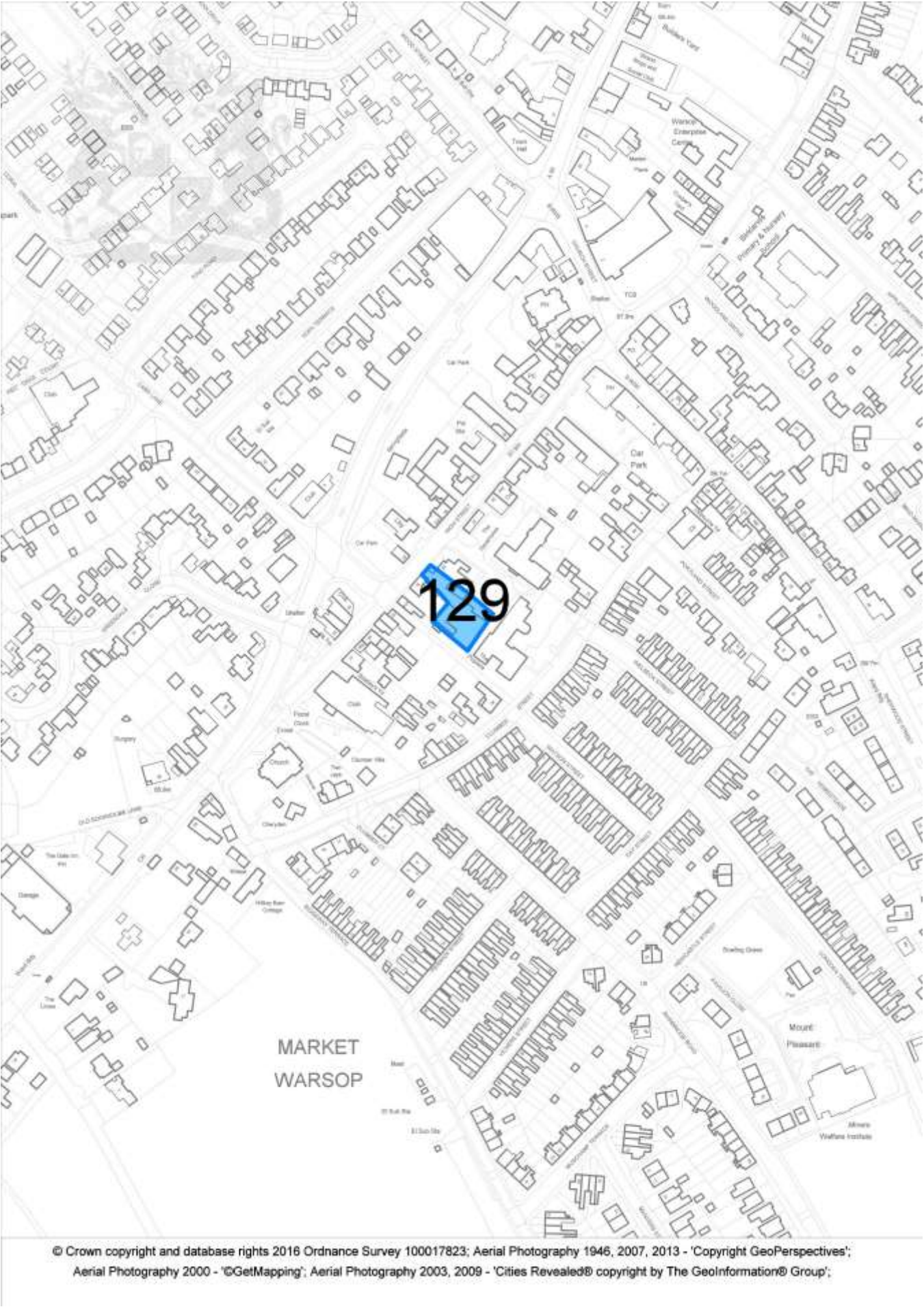
Estimated Deliverability

Housing	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
Post Plan Period					0

Site excluded at Stage 1 as it is below the threshold.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0

Site excluded at Stage 1 as it is below the threshold.



HELAA Ref	130			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Church Street car park				
Site Address	Church Street				
Ward	Market Warsop				
Locality	Market Warsop	Grid Ref	456612 , 367897	Plotted Site Area (Ha)	0.04
Land Type	Brownfield	Proposal	Economic		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability	Not Assessed
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Site excluded at Stage 1 as it is below the threshold.

Suitability	Not Assessed
-------------	--------------

Site excluded at Stage 1 as it is below the threshold.

Achievability	Not Assessed
---------------	--------------

Site excluded at Stage 1 as it is below the threshold.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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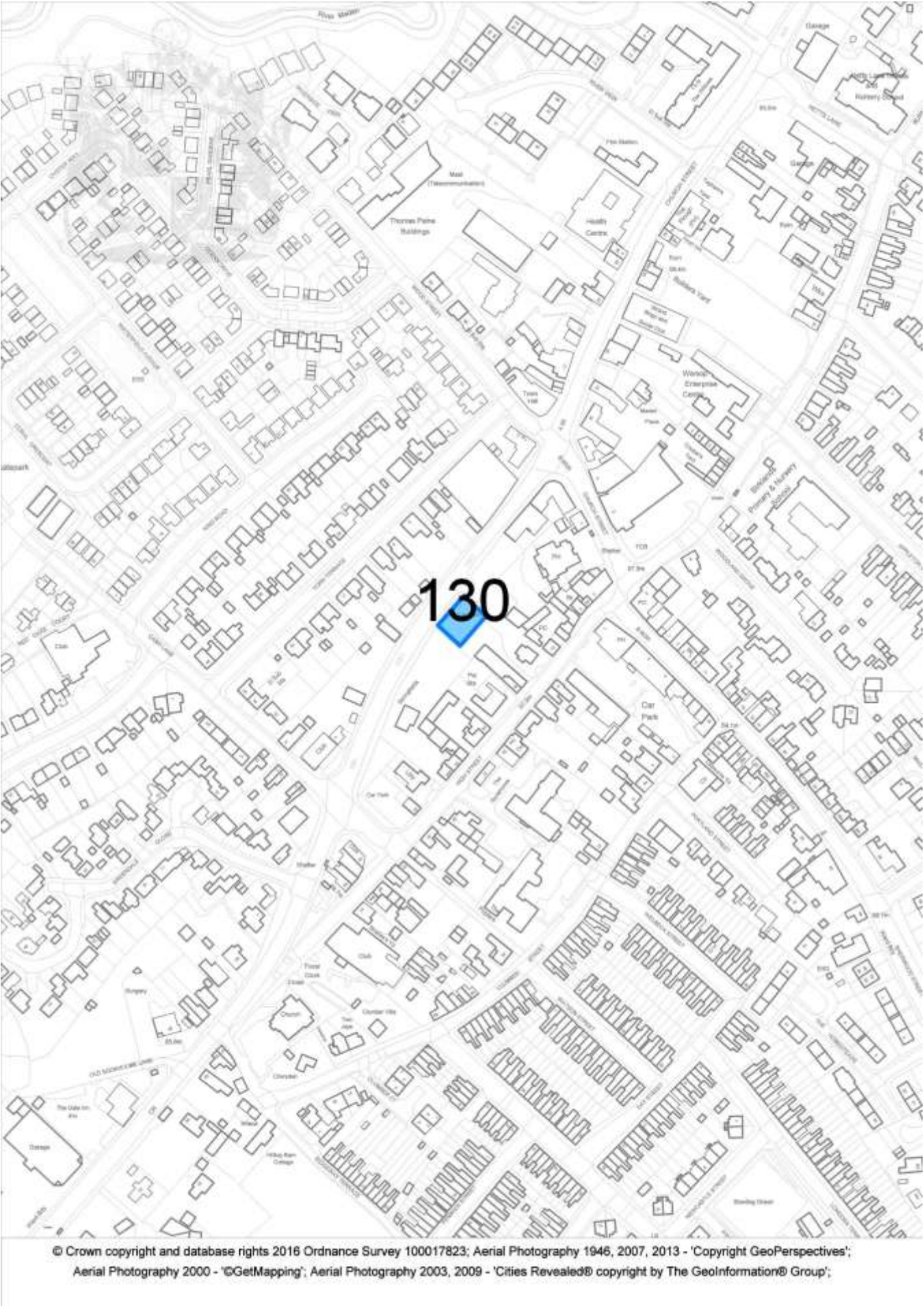
Site excluded at Stage 1 as it is below the threshold.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Site excluded at Stage 1 as it is below the threshold.



HELAA Ref	131			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Toothill Lane Car Park				
Site Address	Toothill Lane				
Ward	Portland				
Locality	Mansfield	Grid Ref	453982 , 361171	Plotted Site Area (Ha)	0.19
Land Type	Brownfield	Proposal	Mixed		
Source	Internal site suggestions from Planning Officers and other Officers				

Assessment

Availability

Not available

Site not currently being promoted by land owner through the HELAA. If this site was to come forward, the loss of car parking facility would need to be assessed before this site is considered available.

Suitability

Potentially suitable

Site has suitable access, and is in close proximity of public transport and town centre facilities.

Achievability

Potentially achievable

A market led mixed use could be considered as having some prospect of delivery, but much would depend on the end user being in place - based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

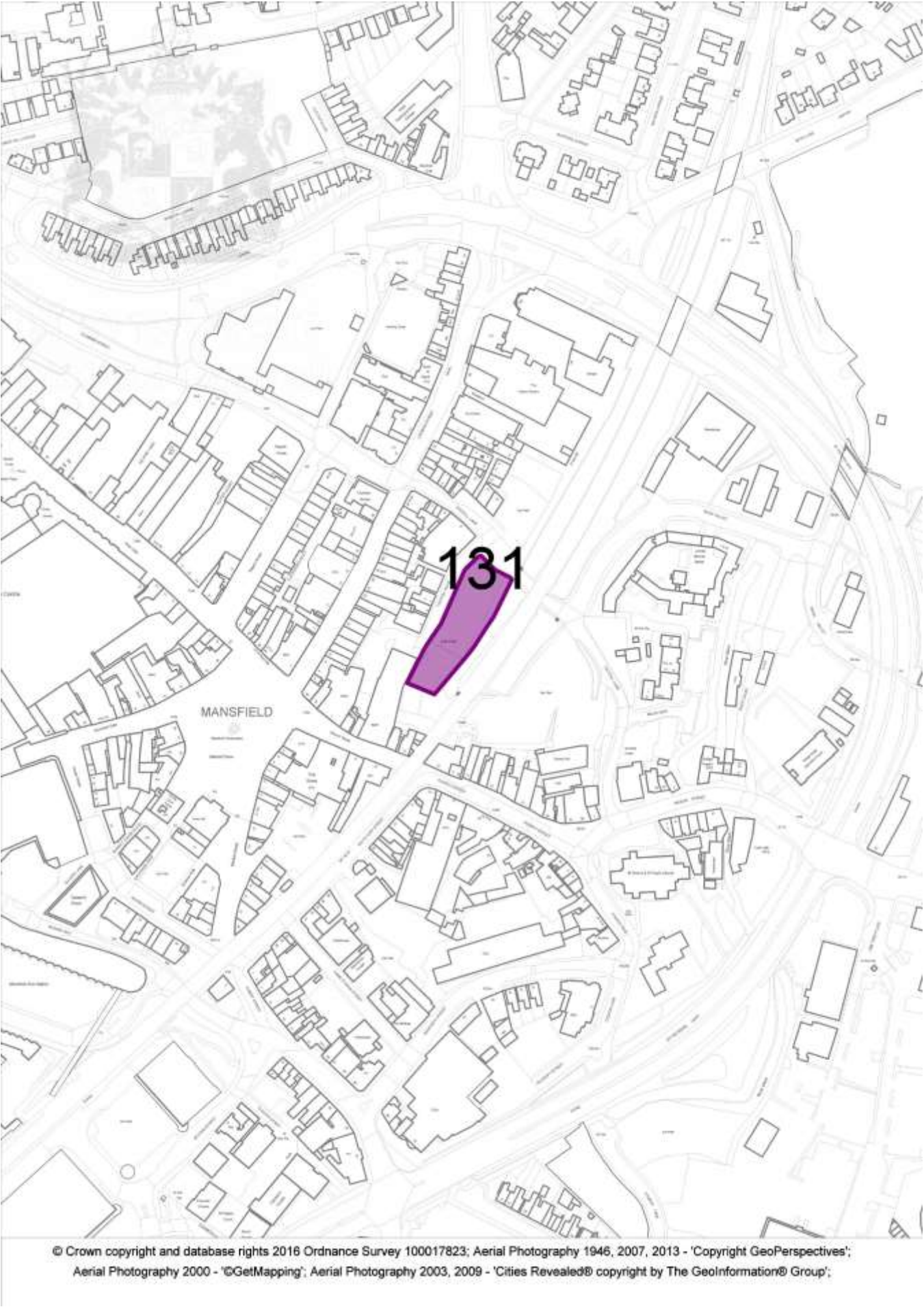
Comparison retail

0

Convenience retail

0

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	132	Planning Status	Permission granted
Site Name	Former Strand cinema	HELAA Result	Reasonable alternative
Site Address	Burns Lane / Church Street		
Ward	Meden		
Locality	Market Warsop	Grid Ref	456754 , 368078
Land Type	Brownfield	Plotted Site Area (Ha)	0.49
Source	Internal site suggestions from Planning Officers and other Officers	Proposal	Economic

Assessment

Availability

Available

Planning application (2016/0136/NT) approved July 2016

Suitability

Suitable

Planning application (2016/0136/NT) approved July 2016

Achievability

Achievable

Planning permisison in place; site is close to town centre and likely to prove attractive for retail. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Economic (sqm)

Deliverable (years 1-5)

800 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

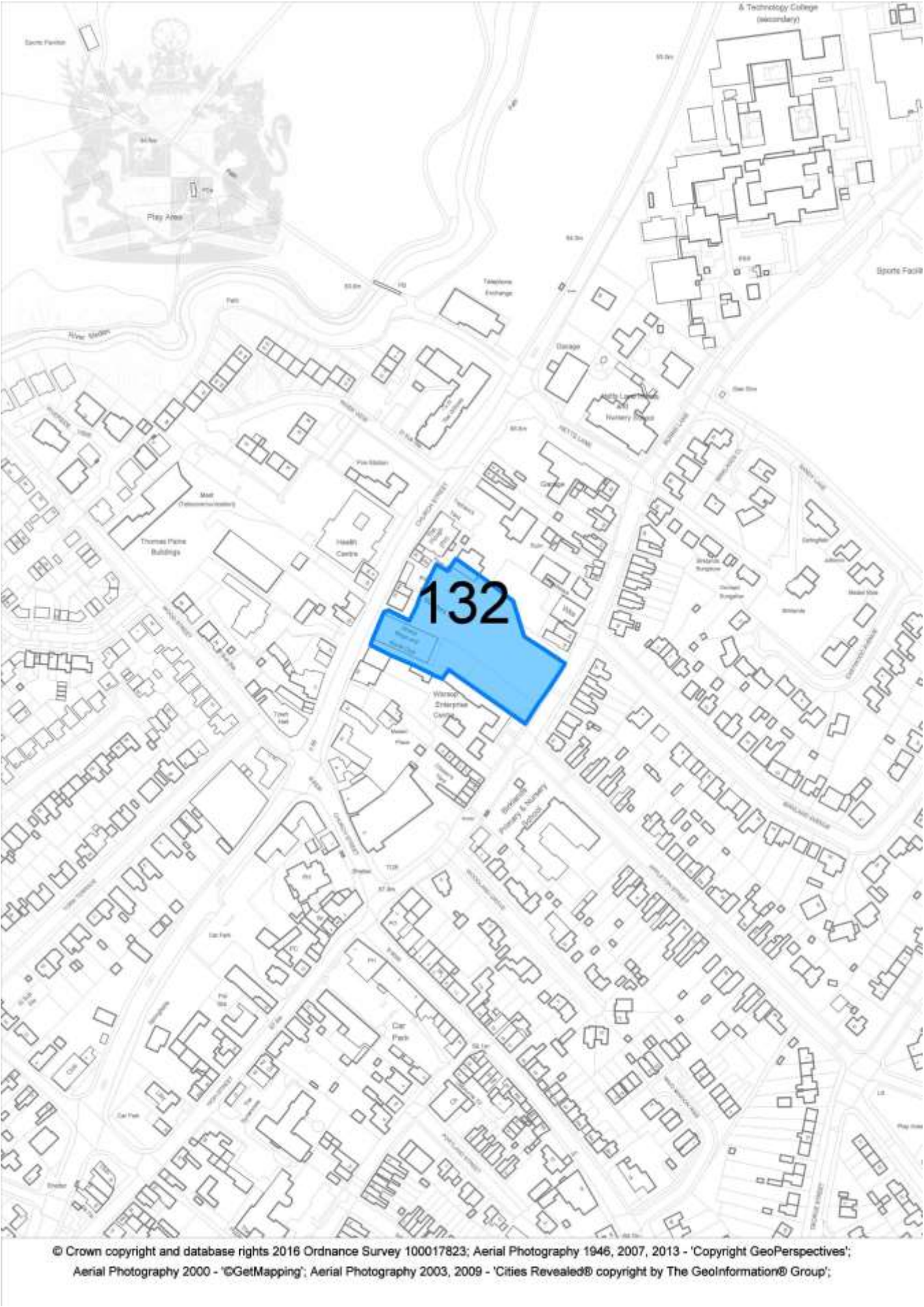
Comparison retail

0

Convenience retail

800

Planning permisison in place (2016/0136/NT) to develop site as a food store and associated car parking.



HELAA Ref	133	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Handley Arcade Car Park				
Site Address	Toothill Lane				
Ward	Portland				
Locality	Mansfield	Grid Ref	454010 , 361230	Plotted Site Area (Ha)	0.11
Land Type	Brownfield	Proposal	Economic		
Source	Expired planning permissions				

Assessment

Availability

Not available

The site is not identified as available by the landowner at present and is currently used as a car park.

Suitability

Suitable

The site has access off Toothill Lane, has a bus stop at the entrance to the site and a short wall to the Train station.

Achievability

Potentially achievable

A previous expired planning consent for 71 flats and 4 retail units was not implented. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

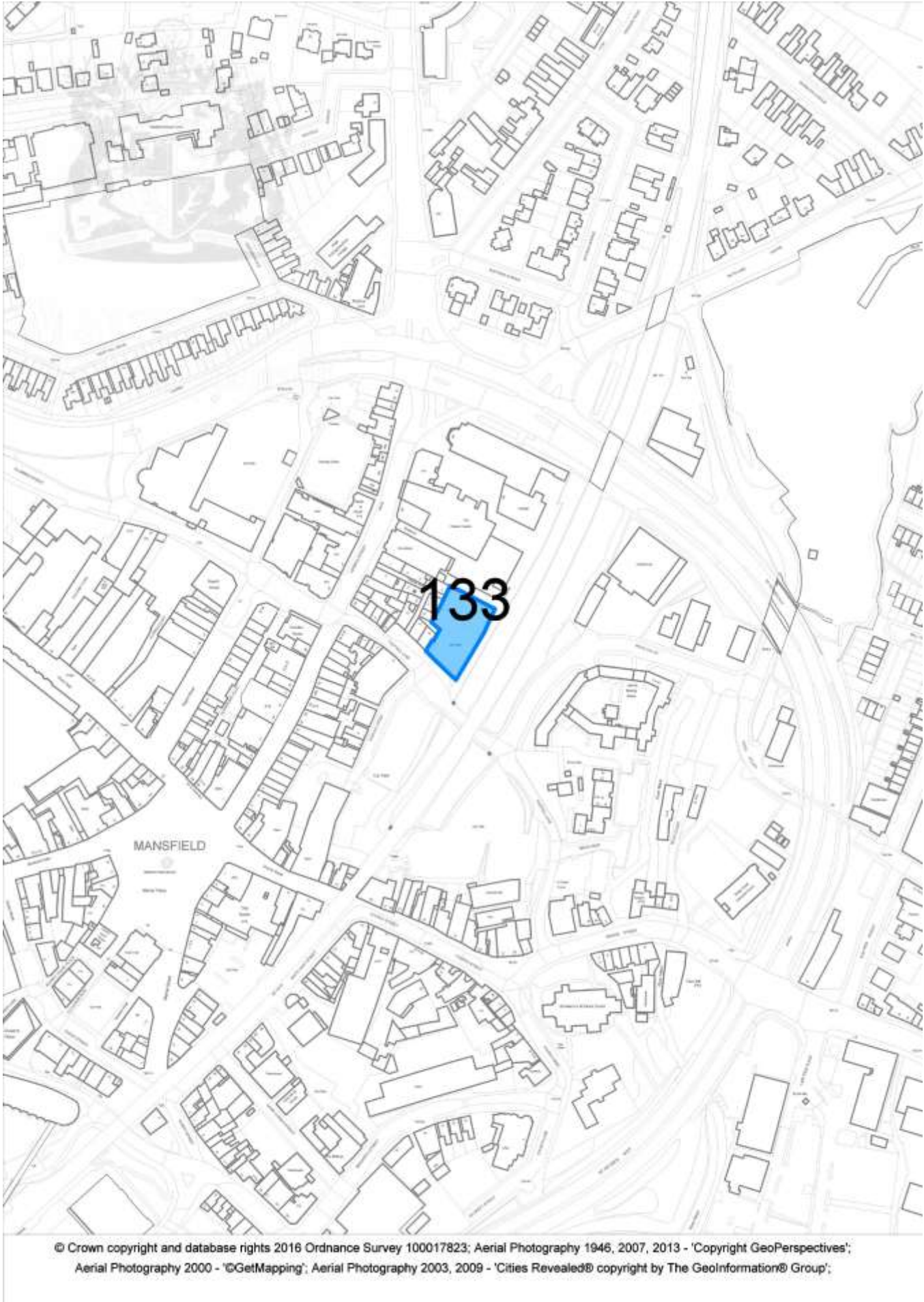
Comparison retail

0

Convenience retail

0

This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	134	Planning Status	Permission granted
Site Name	Land at Belvedere Street	HELAA Result	Reasonable alternative
Site Address	Stockwell Gate		
Ward	Portland		
Locality	Mansfield	Grid Ref	453623 , 360961
Land Type	Brownfield	Plotted Site Area (Ha)	0.51
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Economic

Assessment

Availability	Available
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Outline planning permission in place and owner promoting development.

Suitability	Suitable
-------------	----------

The site has extant planning permission and considered suitable for economic use.

Achievability	Potentially achievable
---------------	------------------------

Prominent town centre location with good access to public transport. However, site has not been developed for retail uses and has been used for car parking instead. Based on this it is assumed that in the current economic climate, new town centre retail development is unlikely to be attractive in the town centre in the short to medium term.

Estimated Deliverability

Housing	Not Assessed	0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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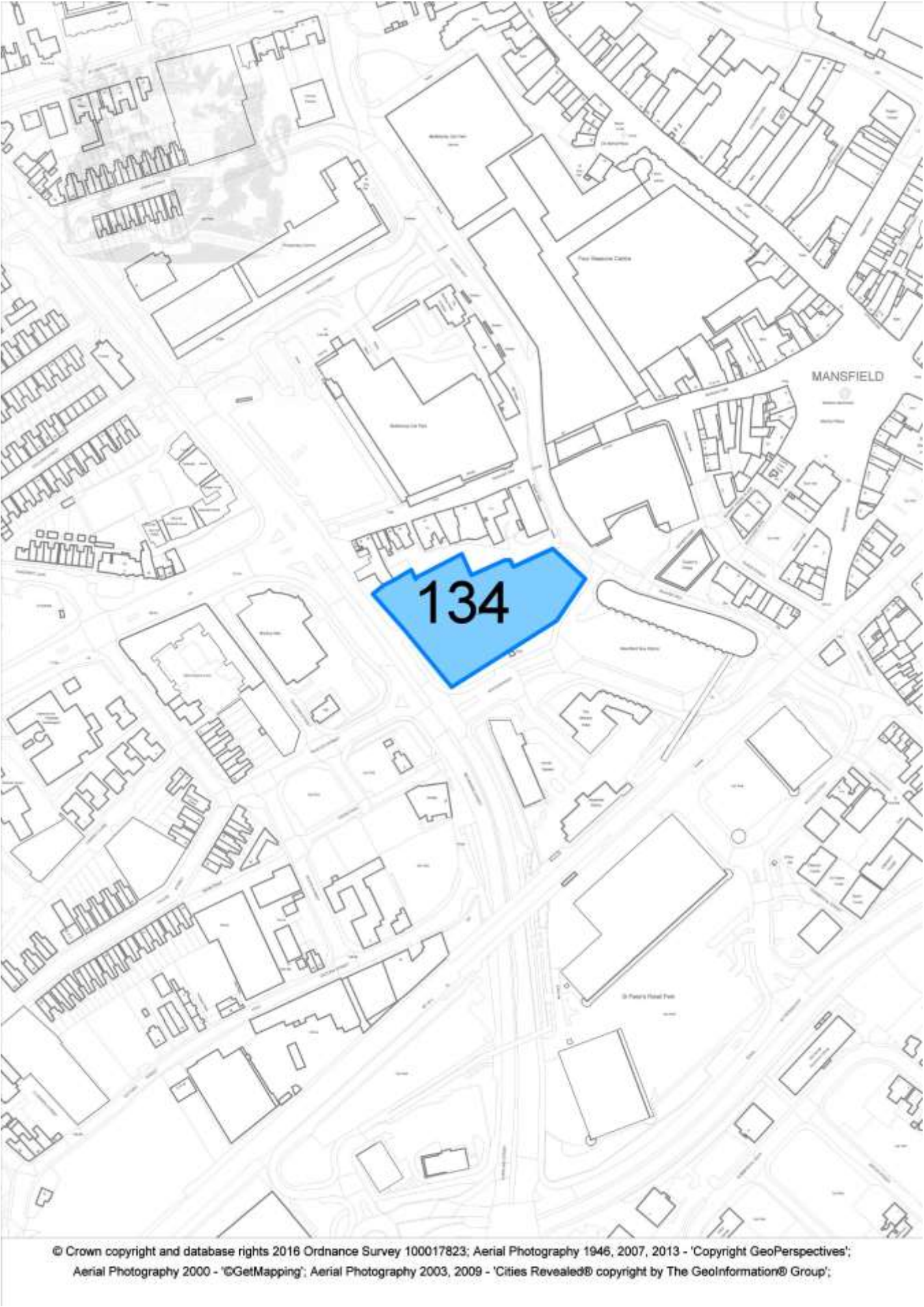
Not assessed

Economic (sqm)	Developable (years 11+)	2608 sqm
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Office	1020	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	1588
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Although there is a willing owner in place the site has had planning permisison for a number of years and no occupier has been identified, unlikely to be delivered in the short term.



HELAA Ref	135			Planning Status	
Site Name	190 Ladybrook Lane			HELAA Result	Reasonable alternative
Site Address					
Ward	Ladybrook				
Locality	Mansfield	Grid Ref	452294 , 361102	Plotted Site Area (Ha)	0.26
Land Type	Brownfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Land owner has identified this site as available for development. Planning permisison in place (2014/0587/ST).

Suitability

Suitable

Planning permission granted (2014/0587/ST).

Achievability

Potentially achievable

The site is considered to have reasonable prospects of achievability but needs to identify end user.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Economic (sqm)

Deliverable (years 1-5)

400 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

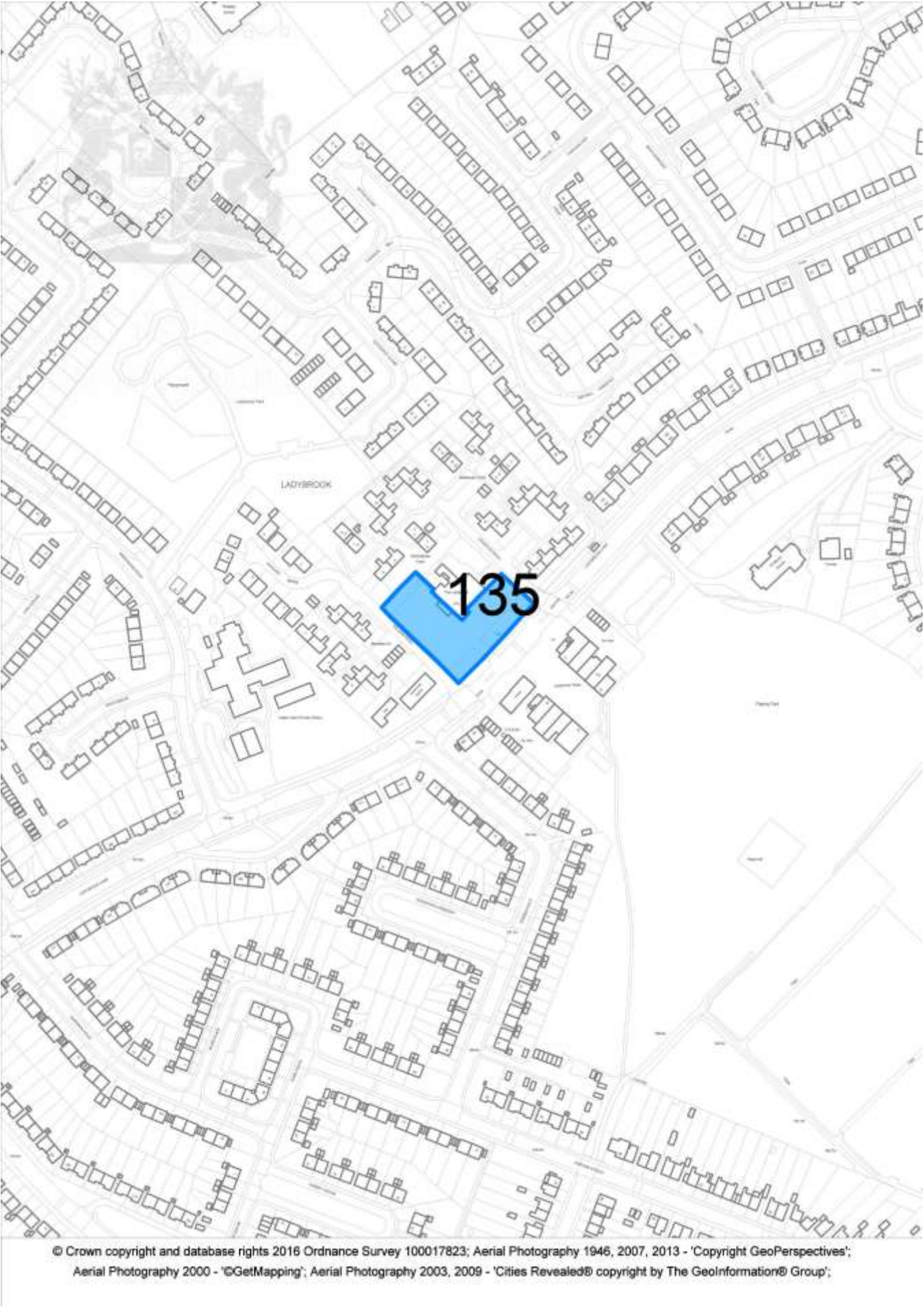
Comparison retail

0

Convenience retail

400

Extant planning permisison in place since 2014, but uncertain whether a developer is in place.



HELAA Ref	136			Planning Status	Permission granted
				HELAA Result	Excluded at Stage 1
Site Name	Nottingham Road Retail Park				
Site Address	Nottingham Road				
Ward	Portland				
Locality	Mansfield	Grid Ref	453790 , 360328	Plotted Site Area (Ha)	0.11
Land Type	Brownfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Not Assessed
--------------	--------------

Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.

Suitability	Not Assessed
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Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.

Achievability	Not Assessed
---------------	--------------

Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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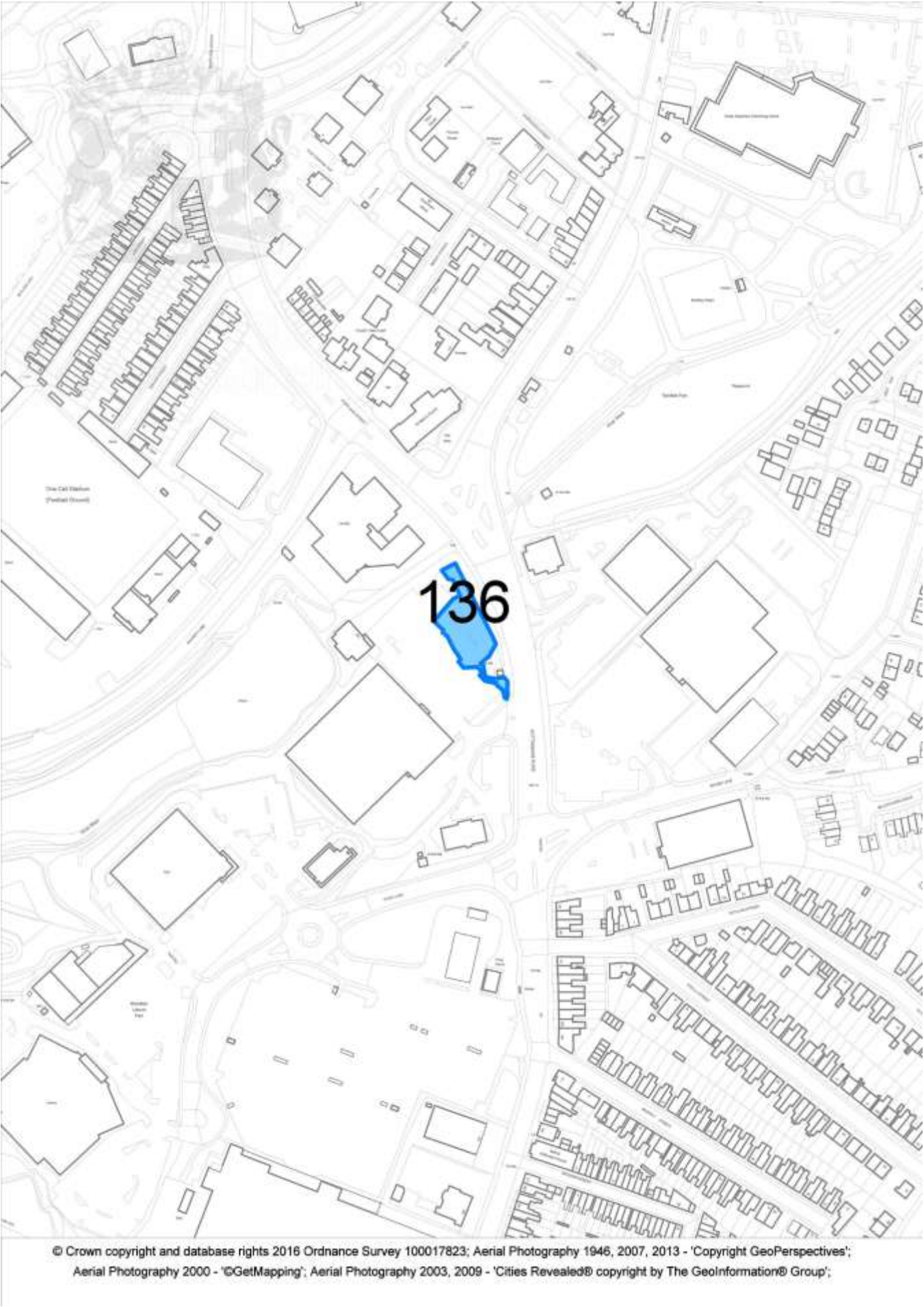
Site and proposed economic floorspace too small.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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Site and proposed economic floorspace below stage 1 HELAA threshold - so not assessed.



HELAA Ref	137	Planning Status			
Site Name	Plot 17	HELAA Result			
Site Address	Reasonable alternative				
Ward	Long Stoop Way, Crown Farm Estate				
Locality	Ling Forest				
Land Type	Forest Town	Grid Ref	456861 , 361448	Plotted Site Area (Ha)	0.25
Source	Brownfield	Proposal	Economic		
	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Potentially available

Potentially available - Intentions of landowner unknown and no awareness of any developer interest. To follow up. Previous planning permission lapsed in July 2016.

Suitability

Suitable

The site has previously had planning permission (2013/0276/ST) - assumed continues to be suitable on the same basis.

Achievability

Achievable

The site is considered to have reasonable prospects of achievability and is currently being marketed.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed

Economic (sqm)

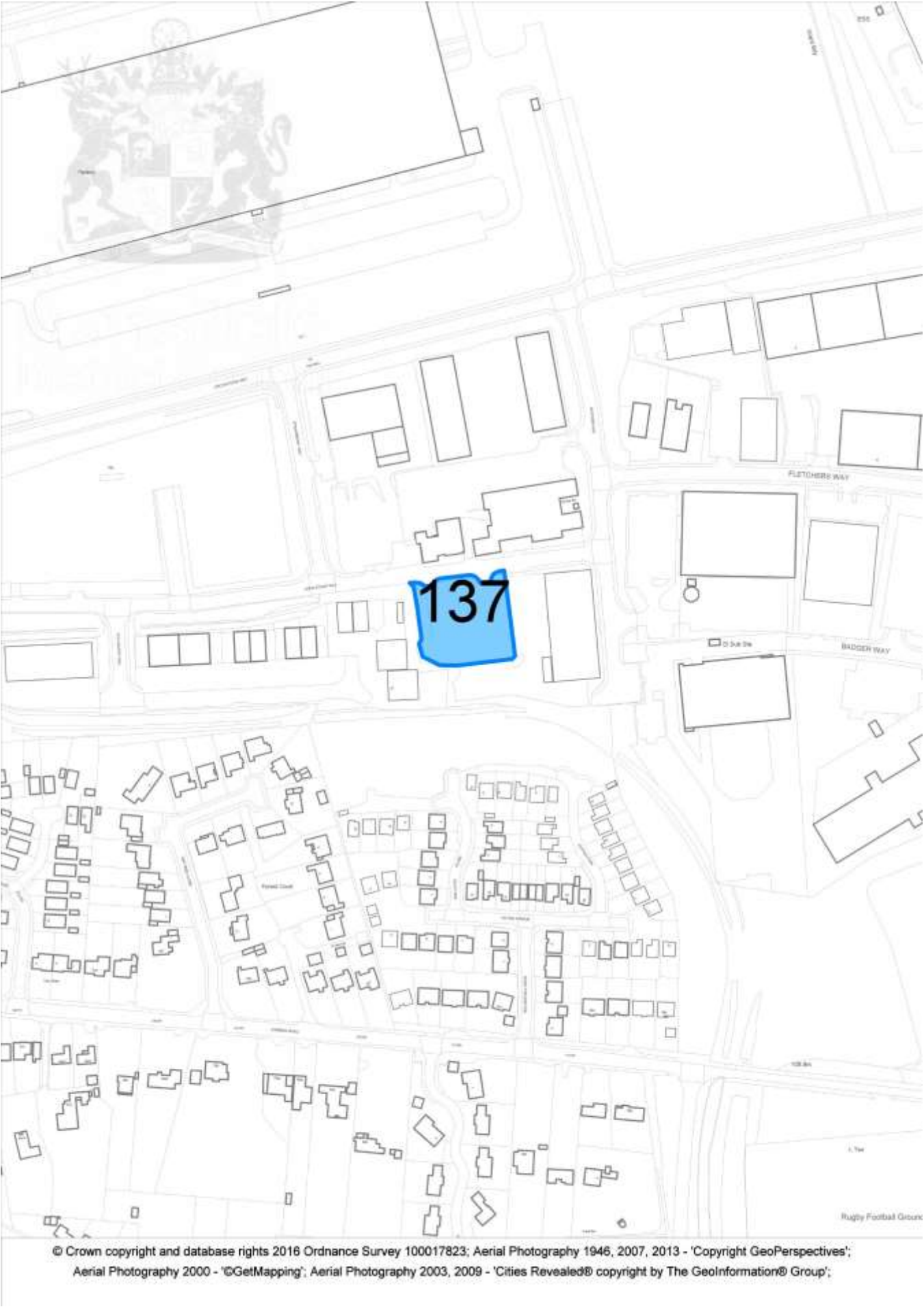
Developable (years 6-10)

1000 sqm

Office	0	Industrial	0	Warehousing	1000	Leisure	0
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Comparison retail	0	Convenience retail	0
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Commencement assumed during the 6 - 10 year timeframe as no planning permission in place.



HELAA Ref	138			Planning Status	Permission granted
				HELAA Result	Excluded at Stage 2
Site Name	Bellamy Road Industrial Estate (Site B)				
Site Address	Southwell Road West				
Ward	Lindhurst				
Locality	Mansfield	Grid Ref	456750 , 359363	Plotted Site Area (Ha)	0.51
Land Type	Brownfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability	Not available
--------------	---------------

Planning permission for non-residential development (2014/0684/ST) has been implemented and so the site is no longer considered as available.

Suitability	Not Assessed
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Not available.

Achievability	Not Assessed
---------------	--------------

Not available.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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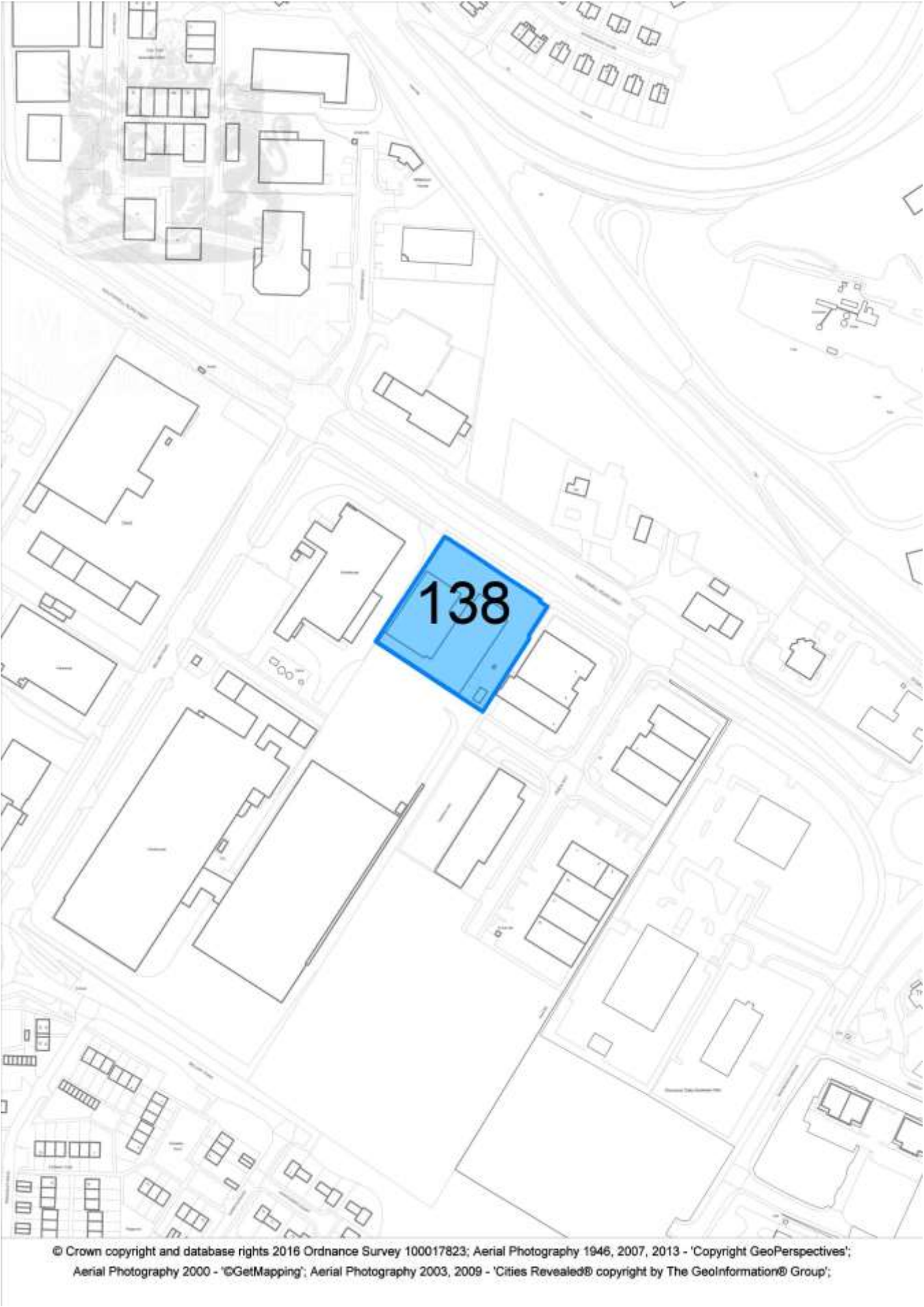
Not available.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Planning consent for storage and repair of caravan and motorhomes implemented and site is no longer considered as available for HELAA.



HELAA Ref	139			Planning Status	Reasonable alternative
Site Name	Frontage to Ransom Wood Business Park			HELAA Result	
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457094 , 359287	Plotted Site Area (Ha)	2.25
Land Type	Mixed	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Available

Land owner has identified this site as available for development. Site is being marketed.

Suitability

Suitable

The site has good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Achievable

Site is considered to have good prospects of achievability in a prominent location in a well proven commercial area.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

Economic (sqm)

Developable (years 6-10)

1750 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	1000
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Comparison retail	0	Convenience retail	750
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Commencement assumed during the 6 - 10 year timeframe but much will depend on developer demand. No current application or developer confirmed in place though site is proactively being marketed. Development of this site may be dependant on provision of replacement carpark.



HELAA Ref	140			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Hermitage Lane Industrial Estate (Site A)				
Site Address	Hermitage Lane				
Ward	Oakham				
Locality	Mansfield	Grid Ref	452424 , 359779	Plotted Site Area (Ha)	0.40
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Available

Site is considered as available and has detailed planning permisison for 3 light industrial units (2016/0086/ST).

Suitability

Suitable

The site has planning permission (2016/0086/ST).

Achievability

Achievable

Site is considered to have good prospects of achievability as there are identified end user shown in the planning application.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

Economic (sqm)

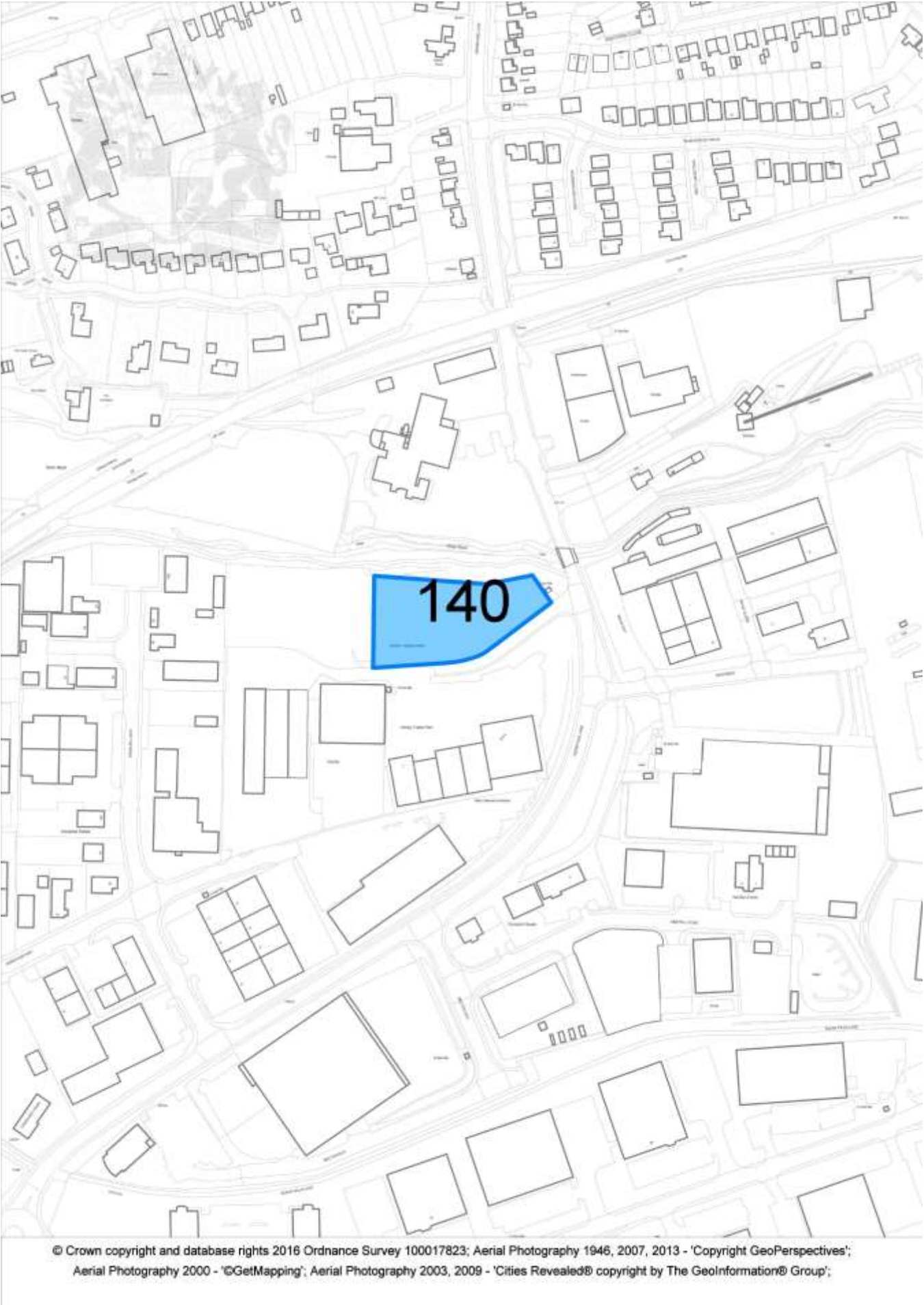
Deliverable (years 1-5)

1115 sqm

Office	0	Industrial	1115	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Detailed planning permission granted in May 2016 with end users identified.



HELAA Ref	141			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Oakham Business Park (Site A)				
Site Address	Hamilton Way				
Ward	Oakham				
Locality	Mansfield	Grid Ref	452795 , 359725	Plotted Site Area (Ha)	0.17
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner via the HELAA.

Suitability Suitable

Site is considered to have suitable access and is considered suitable for economic use at this stage

Achievability Potentially achievable

Site maybe have some prospects of achievability, however the small plot size may narrow the market appeal.

Estimated Deliverability

Housing Not Assessed 0 dwellings

Years 1 - 5 0Years 6 - 10 0Years 11+ 0Post Plan Period 0

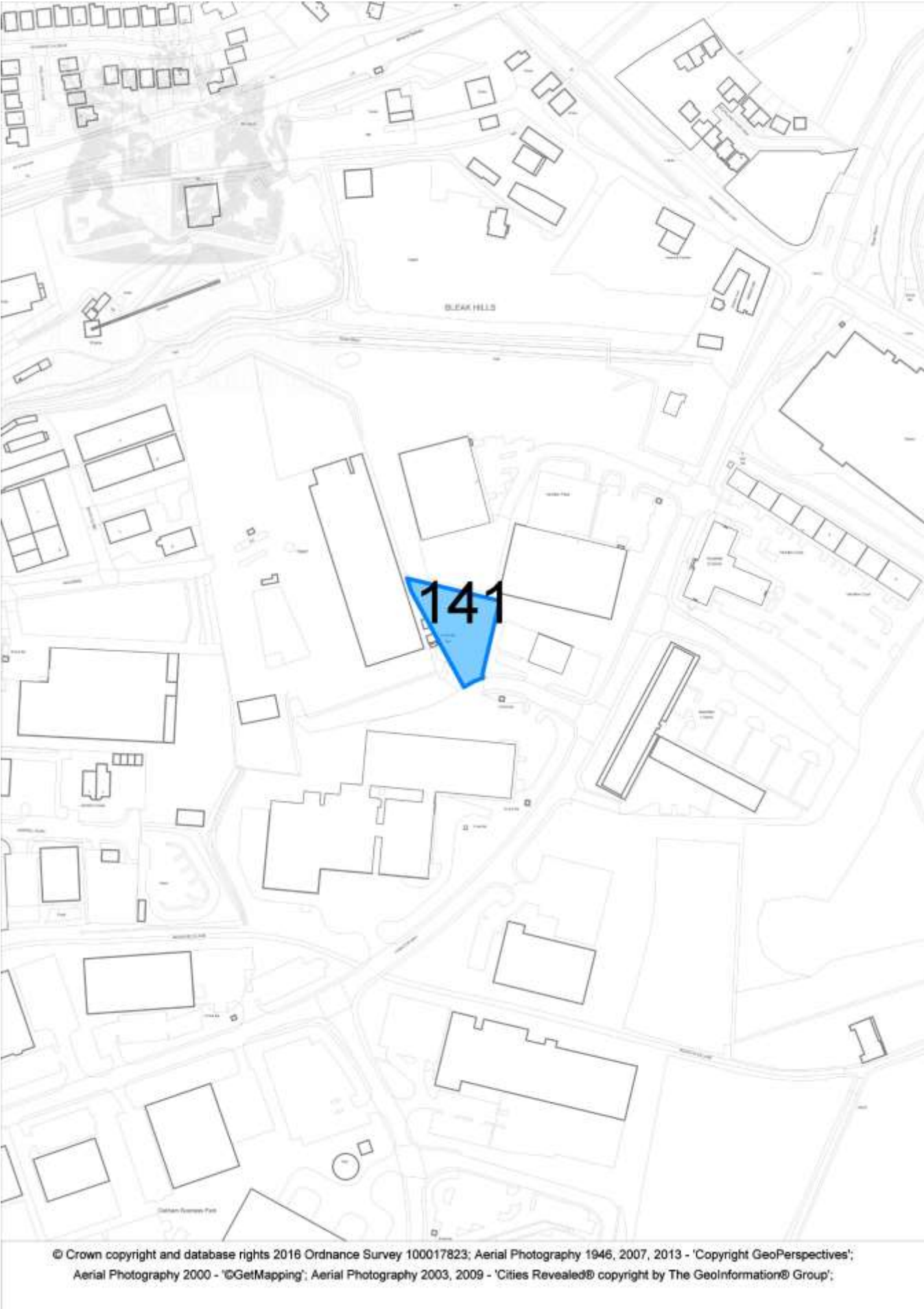
N/A

Economic (sqm) Not deliverable within the plan period 680 sqm

Office 0Industrial 340Warehousing 340Leisure 0

Comparison retail 0Convenience retail 0

Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	142	Planning Status			
Site Name	Oakham Business Park (Site B)	HELAA Result			
Site Address	Hamilton Way	Reasonable alternative			
Ward	Oakham				
Locality	Mansfield	Grid Ref	452862 , 359606	Plotted Site Area (Ha)	0.22
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner.

Suitability

Suitable

Site use and access is considered suitable at this stage

Achievability

Potentially achievable

This is a small plot which may narrow the market appeal of the site.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

Economic (sqm)

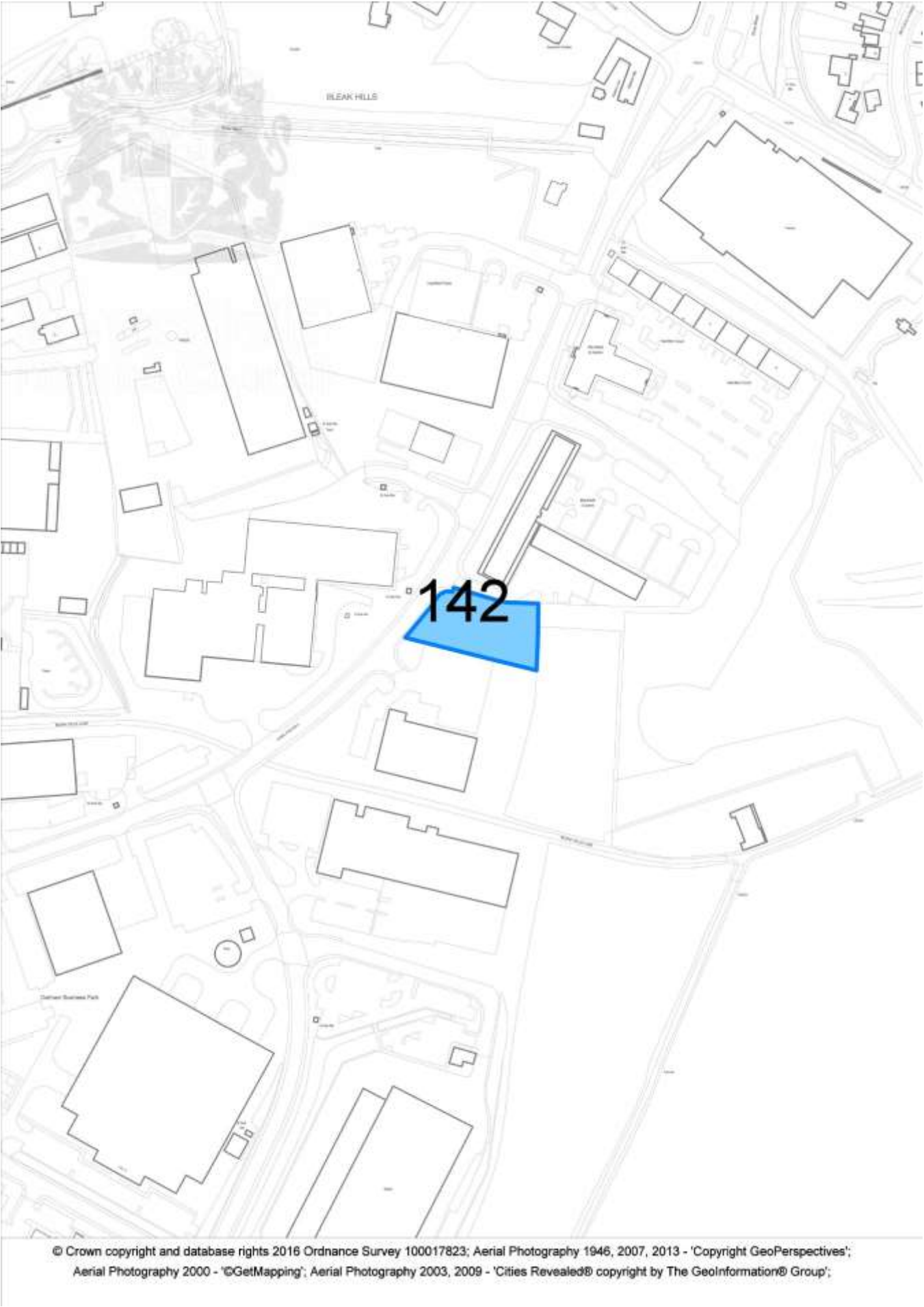
Not deliverable within the plan period

880 sqm

Office	0	Industrial	440	Warehousing	440	Leisure	0
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Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	143			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Crown Farm Industrial Estate (Site A)				
Site Address	Crown Farm Way				
Ward	Kingsway				
Locality	Forest Town	Grid Ref	456991 , 361782	Plotted Site Area (Ha)	2.77
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability	Available
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Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

Suitability	Suitable
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Site use and access is considered suitable at this stage

Achievability	Achievable
---------------	------------

Site is considered to have reasonable prospects of achievability.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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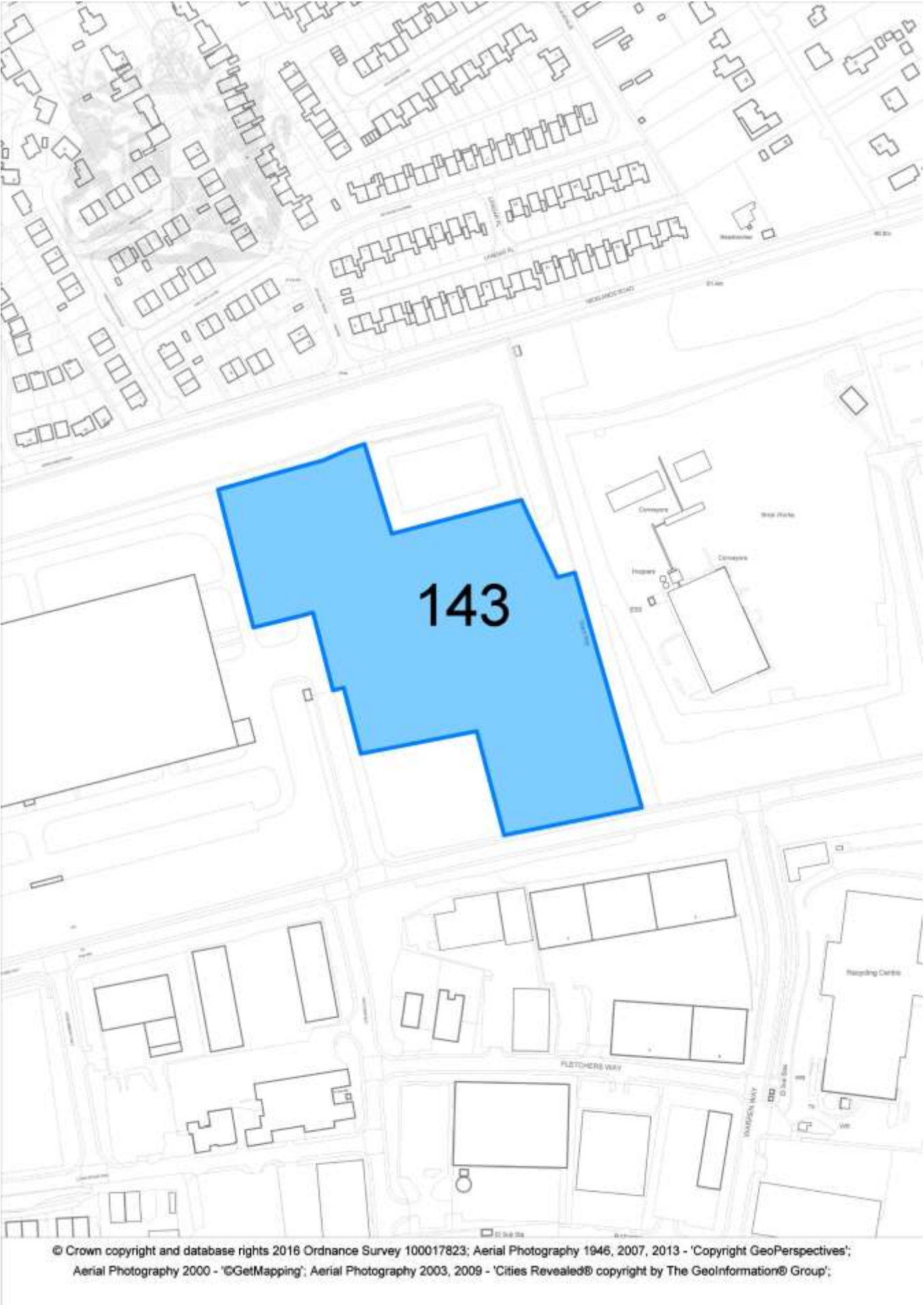
N/A

Economic (sqm)	Not deliverable within the plan period				11080 sqm
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Office	0	Industrial	5540	Warehousing	5540	Leisure	0
--------	---	------------	------	-------------	------	---------	---

Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	144	Planning Status			
Site Name	Land off Sherwood Street	HELAA Result	Reasonable alternative		
Site Address					
Ward	Yeoman Hill				
Locality	Mansfield Woodhouse	Grid Ref	453652 , 362977	Plotted Site Area (Ha)	0.23
Land Type	Brownfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Available

The site is considered as available and has secured planning permission recently (2016/0082/NT).

Suitability

Suitable

The site is considered as suitable as has secured planning permission recently (2016/0082/NT).

Achievability

Achievable

Site is considered to have reasonable prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

N/A

Economic (sqm)

Deliverable (years 1-5)

836 sqm

Office

0

Industrial

0

Warehousing

836

Leisure

0

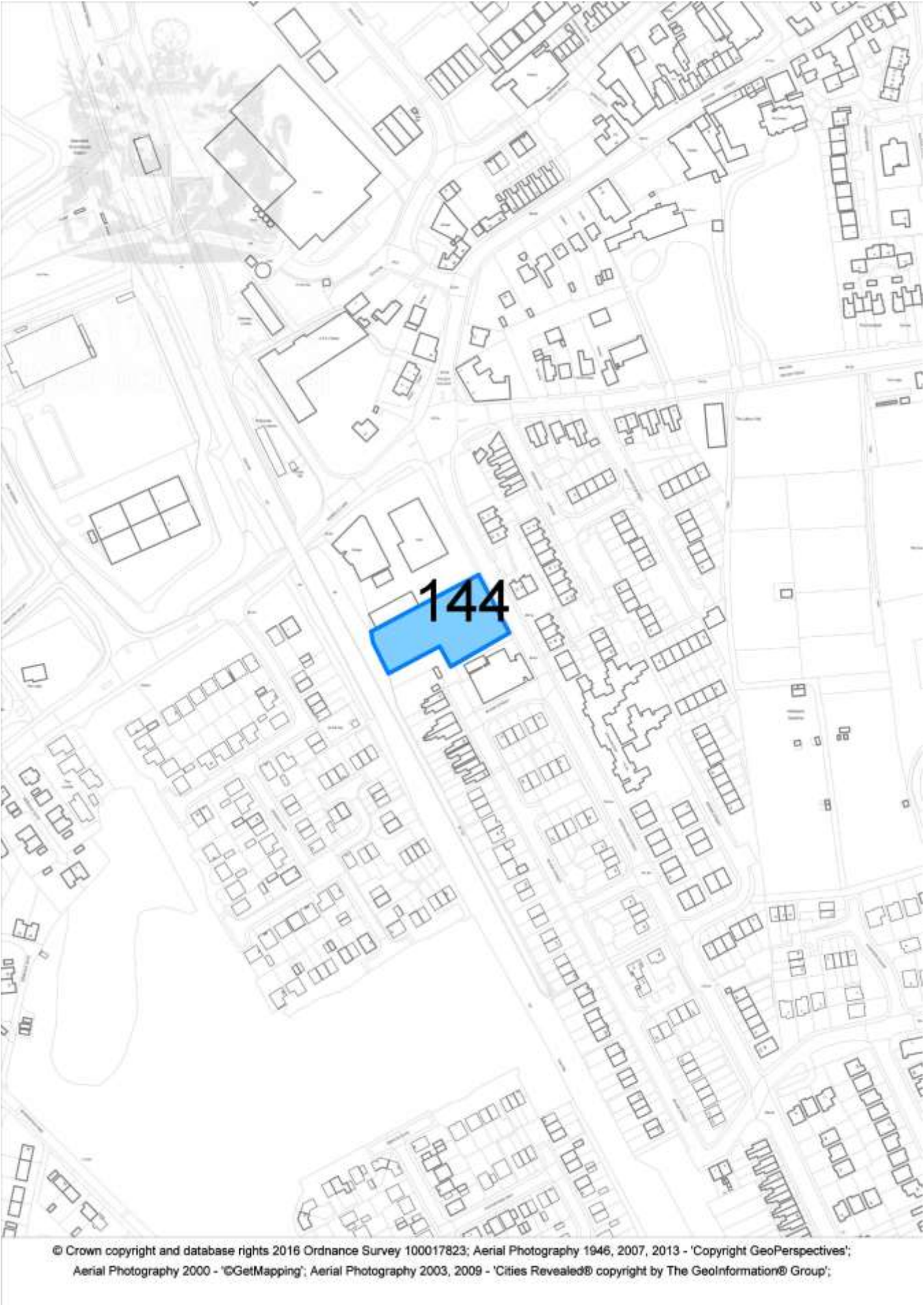
Comparison retail

0

Convenience retail

0

Site has detailed planning permission granted in July 2016 and is expected to be developed in the next five years.



HELAA Ref	145			Planning Status	
Site Name	Sherwood Business Park (Site A)			HELAA Result	Reasonable alternative
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457431 , 359153	Plotted Site Area (Ha)	0.51
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

Suitability

Suitable

Site use and access is considered suitable at this stage

Achievability

Achievable

Site is considered to have reasonable prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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N/A

Economic (sqm)

Not deliverable within the plan period

2040 sqm

Office	0	Industrial	1020	Warehousing	1020	Leisure	0
--------	---	------------	------	-------------	------	---------	---

Comparison retail	0	Convenience retail	0
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	146	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Sherwood Business Park (Site B)				
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457532 , 359264	Plotted Site Area (Ha)	0.27
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

Suitability

Suitable

Employment use is compatible with adjoining location and access is considered suitable.

Achievability

Achievable

Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

N/A

Economic (sqm)

Not deliverable within the plan period

1080 sqm

Office

0

Industrial

540

Warehousing

540

Leisure

0

Comparison retail

0

Convenience retail

0

Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	148	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Millenium Business Park (Site A)				
Site Address	Concorde Way				
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452161 , 362830	Plotted Site Area (Ha)	0.32
Land Type	Greenfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability Available

Site is not considered as available for development at present as it is not being actively promoted by the land owner through the HELAA.

Suitability Suitable

Employment use is compatible with adjoining location and access is considered suitable.

Achievability Achievable

Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing Not Assessed 0 dwellings

Years 1 - 5 0Years 6 - 10 0Years 11+ 0Post Plan Period 0

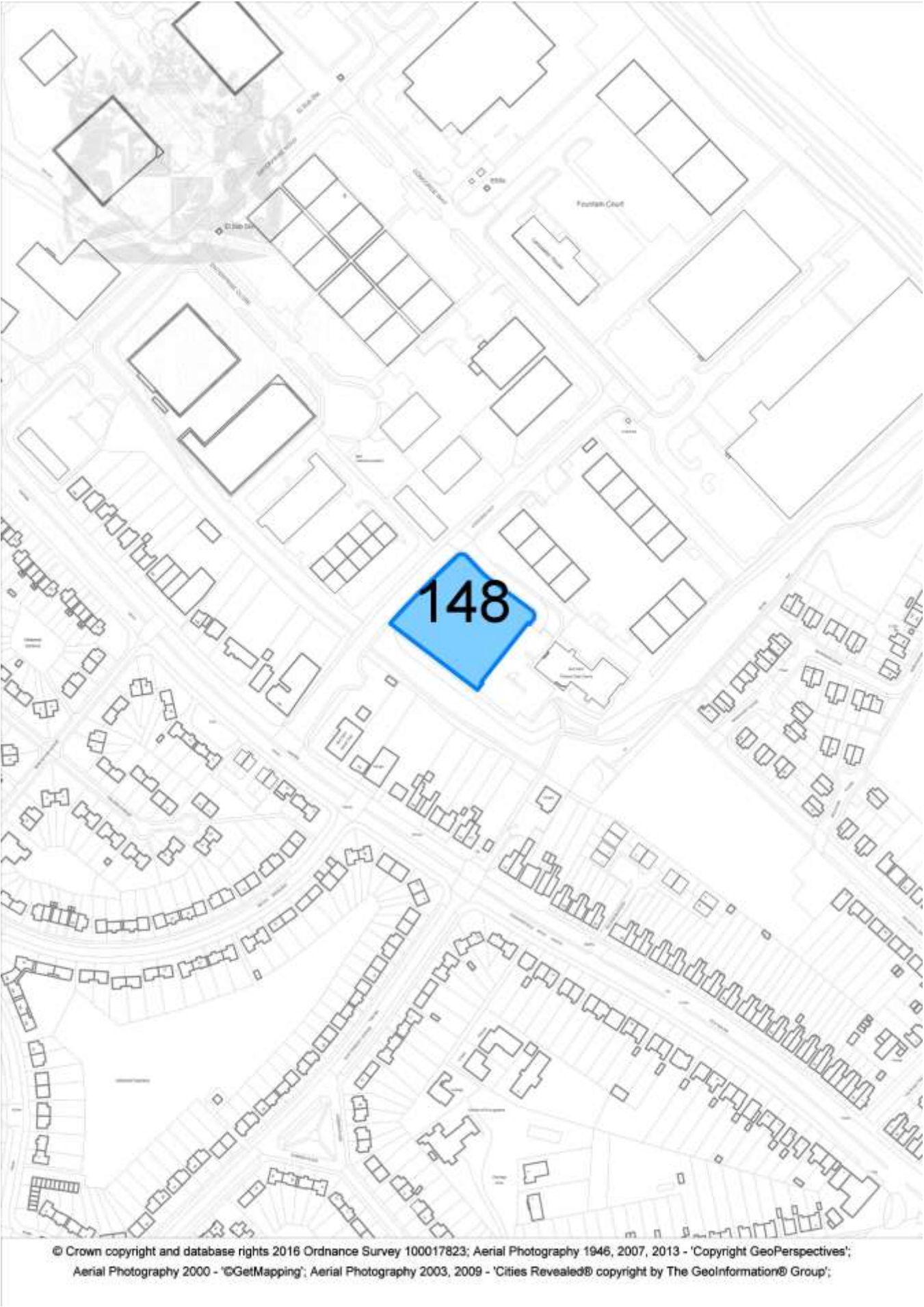
N/A

Economic (sqm) Not deliverable within the plan period 1280 sqm

Office 0Industrial 640Warehousing 640Leisure 0

Comparison retail 0Convenience retail 0

Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



HELAA Ref	149			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Land off Grove Way				
Site Address	Grove Street				
Ward	Woodhouse				
Locality	Mansfield Woodhouse	Grid Ref	453657 , 363261	Plotted Site Area (Ha)	0.08
Land Type	Brownfield	Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability

Not Assessed

Site is below the HELAA threshold and so not assessed

Suitability

Not Assessed

Site is below the HELAA threshold and so not assessed

Achievability

Not Assessed

Site is below the HELAA threshold and so not assessed

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Site is below the HELAA threshold and so not assessed

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

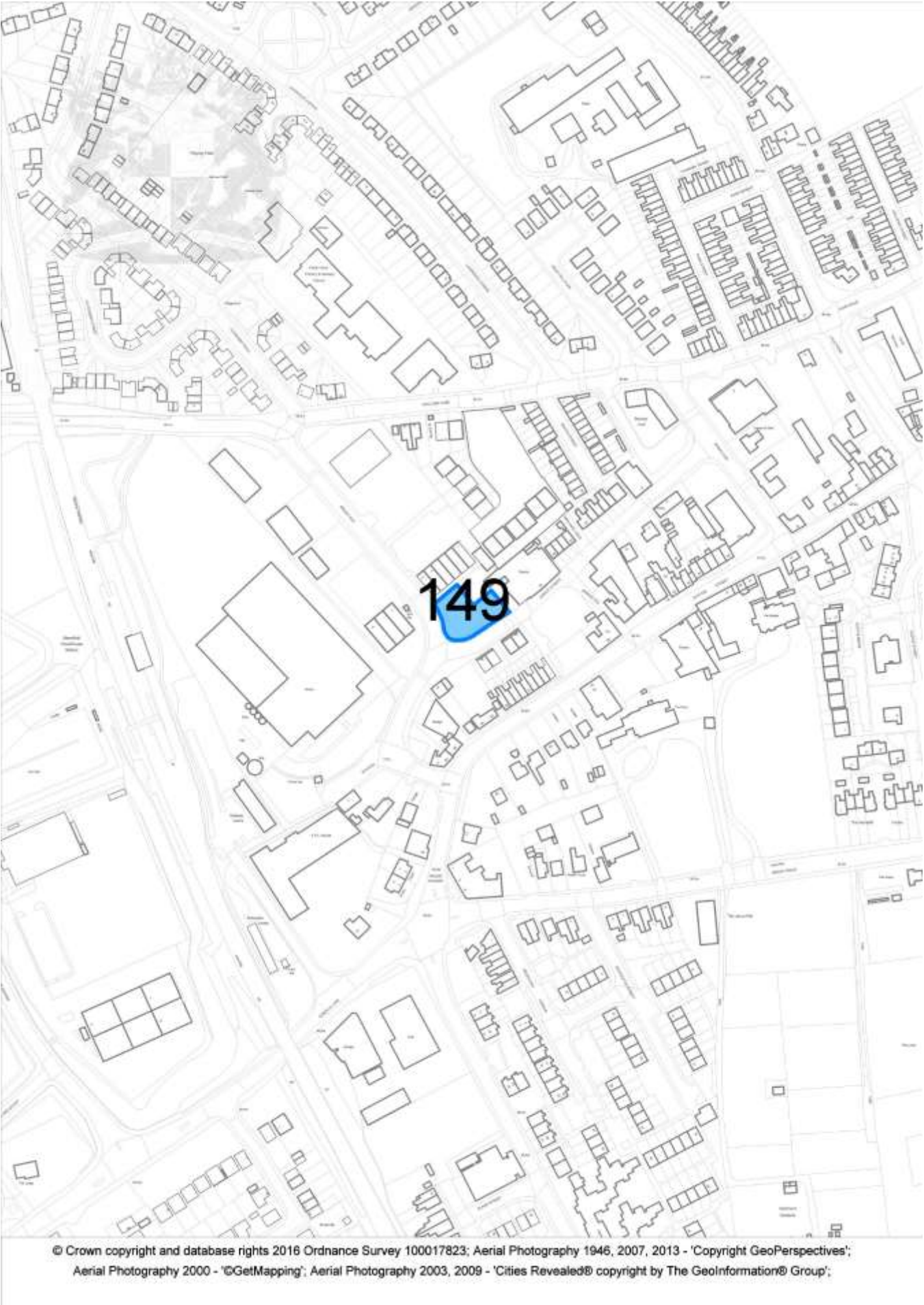
Comparison retail

0

Convenience retail

0

Site is below the HELAA threshold and so not assessed



HELAA Ref	150	Planning Status			
Site Name	Ratcher Hill Quarry	HELAA Result		Reasonable alternative	
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457177 , 359841	Plotted Site Area (Ha)	4.88
Land Type	Brownfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

Land owner has identified this site as available for development and is actively being promoted.

Suitability

Potentially suitable

The proposed use is compatible with adjoining uses and close to services and public transport. The proposed access for the site needs to be confirmed.

Achievability

Achievable

Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

N/A

Economic (sqm)

Developable (years 6-10)

19520 sqm

Office

9760

Industrial

9760

Warehousing

0

Leisure

0

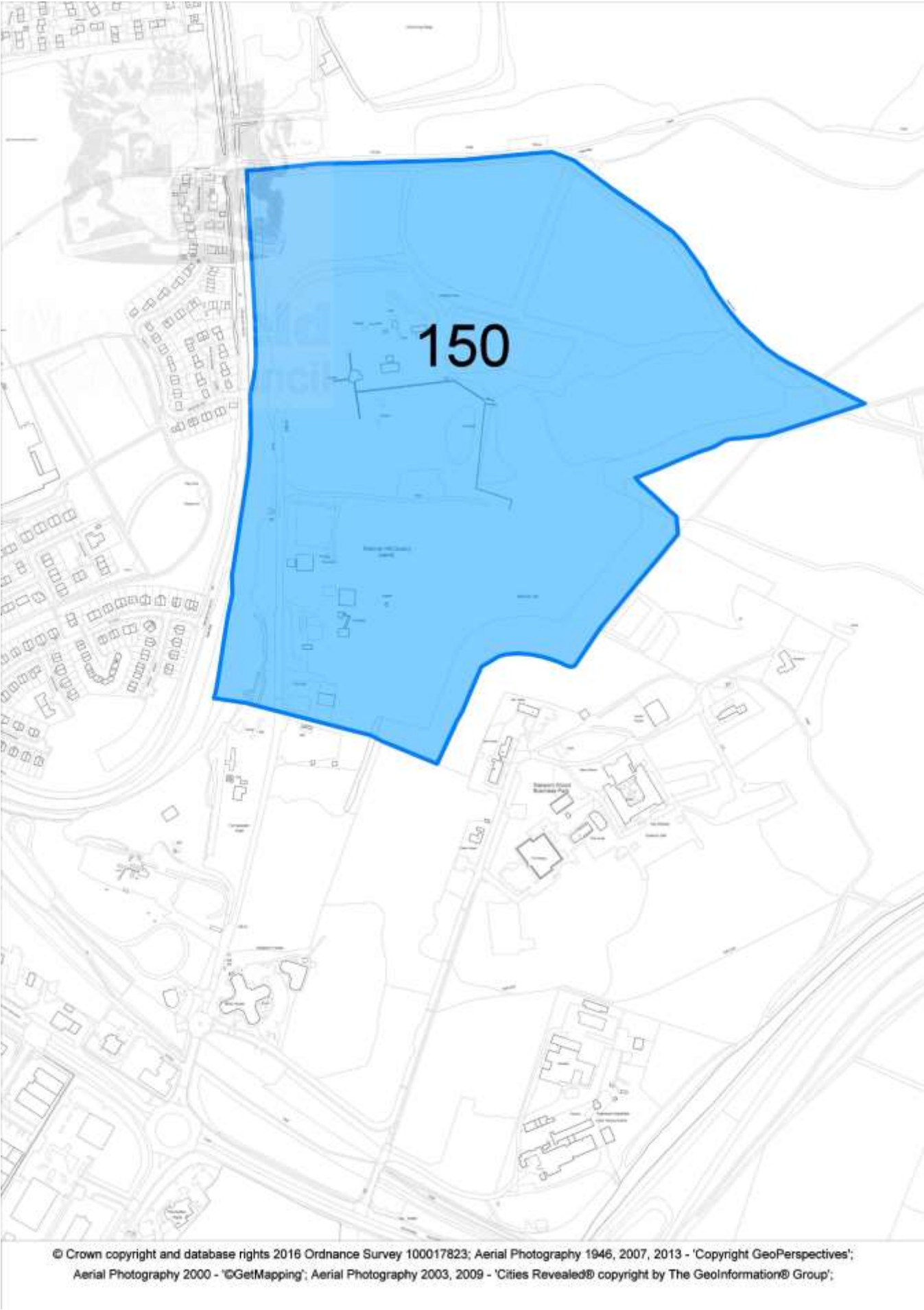
Comparison retail

0

Convenience retail

0

Commencement assumed during the 6 - 10 year timeframe as no planning permission in place.



HELAA Ref	151	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Carpark opposite Birch House				
Site Address	Ransom Wood, Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457016 , 359362	Plotted Site Area (Ha)	0.22
Land Type	Brownfield	Proposal	Economic		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Not available

Discussions with land owners indicate the site is no longer available for development at this point in time.

Suitability

Suitable

Site is suitably located for office development, with access to road network.

Achievability

Achievable

Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Economic (sqm)

Developable (years 6-10)

880 sqm

Office

880

Industrial

0

Warehousing

0

Leisure

0

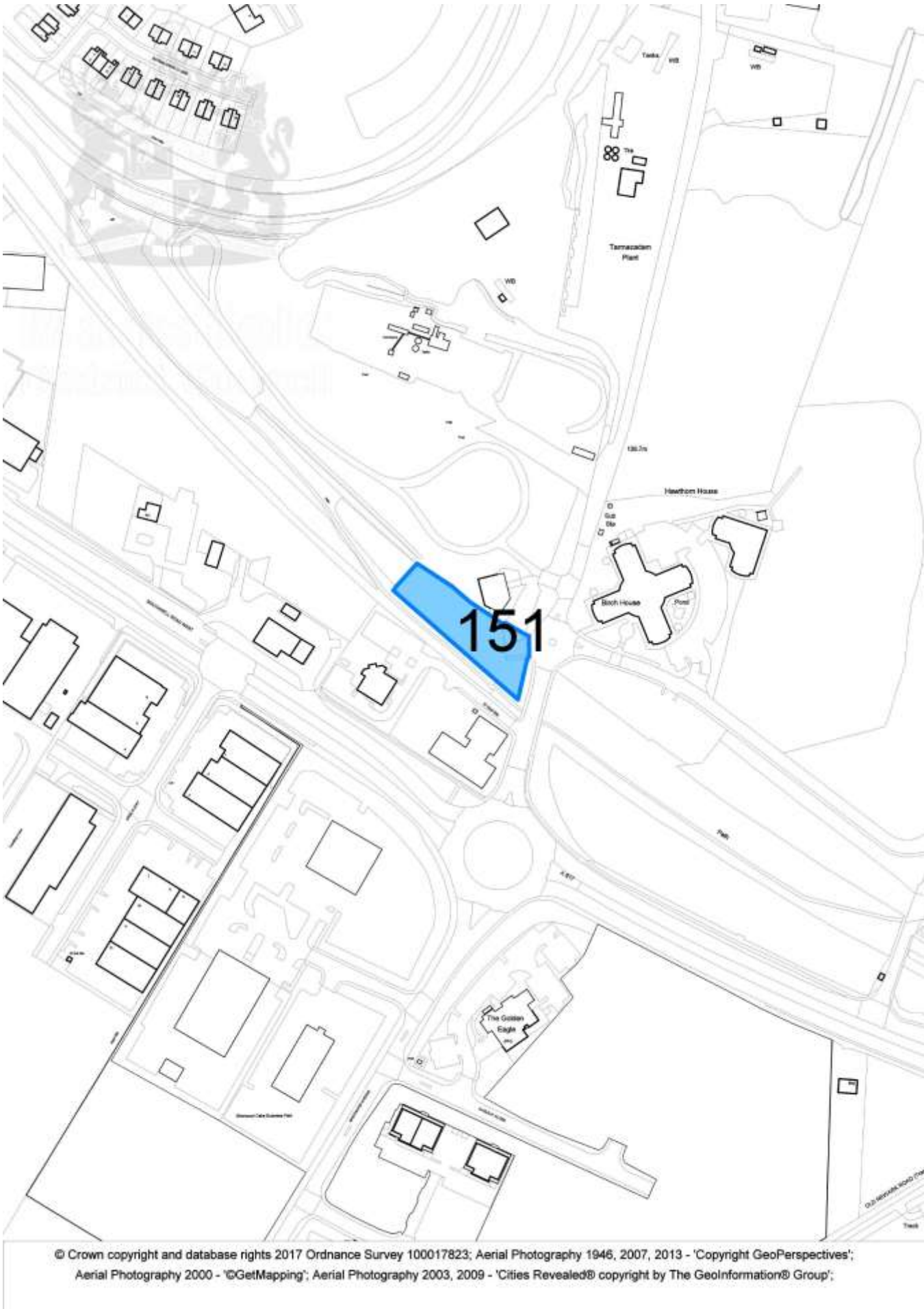
Comparison retail

0

Convenience retail

0

Commencement assumed during the 6 - 10 year timeframe as no planning permission in place. Development of this site is dependant on the relocation of the existing carpark which will require a lead in time.



HELAA Ref	152	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land off Birch Street				
Site Address	Birch Street				
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	456094 , 369177	Plotted Site Area (Ha)	1.41
Land Type	Greenfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability	Available
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Planning permission in place (2014/0302/NT)

Suitability	Suitable
-------------	----------

Planning permission in place (2014/0302/NT)

Achievability	Achievable
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The site is under construction and is almost complete. Lower sales value expected. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				30 dwellings
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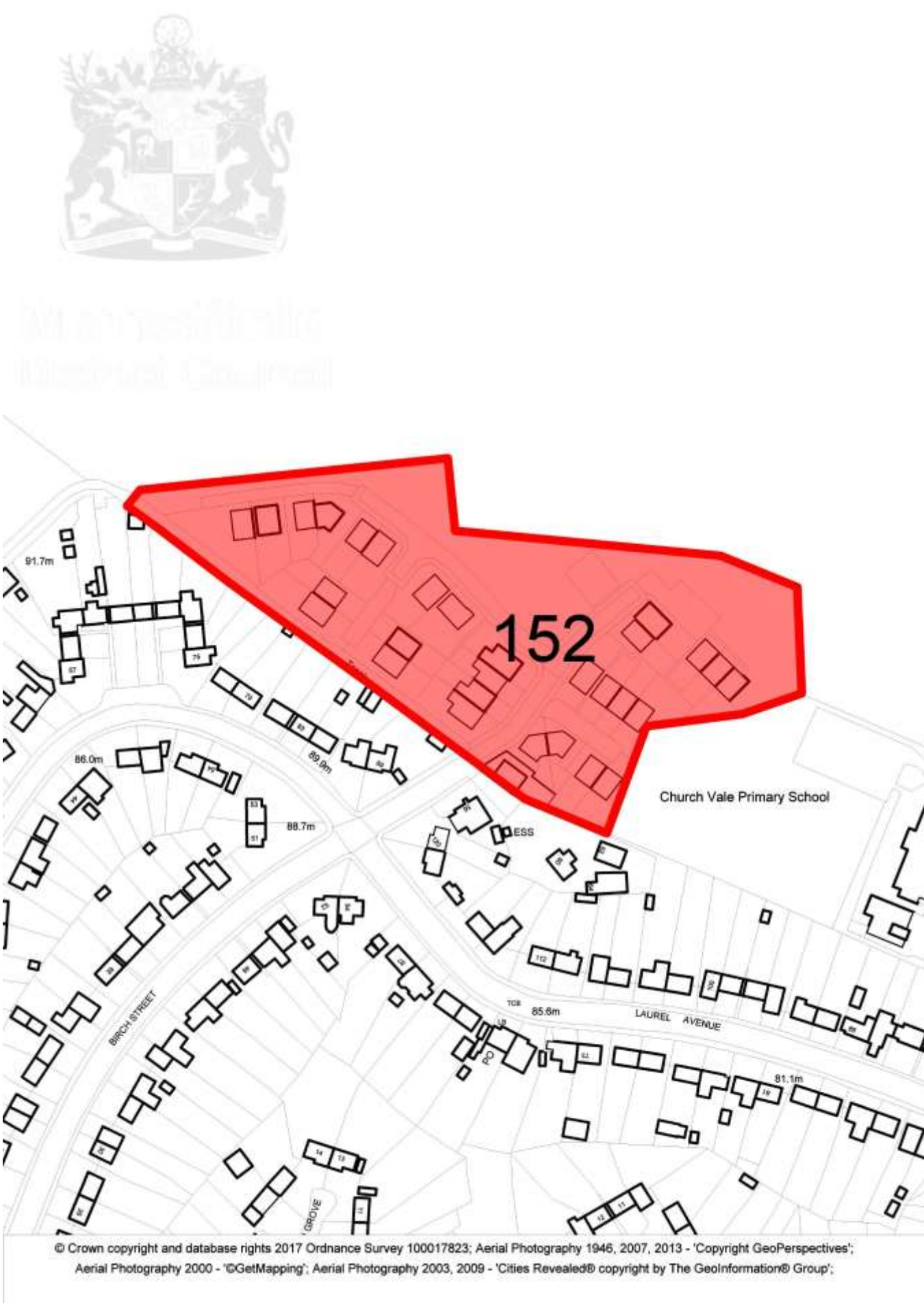
Years 1 - 5	20	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site has been completed.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	153	Planning Status							
Site Name	The Royal Estate	HELAA Result		Reasonable alternative					
Site Address	Land off King Road / Wood Street								
Ward	Warsop Carrs								
Locality	Market Warsop	Grid Ref	456441 , 368083	Plotted Site Area (Ha)	7.24				
Land Type	Brownfield	Proposal	Housing						
Source	Housing and Economic Development sites under construction								

Assessment

Availability	Available
--------------	-----------

Planning permission in place (2006/0079/NT, 2009/0506/NT and 2010/0444/NT).

Suitability	Suitable
-------------	----------

Planning permission in place (2006/0079/NT, 2009/0506/NT and 2010/0444/NT).

Achievability	Achievable
---------------	------------

The site is under construction and is almost complete. Medium sales value expected. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				255 dwellings
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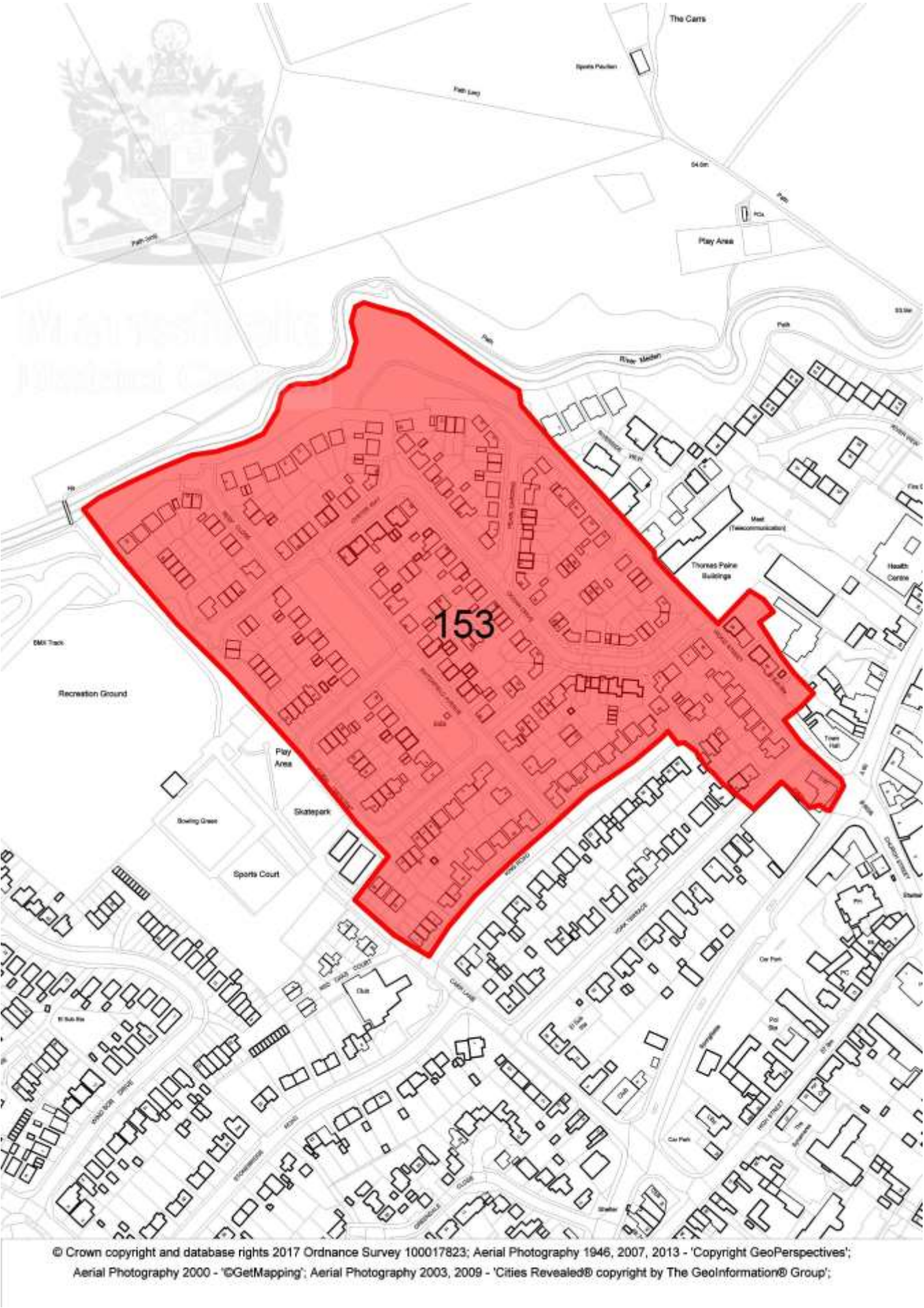
Years 1 - 5	33	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site completed

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	154			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land at West St and King St				
Site Address	inc. Greenshank Road				
Ward	Warsop Carrs				
Locality	Warsop Vale	Grid Ref	454749 , 367996	Plotted Site Area (Ha)	5.45
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability

Available

Planning permission in place (2006/0071/NT and 2011/0463/NT).

Suitability

Suitable

Planning permission in place (2006/0071/NT and 2011/0463/NT).

Achievability

Achievable

The site is under construction and is almost complete. Medium sales values expected. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

156 dwellings

Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site complete

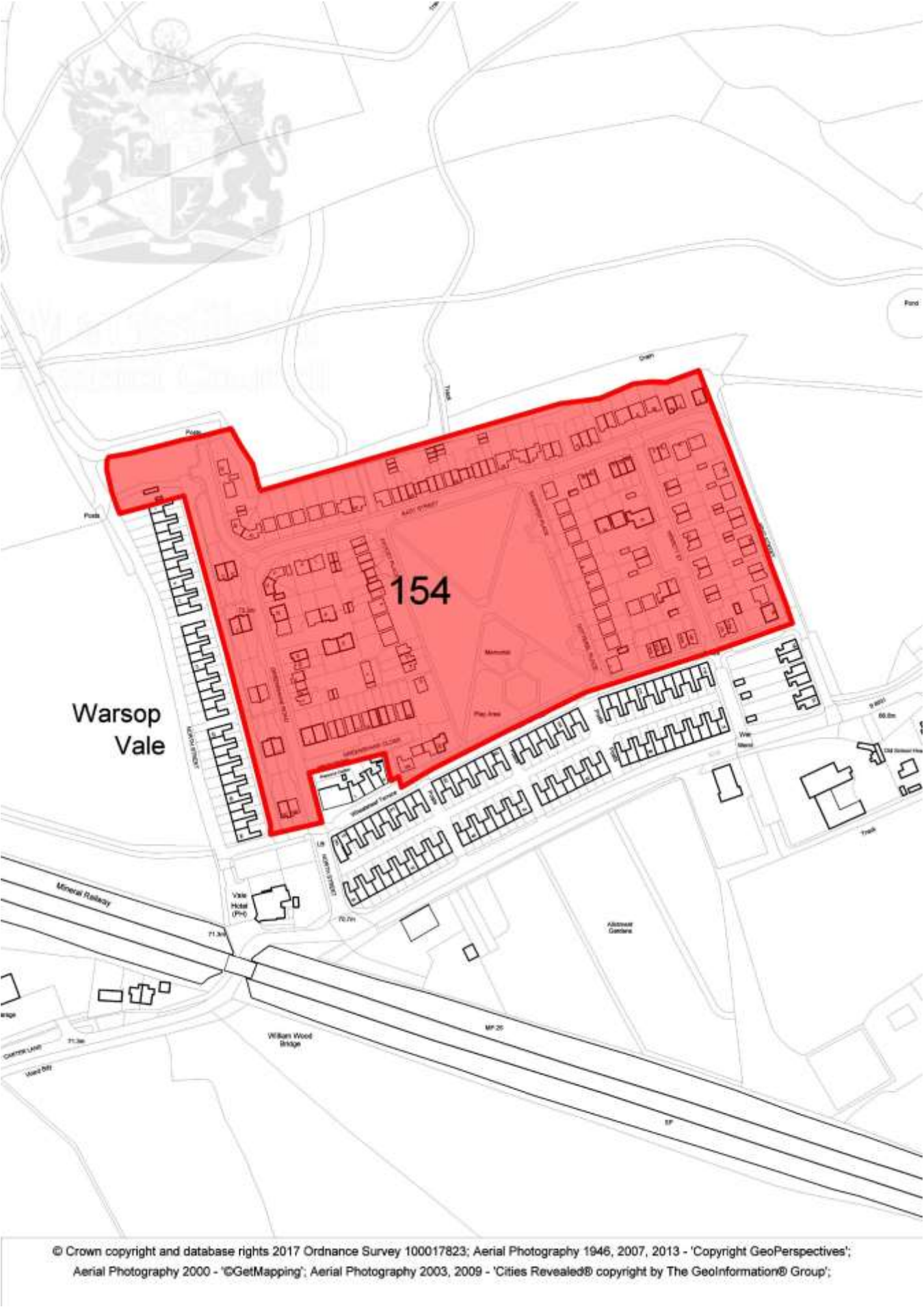
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
--------	---	------------	---	-------------	---	---------	---

Comparison retail	0	Convenience retail	0
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HELAA Ref	155			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Berry Hill Hall				
Site Address	Berry Hill Lane				
Ward	Berry Hill				
Locality	Mansfield	Grid Ref	454987 , 359529	Plotted Site Area (Ha)	2.11
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability

Available

Planning permission in place (2003/0768/ET) and completed.

Suitability

Suitable

Planning permission in place (2003/0768/ET) and completed.

Achievability

Achievable

Site is under construction. Higher value area. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

58 dwellings

Years 1 - 5

43

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Additional development was permitted by the original application but it is now understood that this is not expected to take place. The site is considered to be complete.

Economic (sqm)

Not Assessed

0 sqm

Office

0

Industrial

0

Warehousing

0

Leisure

0

Comparison retail

0

Convenience retail

0



HELAA Ref	156			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Former Miners Offices				
Site Address	Berry Hill Lane				
Ward	Berry Hill				
Locality	Mansfield	Grid Ref	455236 , 359594	Plotted Site Area (Ha)	0.93
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability

Available

Planning permission in place (2014/0719/ST).

Suitability

Suitable

Planning permission in place (2014/0719/ST).

Achievability

Achievable

Site is under construction.

Estimated Deliverability

Housing

Deliverable (years 1-5)

18 dwellings

Years 1 - 5	14	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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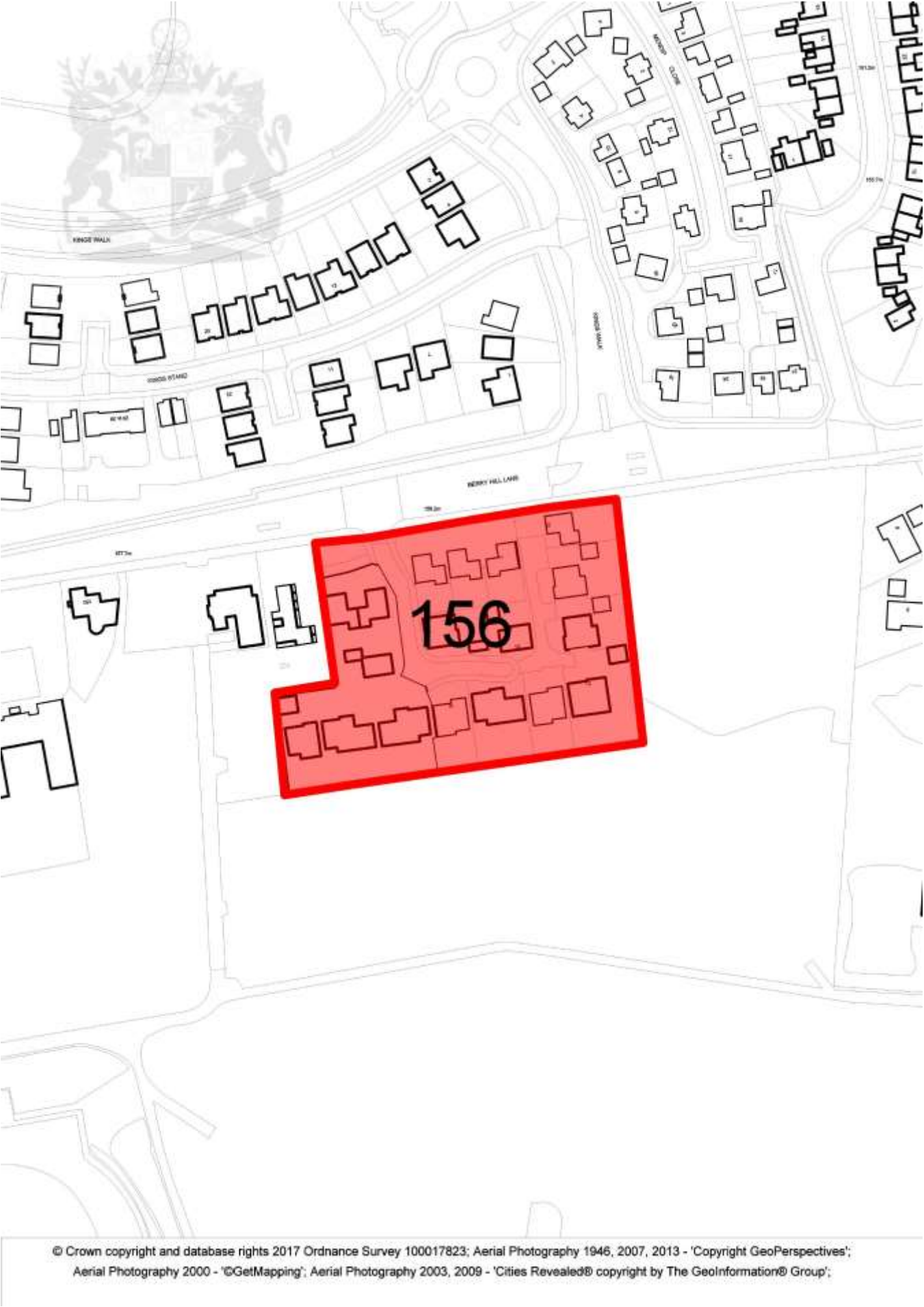
Based on annual monitoring up to March 2018, it is expected that the site will be completed in 2018/19.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	157	Planning Status	Permission granted
Site Name	The Ridge	HELAA Result	Reasonable alternative
Site Address	The Park		
Ward	Carr Bank		
Locality	Mansfield	Grid Ref	454194 , 362079
Land Type	Greenfield	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability

Available

Planning permission in place (2012/0442/NT).

Suitability

Suitable

Planning permission in place (2012/0442/NT).

Achievability

Achievable

Site is under construction. Higher value area. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

43 dwellings

Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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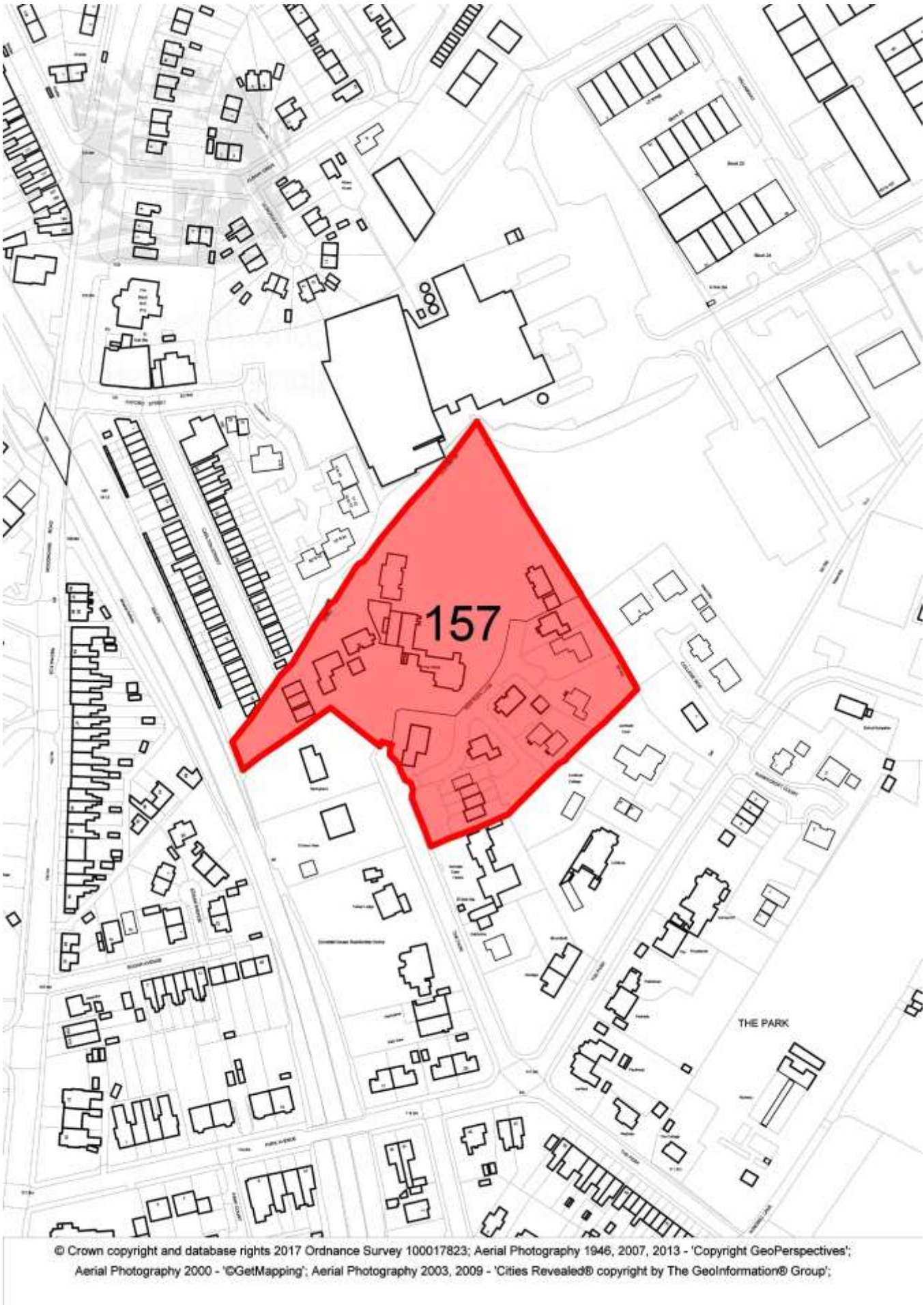
Development halted, 31/3/17. Delivery was based upon standard assumptions. Site in discussion with Homes England.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	158			Planning Status	
		HELAA Result	Reasonable alternative		
Site Name	Land off Sandlands Way				
Site Address	off New Mill Lane				
Ward	Maun Valley				
Locality	Forest Town	Grid Ref	455636 , 362943	Plotted Site Area (Ha)	13.46
Land Type	Greenfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability	Available
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Planning permission in place (2007/1120/NT) and development completed.

Suitability	Suitable
-------------	----------

Planning permission in place (2007/1120/NT).

Achievability	Achievable
---------------	------------

Site is under construction and almost complete. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				329 dwellings
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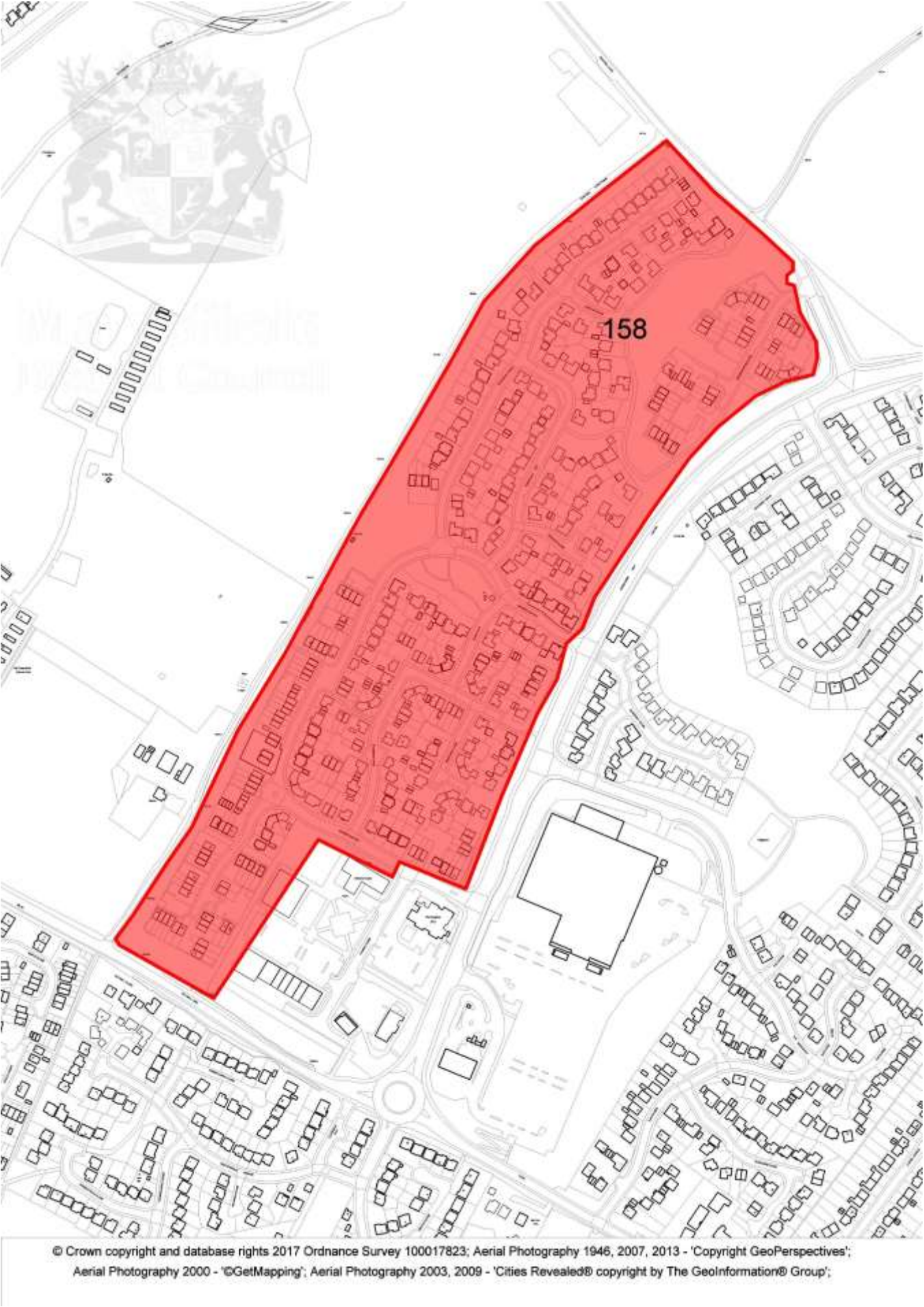
Years 1 - 5	21	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site now complete (as of 31/3/2017).

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	159	Planning Status	Permission granted
Site Name	Birchlands off Old Mill Lane	HELAA Result	Reasonable alternative
Site Address	Old Mill Lane		
Ward	Maun Valley		
Locality	Forest Town	Grid Ref	456019 , 362066
Land Type	Mixed	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability

Available

Planning permission in place (2014/0162/NT).

Suitability

Suitable

Planning permission in place (2014/0162/NT).

Achievability

Achievable

Site is under construction. Site is considered to have good prospects of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

9 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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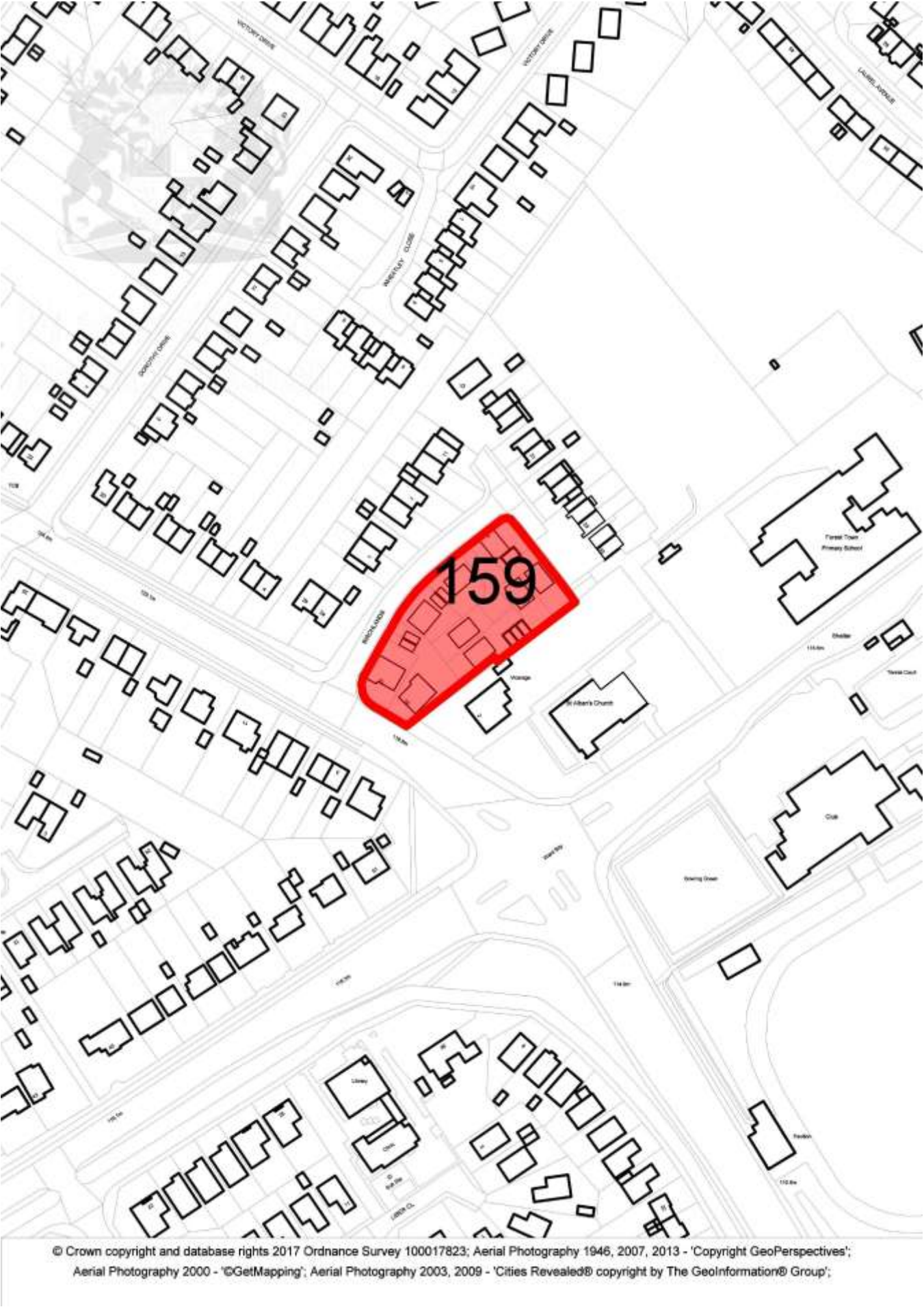
This site has commenced as of 31/3/17. Site will be completed 2018/19

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	160	Planning Status	Permission granted
Site Name	32 Warsop Road	HELAA Result	Excluded at Stage 2
Site Address			
Ward	Peafields		
Locality	Mansfield Woodhouse	Grid Ref	454617 , 363450
Land Type	Greenfield	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability

Available

Planning permission in place (2012/0100/NT).

Suitability

Suitable

Planning permission in place (2012/0100/NT).

Achievability

Unlikely to be achievable

Site under construction since March 2016 though no completions to March 2017. A greenfield site in a lower value area. Site is considered to have moderate prospects of achievability. Site under construction since March 2016 though no completions to March 2018. As such the site is considered to have stalled and is not considered deliverable during the plan period.

Estimated Deliverability

Housing

Not deliverable within the plan period

5 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A greenfield site with planning permission. Site under construction since March 2016 though no completions to March 2018. As such the site is considered to have stalled and is not considered deliverable during the plan period.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	161	Planning Status	Permission granted
Site Name	13 - 15 Albert Street	HELAA Result	Excluded at Stage 2
Site Address			
Ward	Portland		
Locality	Mansfield	Grid Ref	453872 , 360928
Land Type	Brownfield	Proposal	Housing
Source	Housing and Economic Development sites under construction		

Assessment

Availability	Available
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Planning permission in place (2015/0342/NT).

Suitability	Suitable
-------------	----------

Planning permission in place (2015/0342/NT).

Achievability	Unlikely to be achievable
---------------	---------------------------

Planning permission in place however development hasn't yet started. Conversion to 1 bed flats within the town centre. Not considered achievable at present.

Estimated Deliverability

Housing	Not Assessed				5 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
Post Plan Period					0

The site is not considered achievable at present however the site could come forward for development and would be captured in the Annual Monitoring Report.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0



HELAA Ref	162			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Sherwood Rise (Former Sherwood Colliery)				
Site Address					
Ward	Sherwood				
Locality	Mansfield Woodhouse	Grid Ref	453607 , 362654	Plotted Site Area (Ha)	14.65
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability	Available
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Planning permission in place (2003/0416/WT) and development completed.

Suitability	Suitable
-------------	----------

Planning permission in place (2003/0416/WT).

Achievability	Achievable
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The site has consent for 279 dwellings. Of this 267 dwellings have been built with 12 units remaining. 31/3/17 all dwellings have been built, the site is now complete.

Estimated Deliverability

Housing	Deliverable (years 1-5)				279 dwellings
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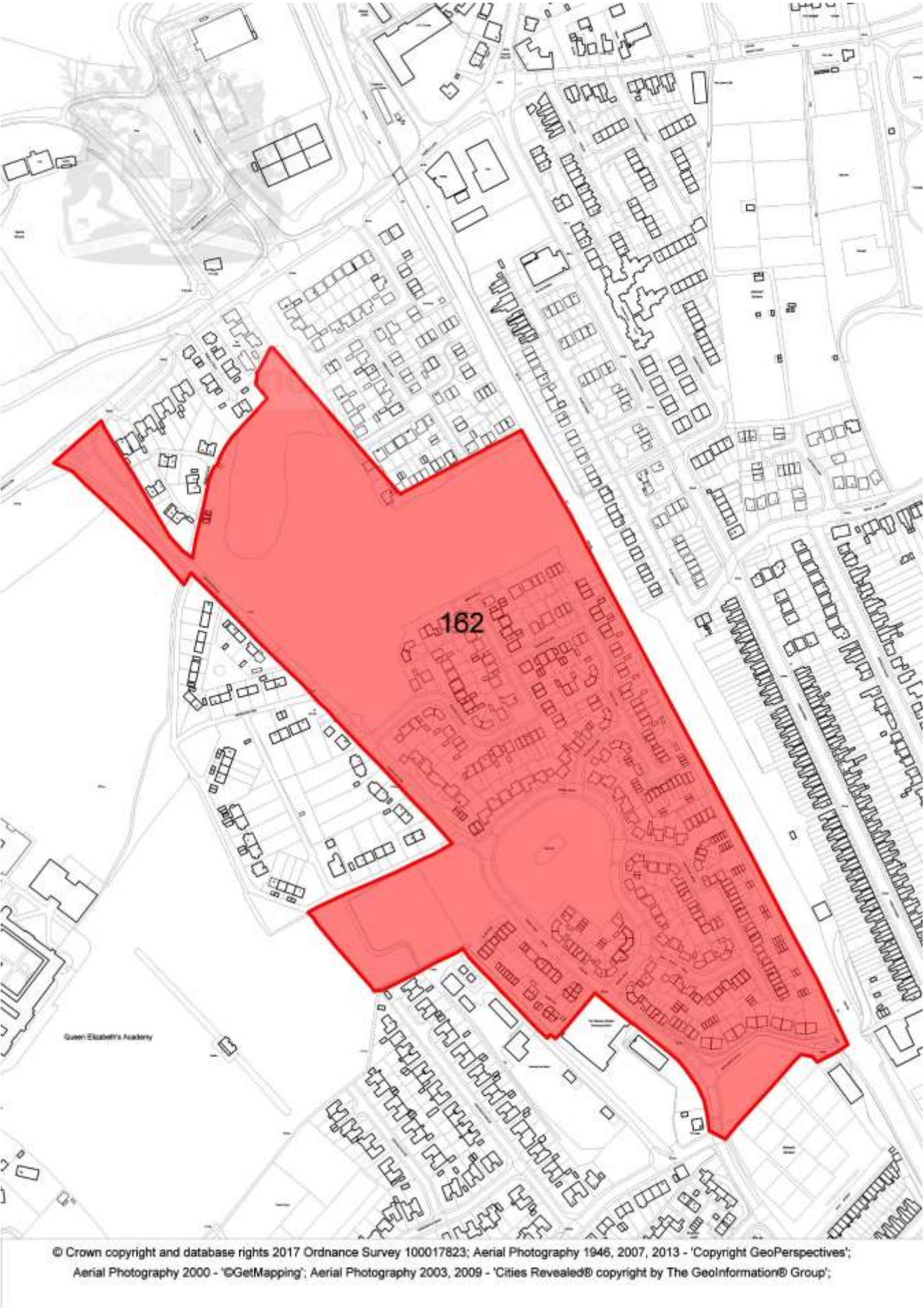
Years 1 - 5	12	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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As of 31/3/2017 this site has been completed.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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HELAA Ref	163			Planning Status	Reasonable alternative	
Site Name	Development off Debdale Lane					
Site Address	Sherwood Rise					
Ward	Sherwood					
Locality	Mansfield Woodhouse	Grid Ref	453533 , 362914		Plotted Site Area (Ha)	2.38
Land Type	Greenfield	Proposal	Housing			
Source	Housing and Economic Development sites under construction					

Assessment

Availability

Available

Planning permission in place (2012/0433/NT) and development completed.

Suitability

Suitable

Planning permission in place (2012/0433/NT).

Achievability

Achievable

Site is now complete.

Estimated Deliverability

Housing

Deliverable (years 1-5)

90 dwellings

Years 1 - 5	13	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site now completed as of 3/11/16.

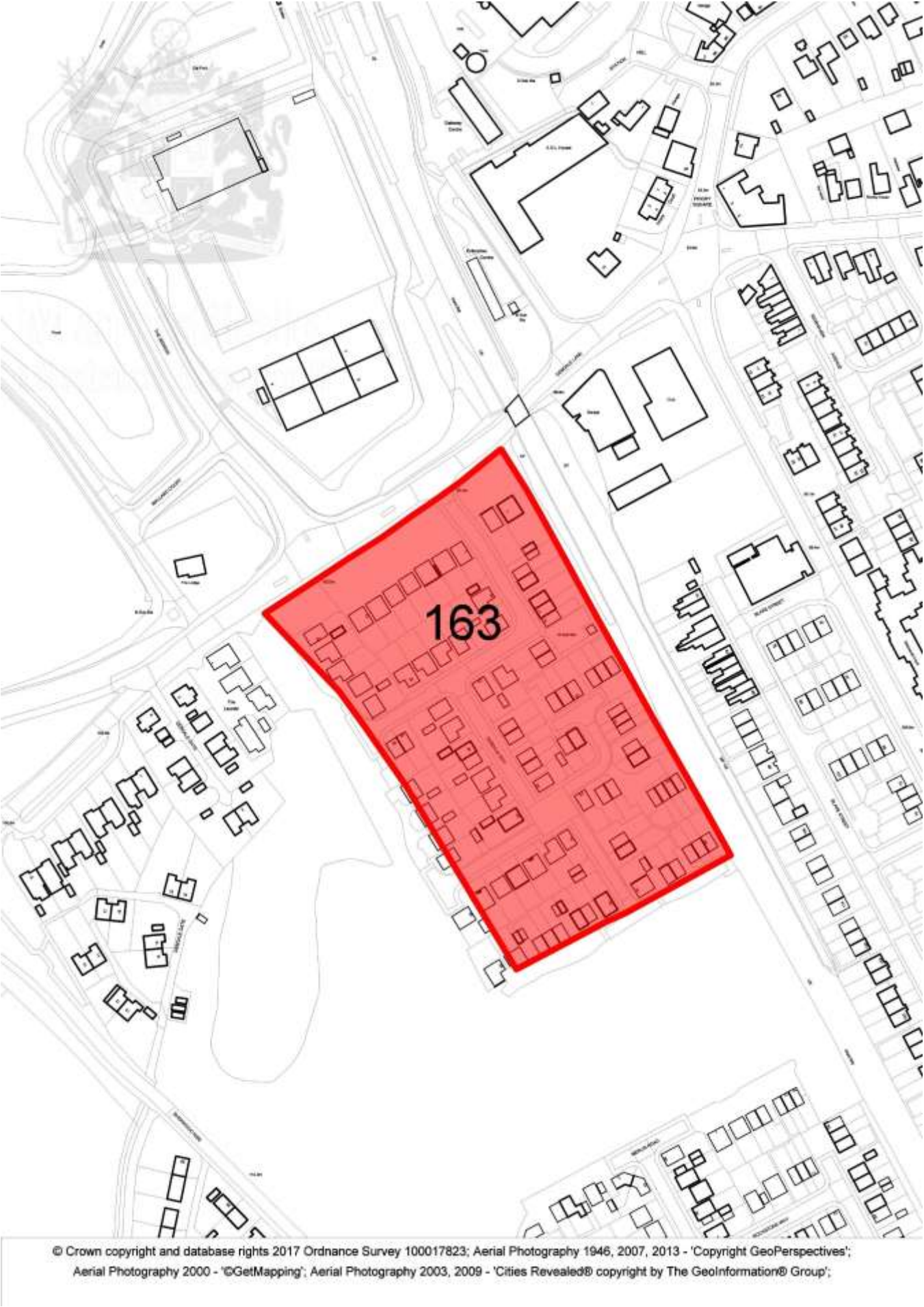
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
--------	---	------------	---	-------------	---	---------	---

Comparison retail	0	Convenience retail	0
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HELAA Ref	164			Planning Status	Permission granted
Site Name	Former garage site Alexandra Avenue			HELAA Result	Reasonable alternative
Site Address					
Ward	Woodhouse				
Locality	Mansfield Woodhouse	Grid Ref	453742 , 363984	Plotted Site Area (Ha)	0.19
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability

Available

Planning permission in place (2014/0018/NT).

Suitability

Suitable

Planning permission in place (2014/0018/NT).

Achievability

Achievable

Planning permission in place and construction underway. Former garage site in lower value area. Site is considered to have a good prospects of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

7 dwellings

Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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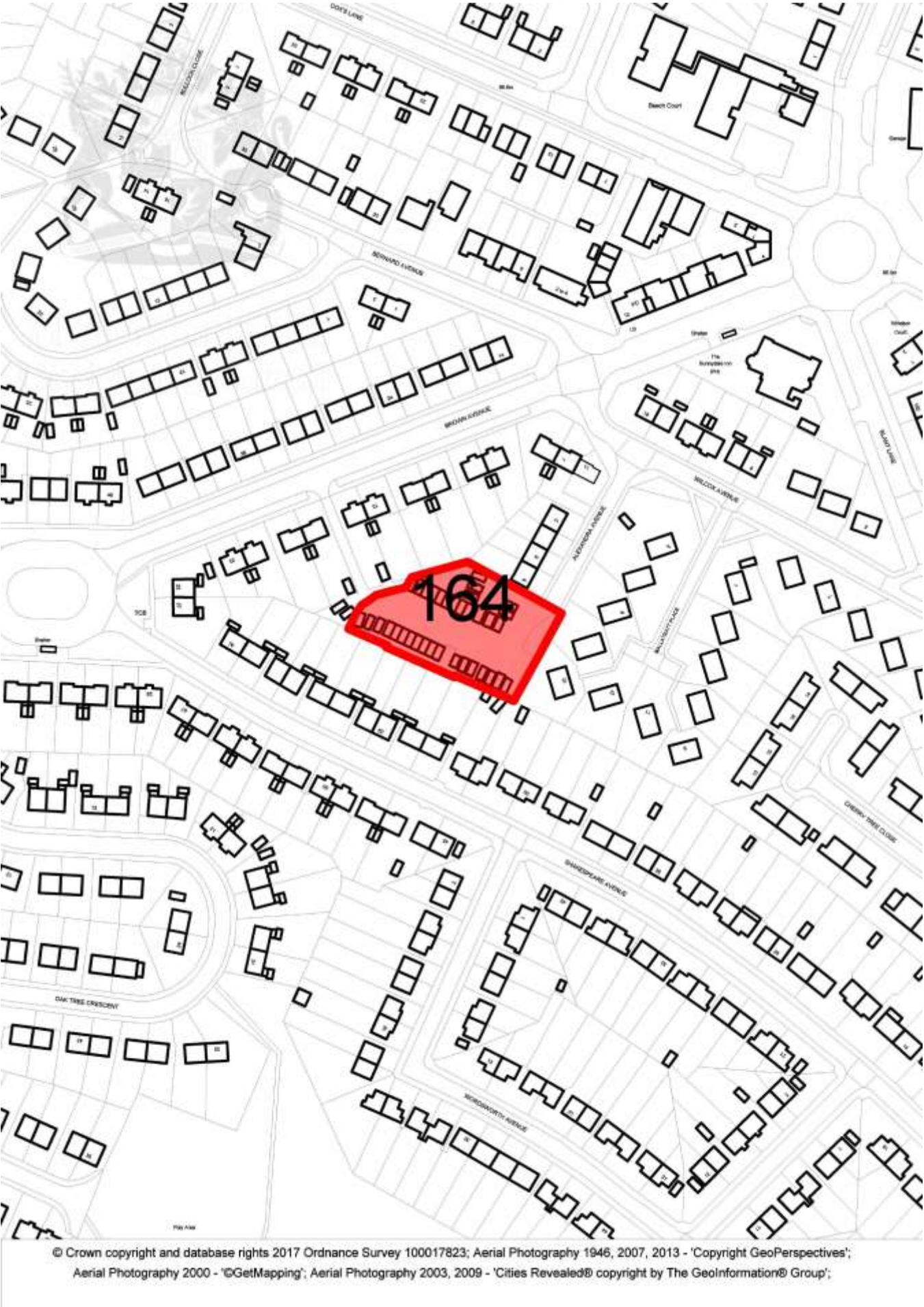
Small brownfield site with planning permission; construction underway, two new dwellings added to this site 2017/0642/FUL. Assume site to complete in 2019/20.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	165			Planning Status	Permission granted
Site Name	Ashmead Chambers			HELAA Result	Reasonable alternative
Site Address	11-21, Regent Street				
Ward	Woodlands				
Locality	Mansfield	Grid Ref	453854 , 361228	Plotted Site Area (Ha)	0.08
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic Development sites under construction				

Assessment

Availability

Available

Planning permisison (2016/0562/ST) granted April 2018.

Suitability

Suitable

Planning permisison (2016/0562/ST) granted April 2018.

Achievability

Potentially achievable

Planning permisison (2016/0562/ST) granted April 2018. Includes 2 bed flats. Potentially achievable based on realistic expectations of values.

Estimated Deliverability

Housing

Deliverable (years 1-5)

8 dwellings

Years 1 - 5	8	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A town centre conversion; planning permisison (2016/0562/ST) granted April 2018. Expected that homes will be delivered in 2020/21; as flats assumed all developed at once.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	166			Planning Status		
HELAA Result				HELAA Result	Reasonable alternative	
Site Name	Land off Portland Street (West)					
Site Address						
Ward	Park Hall					
Locality	Mansfield Woodhouse	Grid Ref	454319 , 363434		Plotted Site Area (Ha)	0.83
Land Type	Brownfield	Proposal	Housing			
Source	Unimplemented / outstanding planning permissions for housing and employment buildings					

Assessment

Availability

Available

Planning permissions in place (2007/1125/NT)

Suitability

Suitable

Planning permissions in place (2007/1125/NT)

Achievability

Achievable

Planning permission is in place (2007/1125/NT). Aerial photography shows the site to be complete.

Estimated Deliverability

Housing

Deliverable (years 1-5)

31 dwellings

Years 1 - 5	5	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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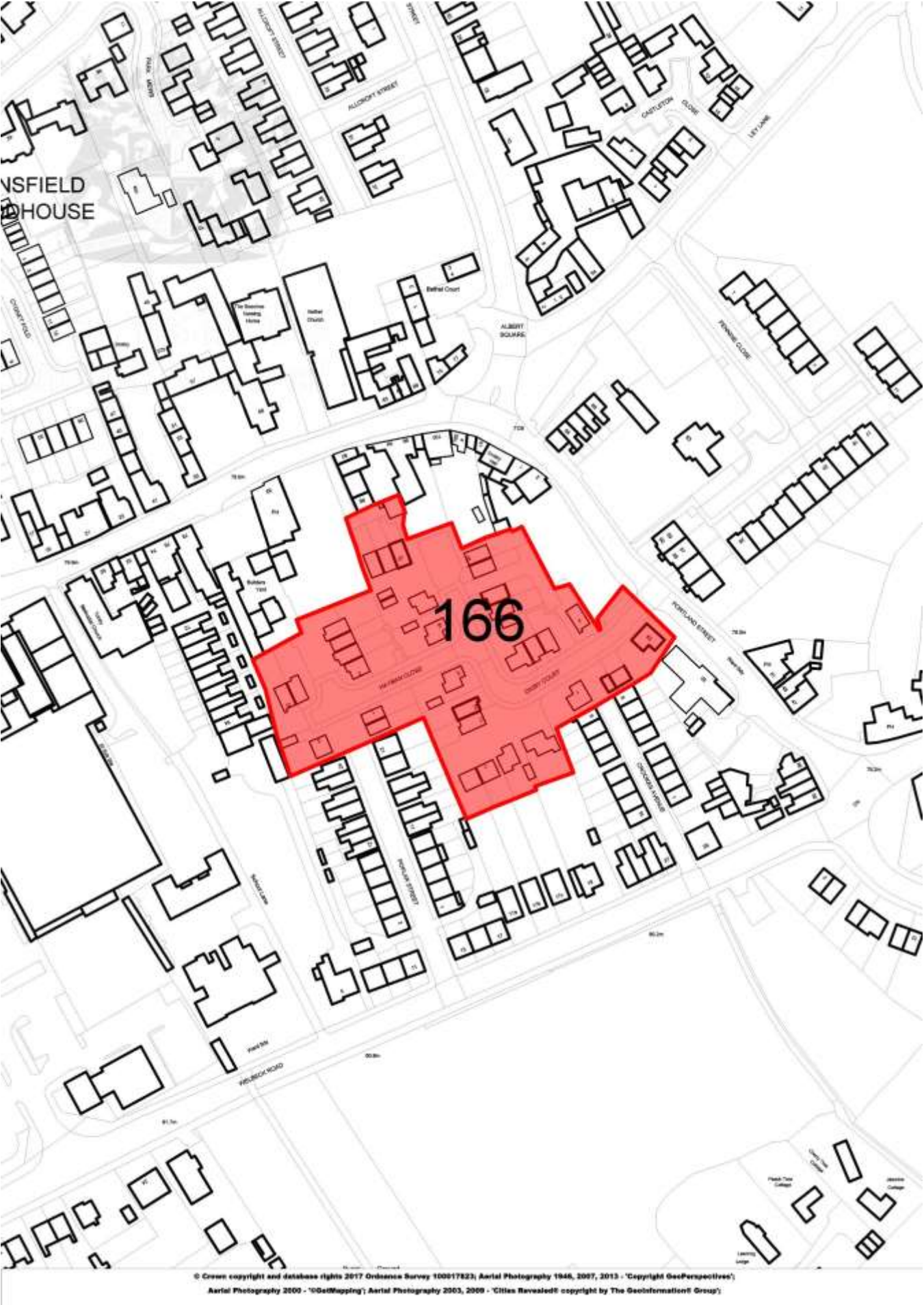
Site is complete.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	167			Planning Status	Reasonable alternative
				HELAA Result	
Site Name	Poppy Fields				
Site Address	Land at Brownlow Road & Bould Street				
Ward	Broomhill				
Locality	Mansfield	Grid Ref	452914 , 362122	Plotted Site Area (Ha)	2.43
Land Type	Mixed	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission in place (2013/0212/ST) and development completed.

Suitability

Suitable

Planning permission in place (2013/0212/ST) and development completed.

Achievability

Achievable

Planning permission in place (2013/0212/ST). Recent monitoring records show that development has finished.

Estimated Deliverability

Housing

Deliverable (years 1-5)

84 dwellings

Years 1 - 5	60	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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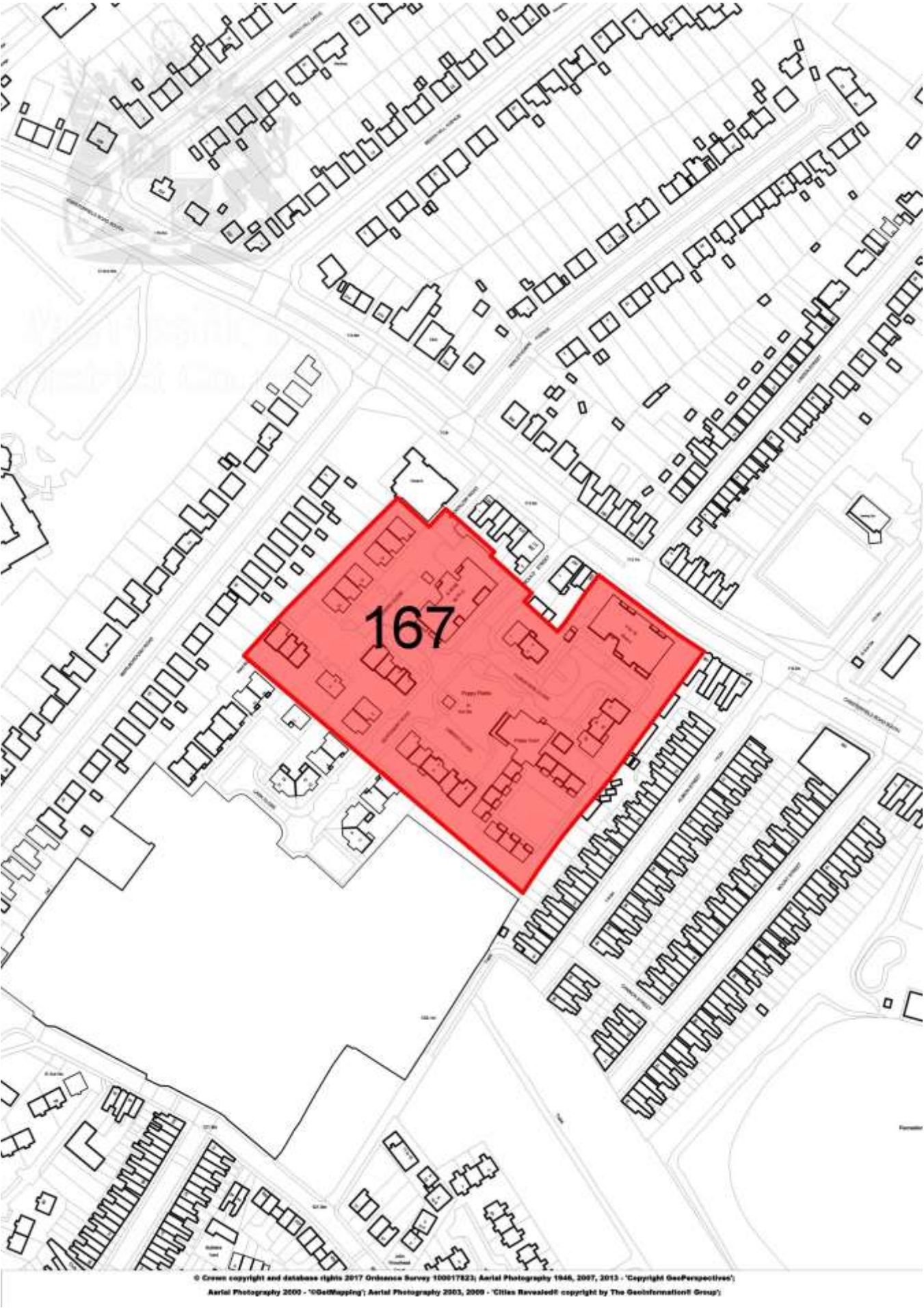
Planning permission in place (2013/0212/ST) and site completed.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	168	Planning Status	Permission granted
Site Name	10A Montague Street	HELAA Result	Reasonable alternative
Site Address	Montague Street		
Ward	Newgate		
Locality	Mansfield	Grid Ref	455063 , 360993
Land Type	Brownfield	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		

Assessment

Availability

Available

Planning permission in place (2013/0555/ST).

Suitability

Suitable

Planning permission in place (2013/0212/ST).

Achievability

Achievable

Planning permission is in place (2013/0212/ST). Aerial photography shows the site to be complete.

Estimated Deliverability

Housing

Deliverable (years 1-5)

8 dwellings

Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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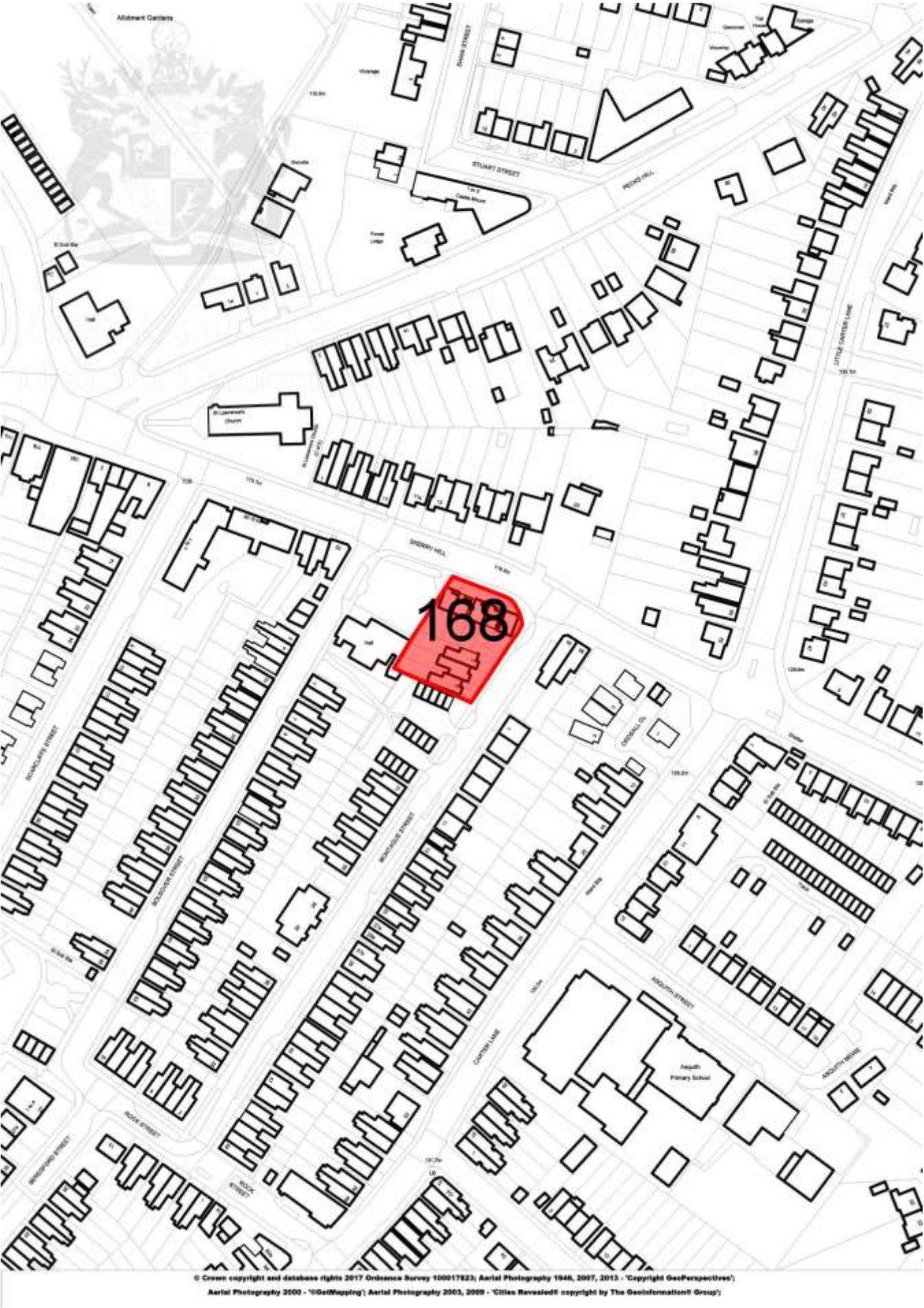
Planning permission is in place (2013/0212/ST). All building has commenced as of 31/3/17 monitoring. Build rate expected to continue as 2 per year and site complete by 2019/20.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	169			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land Adjacent Unit 3, Sherwood Oaks Close				
Site Address					
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456987 , 359036	Plotted Site Area (Ha)	0.12
Land Type	Greenfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission in place.

Suitability

Suitable

The site has planning permission, good access, the proposed use is compatible with adjoining uses and close to services and public transport.

Achievability

Achievable

The site has planning permission, and is located in a prime employment location.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Site has planning permission for office use.

Economic (sqm)

Deliverable (years 1-5)

627 sqm

Office

627

Industrial

0

Warehousing

0

Leisure

0

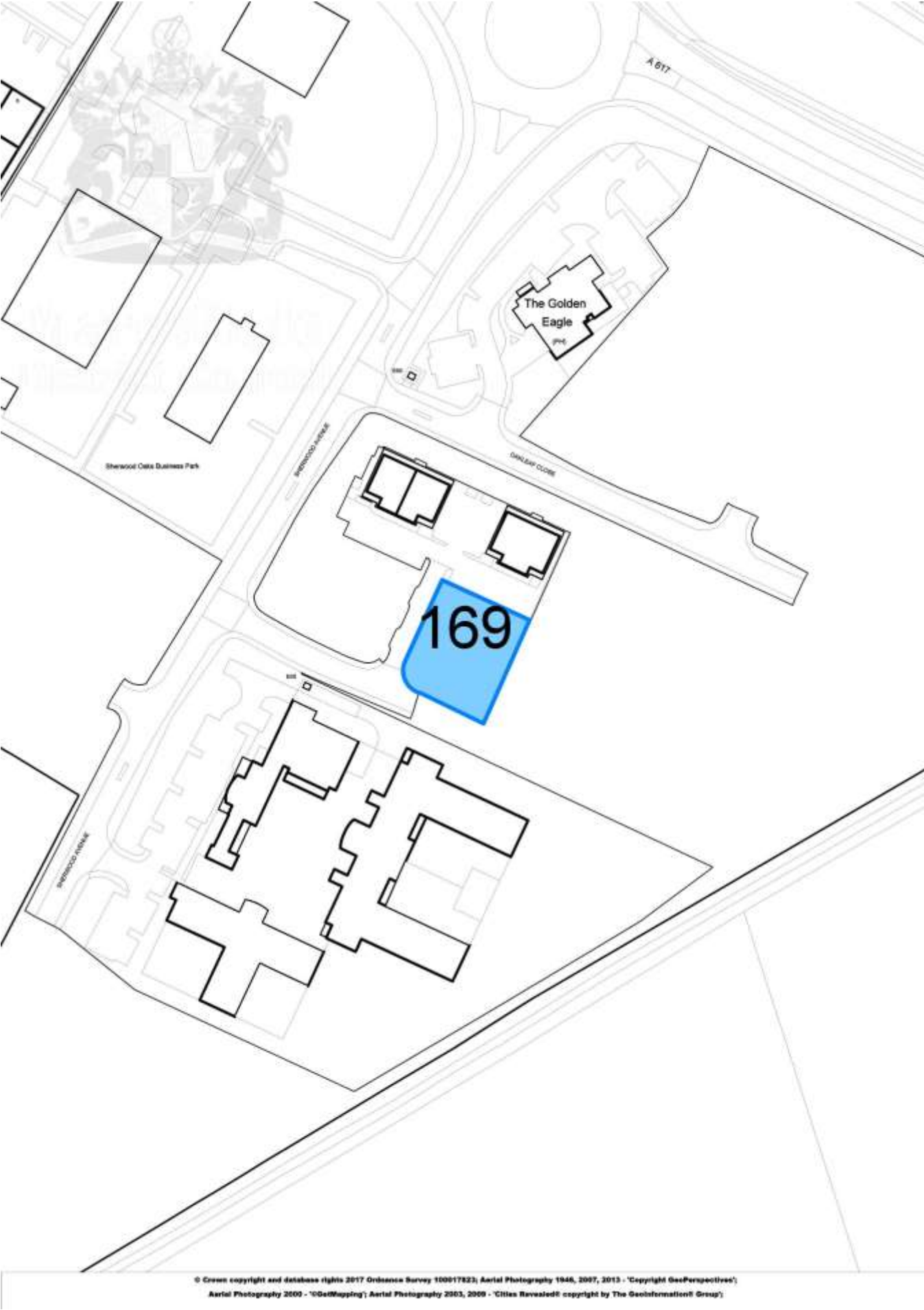
Comparison retail

0

Convenience retail

0

Site has valid planner permission for office use as at April 2016.



HELAA Ref	170	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land off Wharmby Avenue				
Site Address	Pleasley				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	451453 , 363104	Plotted Site Area (Ha)	3.81
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The landowner is actively promoting development of the site.

Suitability

Suitable

The site has good access and is close to public transport and facilities. The proposed use is compatible with adjoining uses. The site is suitable but should be developed holistically as part of the strategic adjacent site (ref 52); access for the likely combination of sites will need to be considered further. SUDs will be required to deal with run off.

Achievability

Potentially achievable

This site forms part of a strategic site. It is expected to have medium sales values and will require infrastructure and various mitigations to reflect this scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site progresses to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable.

Estimated Deliverability

Housing

Developable (years 11+)

125 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	110	Post Plan Period	15
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This large strategic site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Delivery of homes expected from 2012/22;this is based on an application being submitted in 2018/19 and reflects the nature of initial work, nature of landowner, strategic connections and potential market issues. Assuming up to 3 developers building approximately 25 dpa each (including the retirement housing). Forms part of a larger site including adjacent sites (52, 74c and 170). Delivery reflects strategic connections and potential market issues.

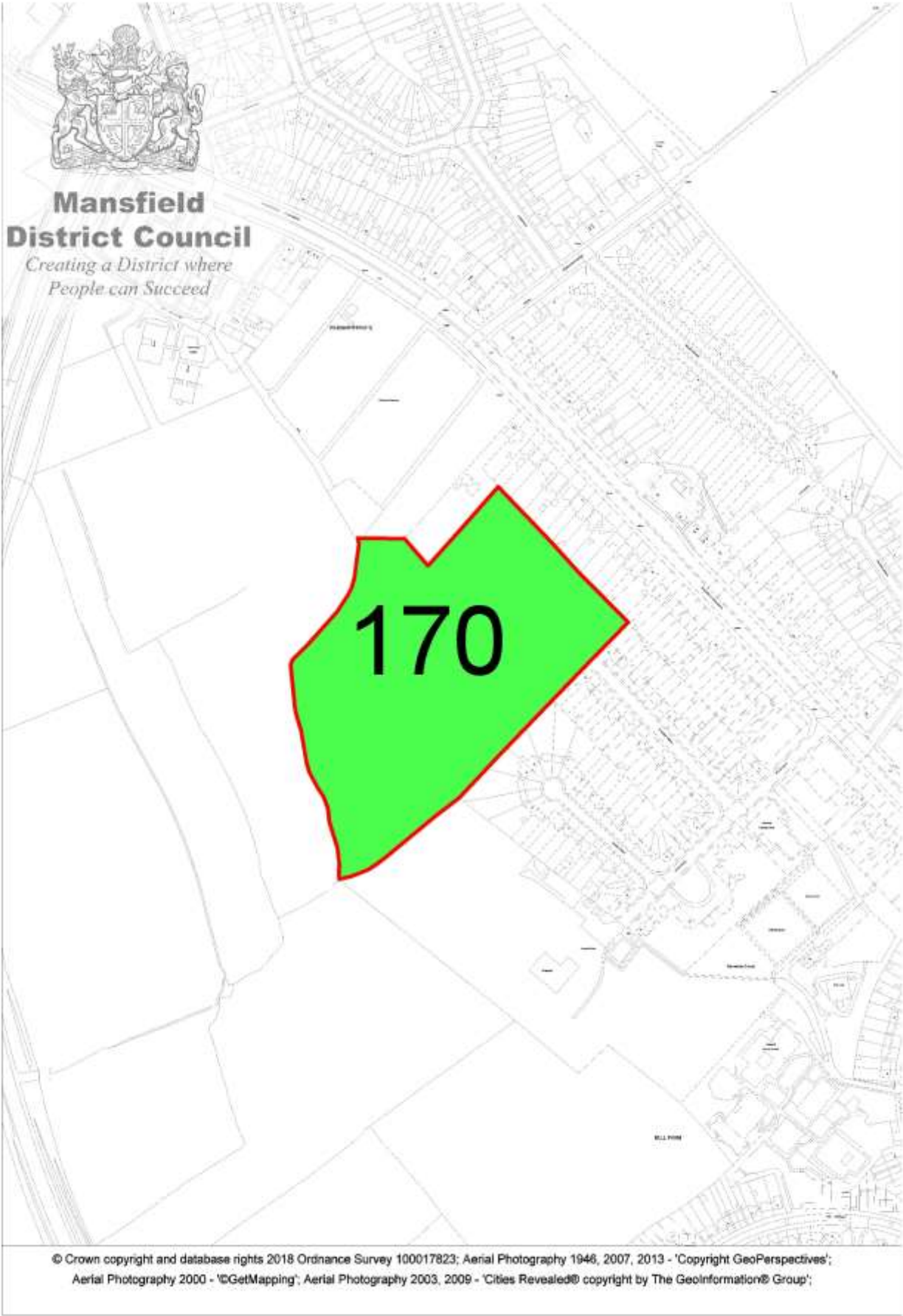
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

No employment



HELAA Ref	171			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	High Oakham Farm (west)				
Site Address					
Ward	Oakham				
Locality	Mansfield	Grid Ref	453350 , 359119	Plotted Site Area (Ha)	10.43
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been promoted for development by the landowner. It is understood to be available for development.

Suitability

Unsuitable

The site is sustainably located and is compatible with adjoining uses; SUDs will be required to address surface water flooding. A site of this scale would require two points of access; only one point can currently be identified (through adjacent site ref 270). The site is not considered suitable for development.

Achievability

Achievable

A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

237 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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The site is not considered suitable for development.

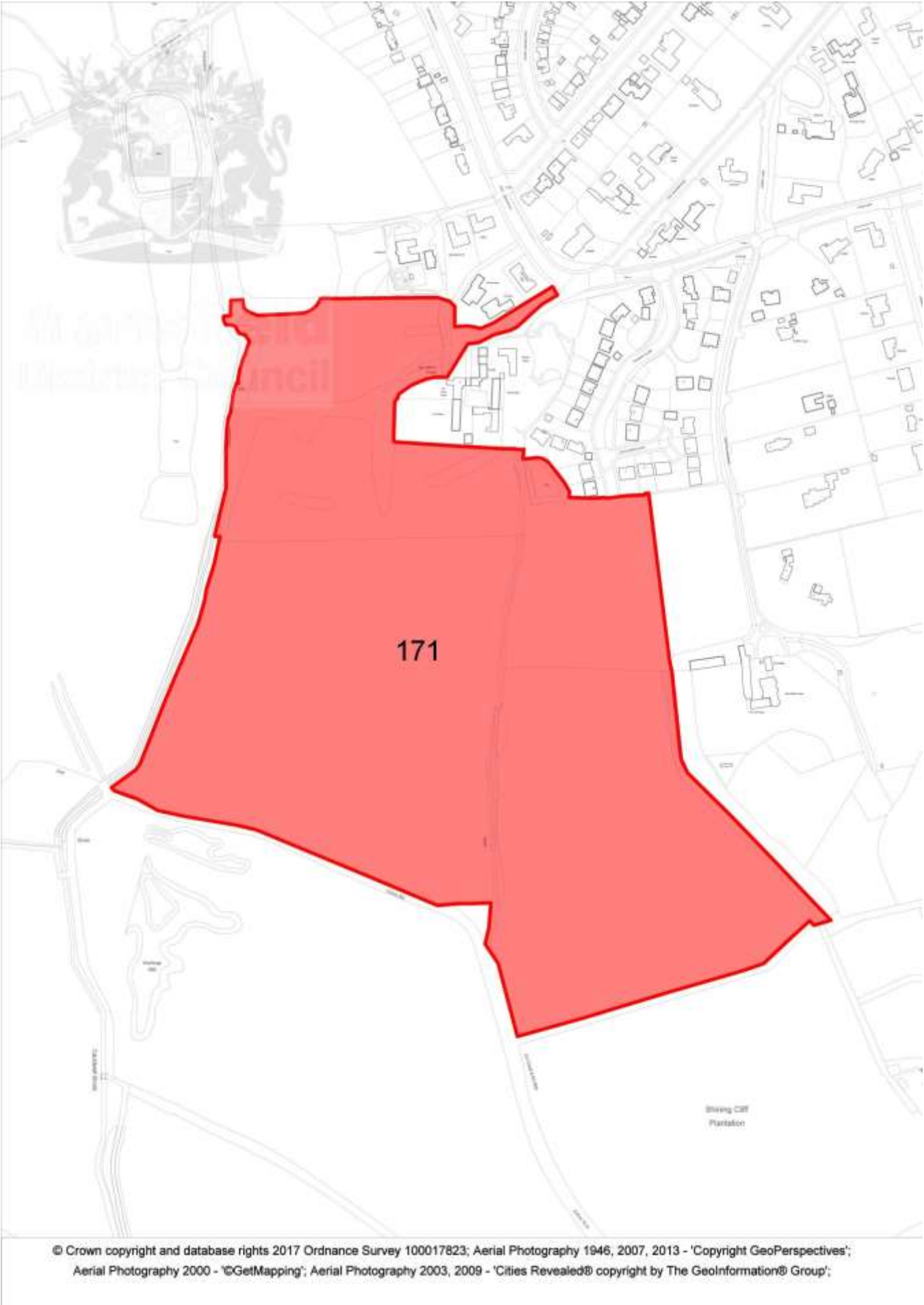
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

No employment.



HELAA Ref	172			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Land Adjacent The Stables				
Site Address	Newlands Road				
Ward	Newlands				
Locality	Forest Town	Grid Ref	457945 , 362439		Plotted Site Area (Ha)
Land Type	Greenfield	Proposal	Housing		
Source	Planning application refusals or withdrawn				

Assessment

Availability	Not Assessed
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Excluded at Stage 1

Suitability	Not Assessed
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Excluded at Stage 1

Achievability	Not Assessed
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Excluded at Stage 1

Estimated Deliverability

Housing	Not Assessed				2 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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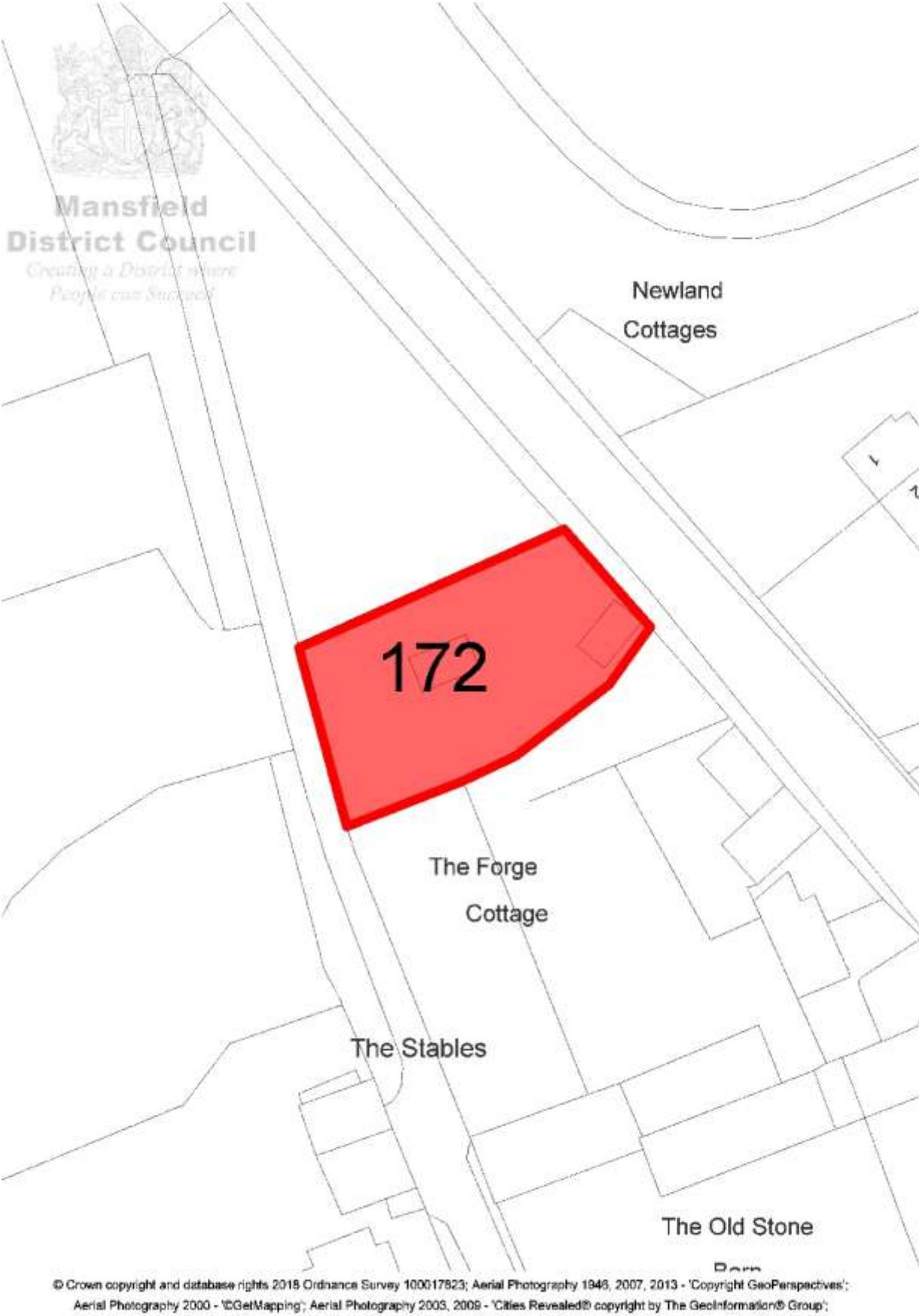
Excluded at Stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Excluded at Stage 1



HELAA Ref	173			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Land adjacent Amethyst Gardens				
Site Address					
Ward	Kings Walk				
Locality	Mansfield	Grid Ref	454885 , 359751	Plotted Site Area (Ha)	0.06
Land Type	Greenfield	Proposal	Housing		
Source	Planning application refusals or withdrawn				

Assessment

Availability	Not Assessed
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Excluded at Stage 1

Suitability	Not Assessed
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Excluded at Stage 1

Achievability	Not Assessed
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Excluded at Stage 1

Estimated Deliverability

Housing	Not Assessed				2 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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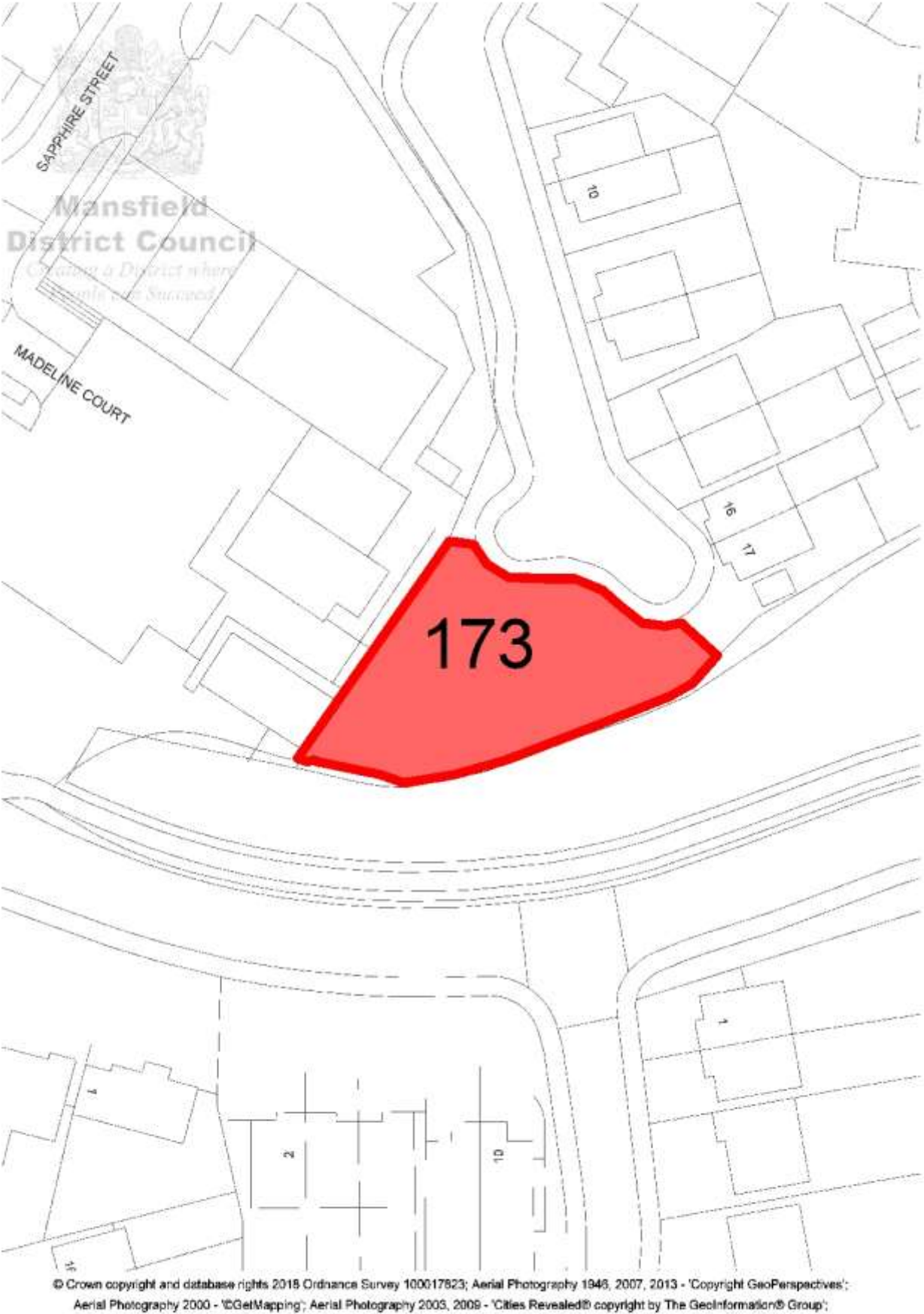
Excluded at Stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Excluded at Stage 1



HELAA Ref	174			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Mansfield Manor Hotel				
Site Address	Windmill Lane				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	454310 , 361770		Plotted Site Area (Ha)
Land Type	Greenfield	Proposal	Housing		0.09
Source	Planning application refusals or withdrawn				

Assessment

Availability	Not Assessed
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Excluded at Stage 1

Suitability	Not Assessed
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Excluded at Stage 1

Achievability	Not Assessed
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Excluded at Stage 1

Estimated Deliverability

Housing	Not Assessed				3 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Excluded at Stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	175			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Former Warsop Vale School				
Site Address	Carter Lane				
Ward	Warsop Carrs				
Locality	Warsop Vale	Grid Ref	454976 , 367893	Plotted Site Area (Ha)	0.32
Land Type	Brownfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability

Available

Planning application (2015/0669/NT) - resolution to grant subject to s106.

Suitability

Suitable

Planning application (2015/0669/NT) - resolution to grant subject to s106.

Achievability

Potentially achievable

A small brownfield site with medium sales value expected. Based on reasonable expectaions of cost, profit etc it is expected that there is a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

10 dwellings

Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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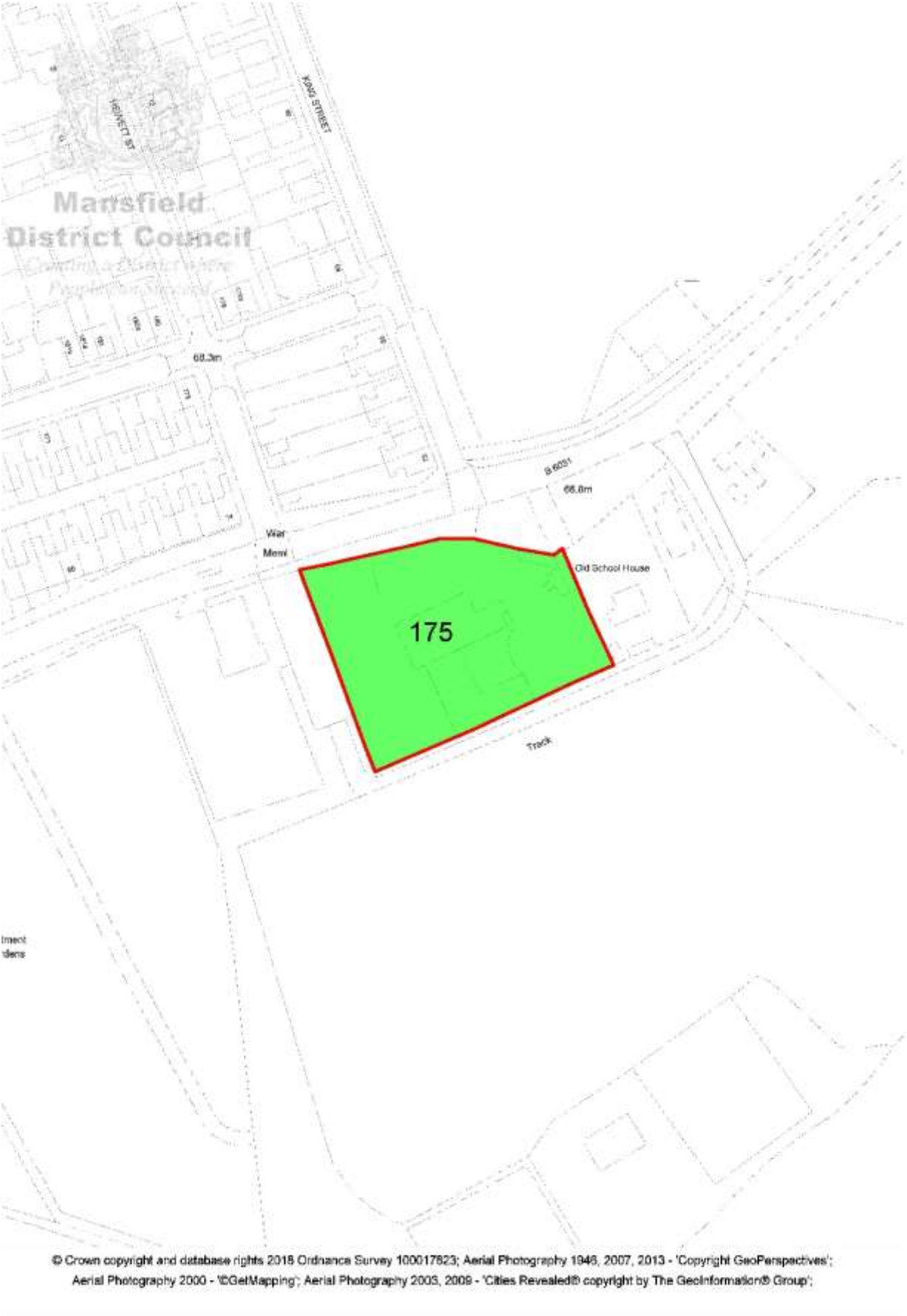
Small brownfield site; resolution to grant outline permission subject to a s106 being signed. Based on standard assumptions it is expected that homes will be delivered in 2020/19.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	176	Planning Status	Permission granted
Site Name	Moorfield Farm	HELAA Result	Reasonable alternative
Site Address	Memorial Club, Bishops Walk		
Ward	Warsop Carrs		
Locality	Church Warsop	Grid Ref	456641 , 368944
Land Type	Mixed	Proposal	Housing
Source	Unimplemented / outstanding planning permissions for housing and employment buildings		

Assessment

Availability	Available
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Planning permission 2014/0654/NT and 2014/0069/NT in place, site cleared. Assumed available for development. Reserved matters application submitted March 2017.

Suitability	Suitable
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Planning permission 2014/0654/NT and 2014/0069/NT in place. 106 Signed 20/2/17

Achievability	Achievable
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Small mixed site in medium sales value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. Reserved Matters application submitted in March 2017.

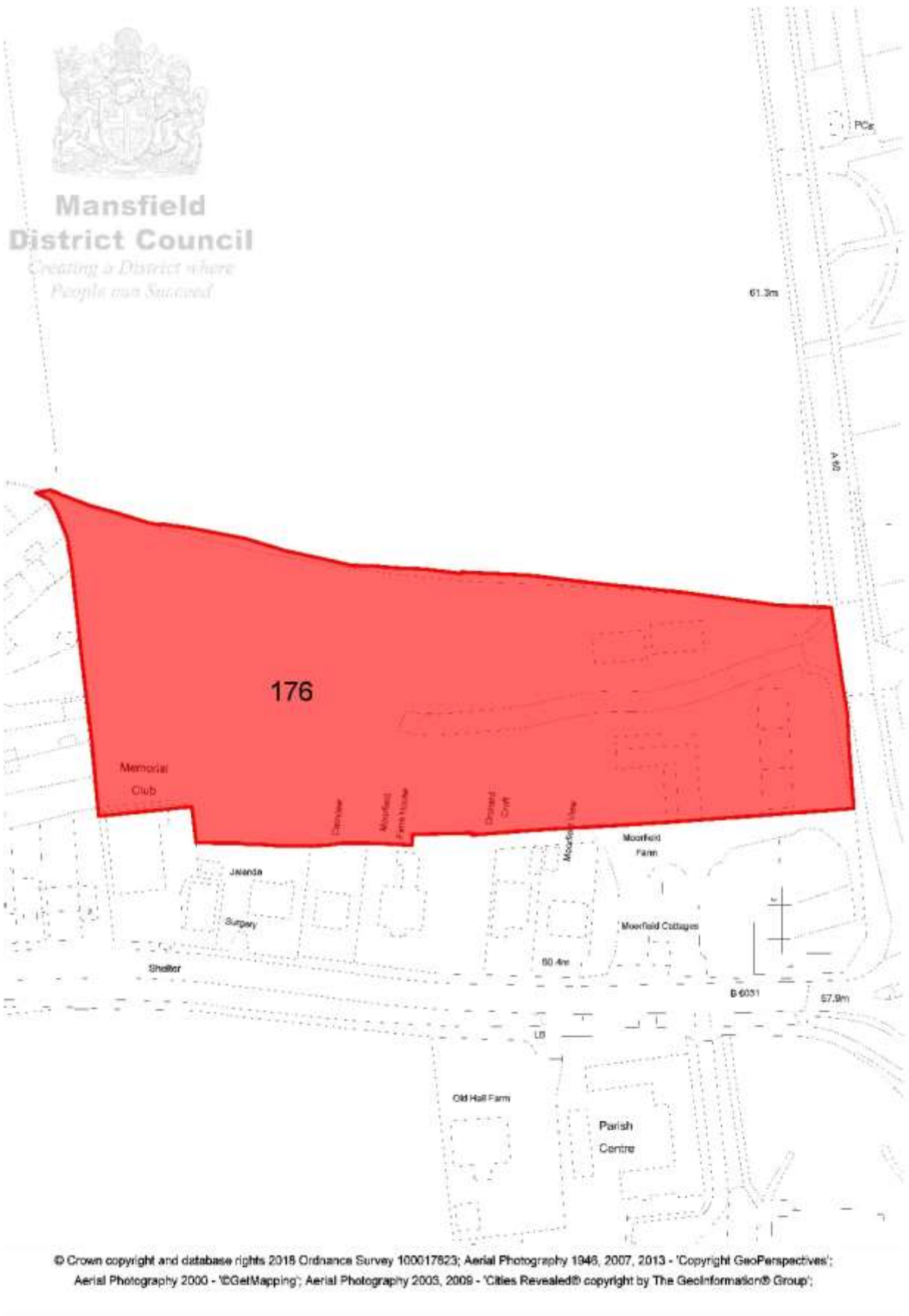
Estimated Deliverability

Housing	Deliverable (years 1-5)				25 dwellings
Years 1 - 5	25	Years 6 - 10	0	Years 11+	0
Post Plan Period					0

The site will start to see completions in 2018/19 with a max of 10dpa. Outline application 2014/0654/NT in place and s106 signed (20/02/2017). Site clearance has taken place and 6 dwellings are under construction.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0

N/A



HELAA Ref	177	Planning Status			
Site Name	Hermitage Mill	HELAA Result	Reasonable alternative		
Site Address	Hermitage Lane				
Ward	Oakham				
Locality	Mansfield	Grid Ref	452404 , 359873	Plotted Site Area (Ha)	1.14
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Available
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Planning permission has been granted (2015/0509/ST). A subsequent application (2018/0098/FUL) has been submitted for a 50 bed care home, 32 assisted living apartments with ancillary retail and social facilities.

Suitability	Suitable
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Planning application has been submitted (2018/0098/FUL); assumed suitable based on previous scheme (2015/0509/ST).

Achievability	Potentially achievable
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Medium sales values expected and includes care home. Considered to have a moderate prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)	32 dwellings
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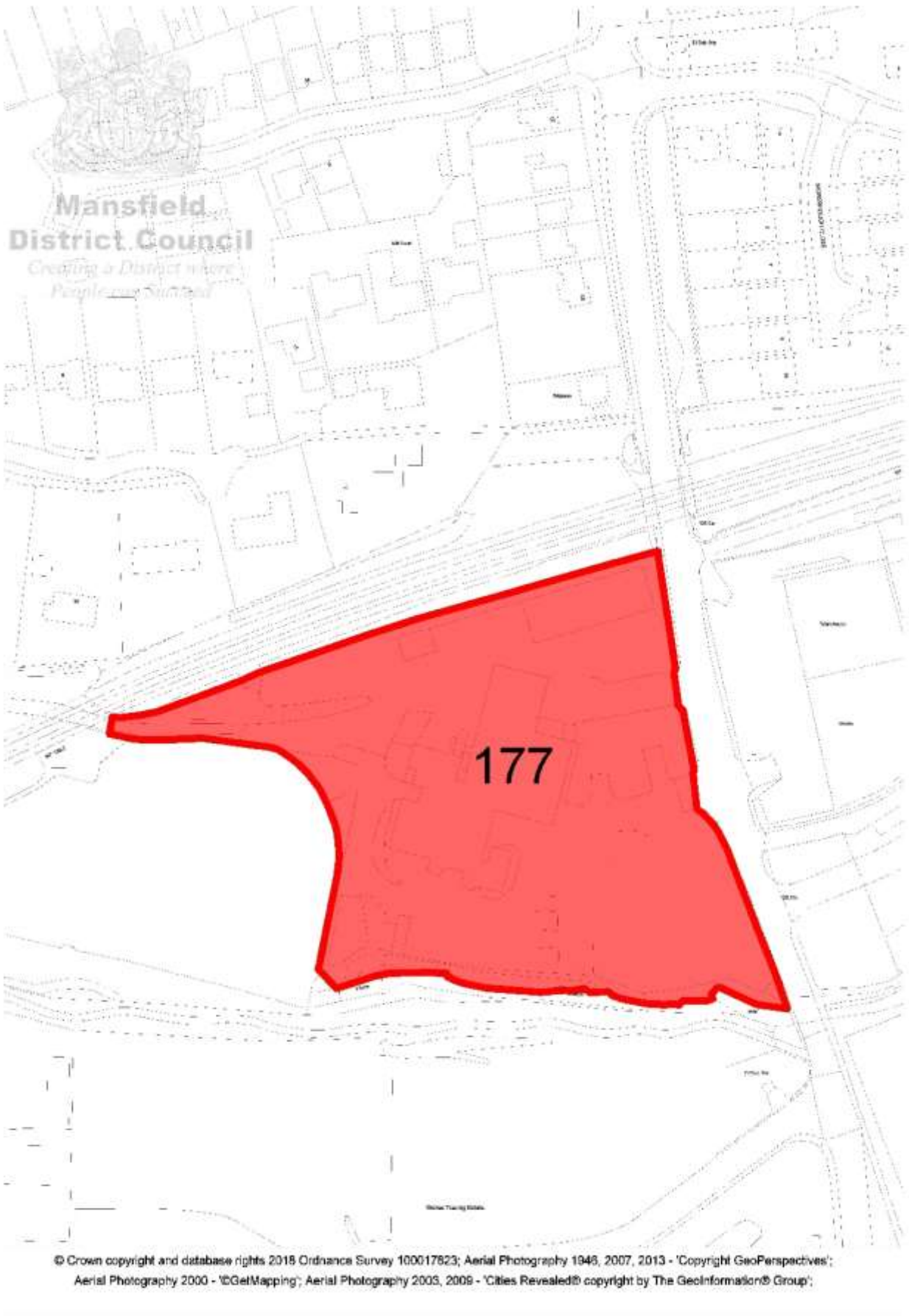
Years 1 - 5	0	Years 6 - 10	32	Years 11+	0	Post Plan Period	0
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The site has extent planning permisison and is considered deliverable. A new application has been submitted (2018/0098/FUL); delivery is being assessed based on this new application. This involves a care home which does not contribute to our housing supply. Delivery expected from 2021/22.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



HELAA Ref	178			Planning Status	Permission granted
				HELAA Result	Excluded at Stage 2
Site Name	Innisdoon				
Site Address	1, Crow Hill Drive				
Ward	Woodlands				
Locality	Mansfield	Grid Ref	453602 , 361615	Plotted Site Area (Ha)	0.34
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Not available

Planning application 2015/0735/NT granted; however subsequent application for conversion to office has been submitted which is assumed to mean that residential development is not going ahead

Suitability

Suitable

Planning application 2015/0735/NT granted.

Achievability

Potentially achievable

Medium sales values expected. Conversion of Grade II listed building. Overall considered to have a moderate prospect of deliverability.

Estimated Deliverability

Housing

Not Assessed

6 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Site is not considered available due to subsequent application for non-residential development

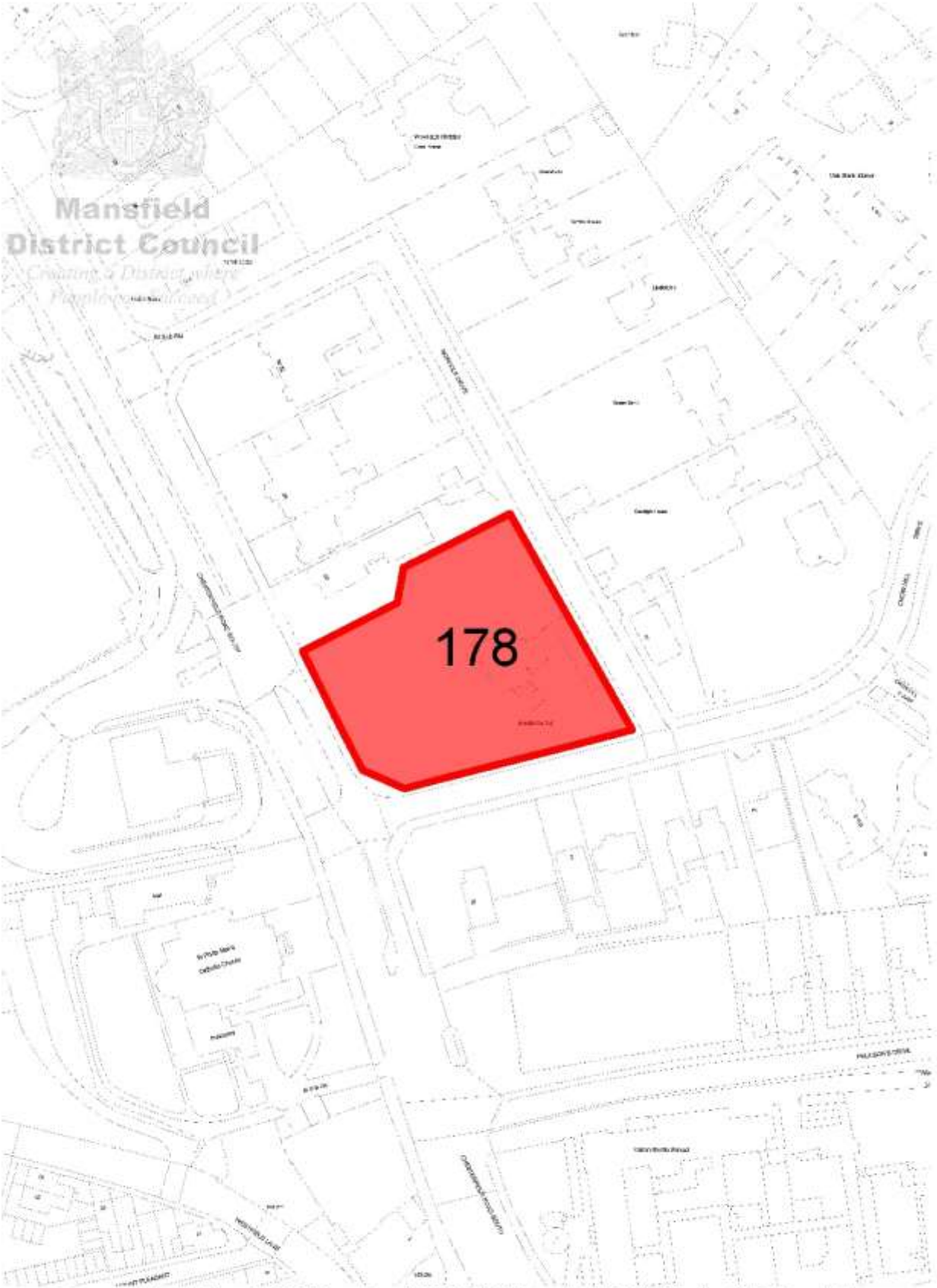
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	180			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land adj 27, Redgate Street				
Site Address	Redgate Street				
Ward	Penniment				
Locality	Mansfield	Grid Ref	452308 , 361731	Plotted Site Area (Ha)	0.16
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Available
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Planning permission 2016/0088/ST granted for 7 dwellings.

Suitability	Suitable
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Planning permission 2016/0088/ST granted for 7 dwellings.

Achievability	Achievable
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A small brownfield site in a medium slaes value area. Overall considered to have a good prospect of achievability.

Estimated Deliverability

Housing	Deliverable (years 1-5)				7 dwellings
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Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A deliverable site with extant planning permission. Based on standard assumptions the site is expected to start delivering homes in 2018/19

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	181	Planning Status	Permission granted
Site Name	Victoria Hotel	HELAA Result	Excluded at Stage 2
Site Address	34, Albert Street		
Ward	Portland		
Locality	Mansfield	Grid Ref	453904 , 360846
Land Type	Brownfield	Plotted Site Area (Ha)	0.06
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Housing

Assessment

Availability

Available

Planning app 2015/0395/ST for change of use of first floor public house to 7 self contained flats.

Suitability

Suitable

Planning app 2015/0395/ST for change of use of first floor public house to 7 self contained flats.

Achievability

Unlikely to be achievable

A flatted scheme in the town centre. Made up of 1 bed flats. Overall not considered achievable at present.

Estimated Deliverability

Housing

Not Assessed

7 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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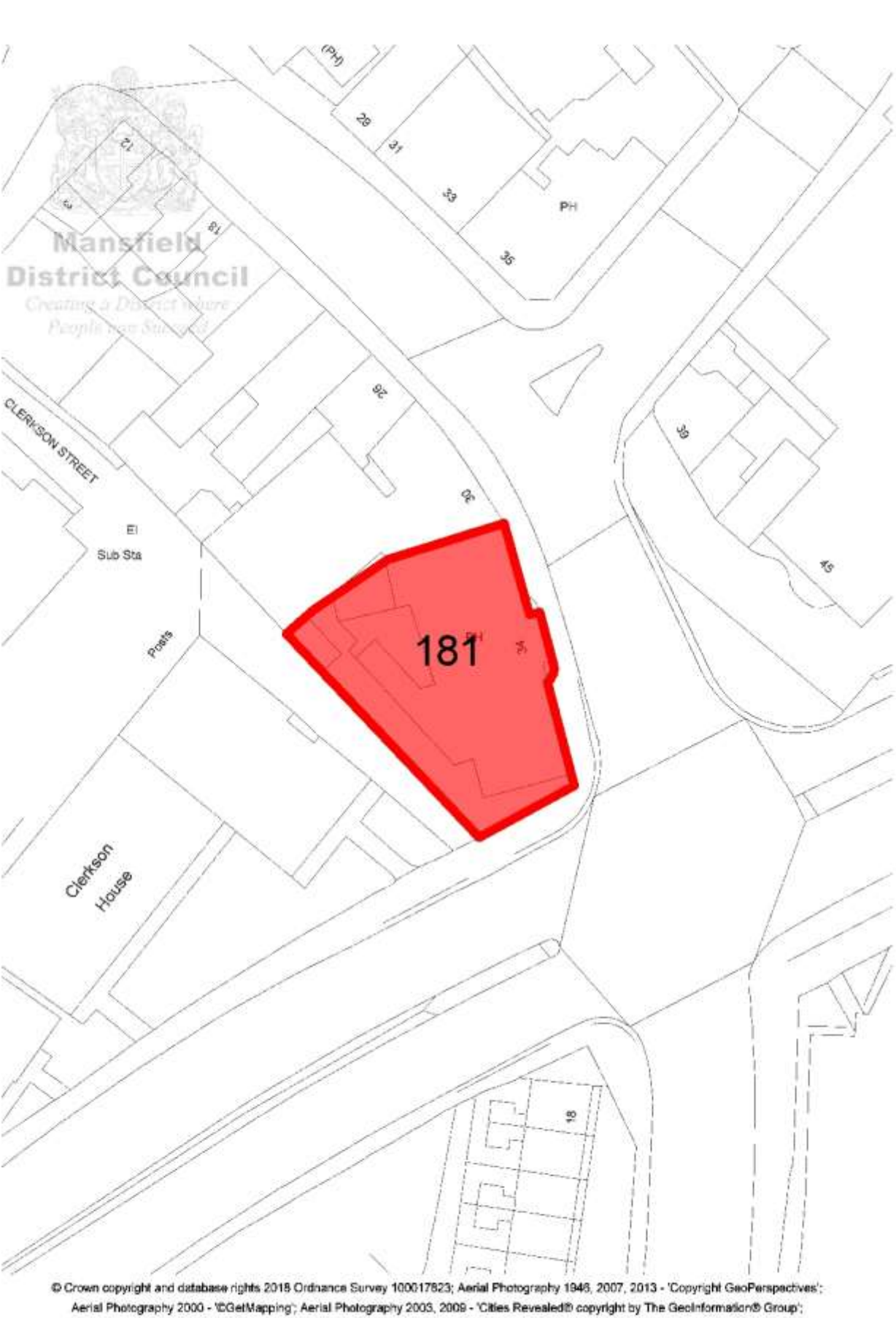
Site not considered achievable.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	182	Planning Status	Permission granted
Site Name	Oak Garage	HELAA Result	Reasonable alternative
Site Address	Hetts Lane		
Ward	Meden		
Locality	Warsop	Grid Ref	456803 , 368170
Land Type	Brownfield	Plotted Site Area (Ha)	0.18
Source	Unimplemented / outstanding planning permissions for housing and employment buildings	Proposal	Housing

Assessment

Availability	Available
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Developer has outline planning permission 2016/0028/NT for 9 dwellings.

Suitability	Suitable
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Developer has outline planning permission 2016/0028/NT for 9 dwellings.

Achievability	Potentially achievable
---------------	------------------------

A small brownfield site in a medium value area. Considered to be a moderate prospect of achievability based on expected costs and sales value.

Estimated Deliverability

Housing	Deliverable (years 1-5)	9 dwellings
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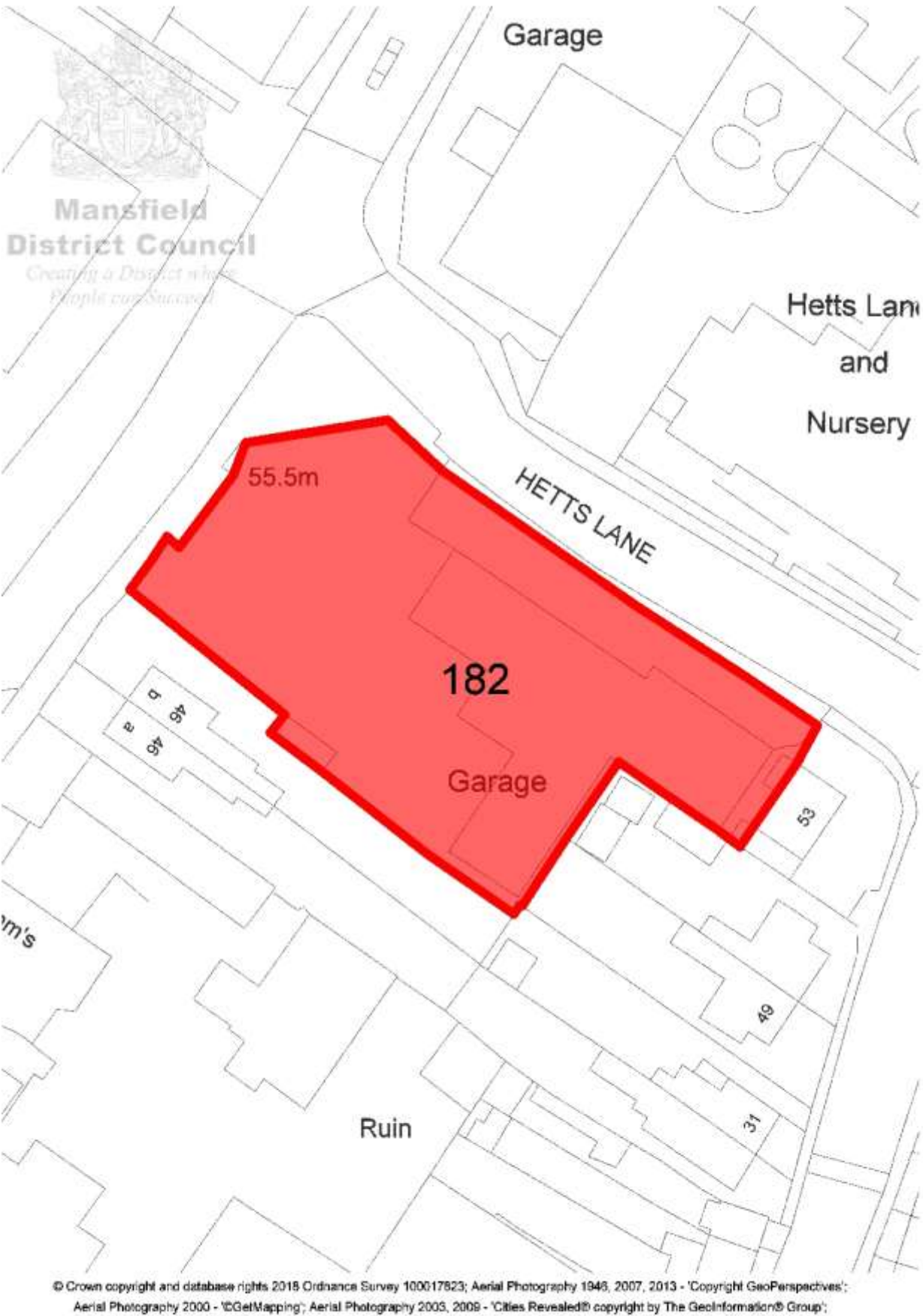
Years 1 - 5	9	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small brownfield site with extant outline planning permisison (2016/0028/NT - submitted in Jan 2016). Based on standard assumptions it is expected that delivery will start in 2019/20 with a build rate based on standard assumptions.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	183			Planning Status	Permission granted
Site Name	Adj 188, Southwell Road East.			HELAA Result	Reasonable alternative
Site Address	Southwell Road East				
Ward	Ransom Wood				
Locality	Rainworth	Grid Ref	458596 , 358545	Plotted Site Area (Ha)	0.10
Land Type	Mixed	Proposal	Housing		
Source					

Assessment

Availability	Available
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Planning permission granted 2017/0854/OUT

Suitability	Suitable
-------------	----------

Planning permission granted 2017/0854/OUT

Achievability	Potentially achievable
---------------	------------------------

Small site for the redevelopment of an existing residential use. The site is considered to have a moderate prospect of achievability based on reasonable costs and expectations.

Estimated Deliverability

Housing	Deliverable (years 1-5)				7 dwellings
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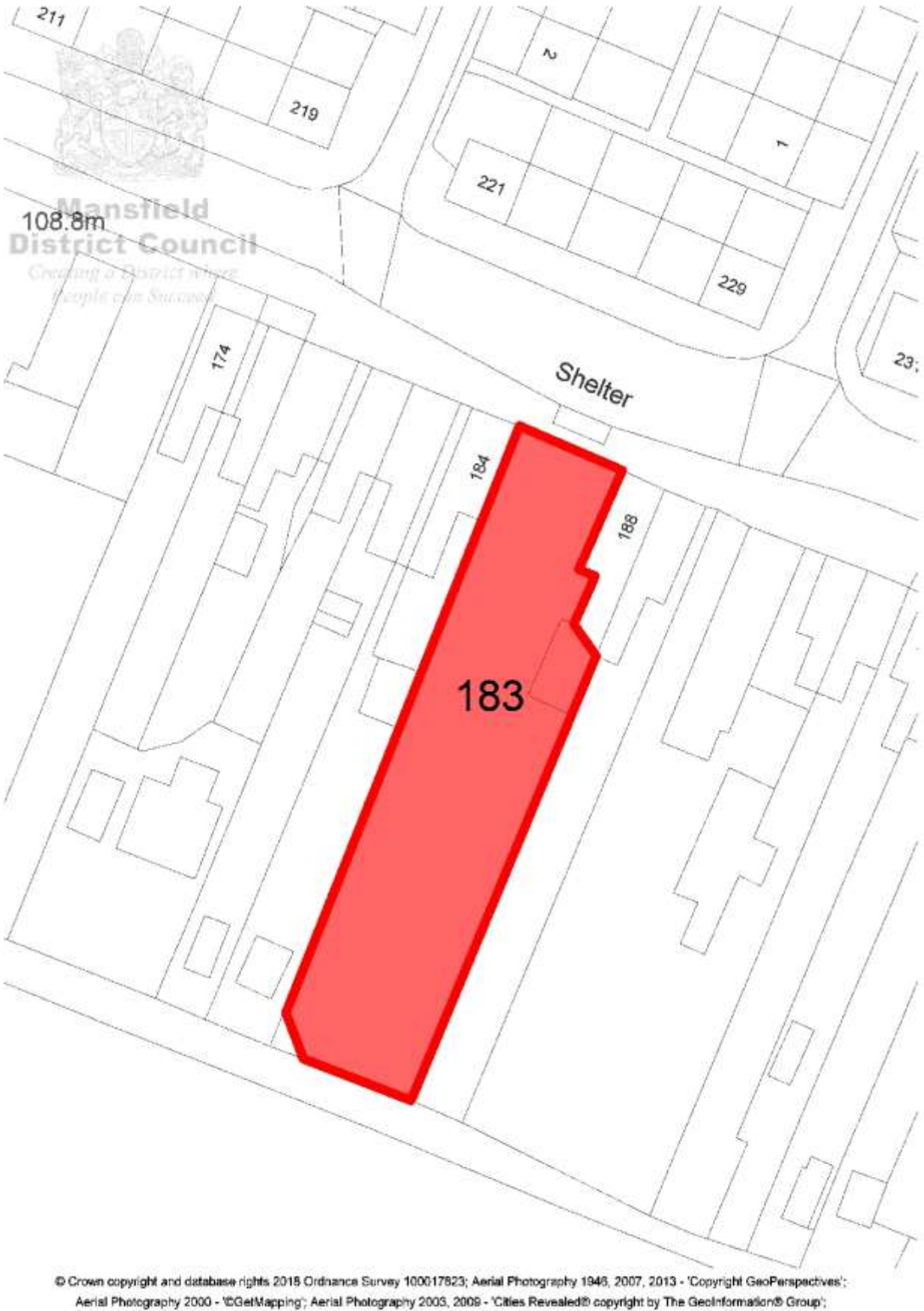
Years 1 - 5	7	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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New application 2017/0854/OUT granted 2/3/18. Based on standard assumptions development of homes expected in 2019/20

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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HELAA Ref	184			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land & buildings at White Hart				
Site Address	White Hart Street/Dame Flogan Street				
Ward	Portland				
Locality	Mansfield	Grid Ref	453935 , 360982	Plotted Site Area (Ha)	0.64
Land Type	Brownfield	Proposal	Mixed		
Source	Expired planning permissions				

Assessment

Availability

Potentially available

Site is a long standing regeneration opportunity and discusions are ongoing regading potential redevelopment.

Suitability

Suitable

The site has existing access and is located close to the town centre. It is suitable a variety of potential uses.

Achievability

Unlikely to be achievable

The scheme involves the redevelopment of a number of units in a town centre location. Given the length of time the site has been undeveloped it is not considered to be achieavble at present.

Estimated Deliverability

Housing

Not Assessed

12 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Complete

Economic (sqm)

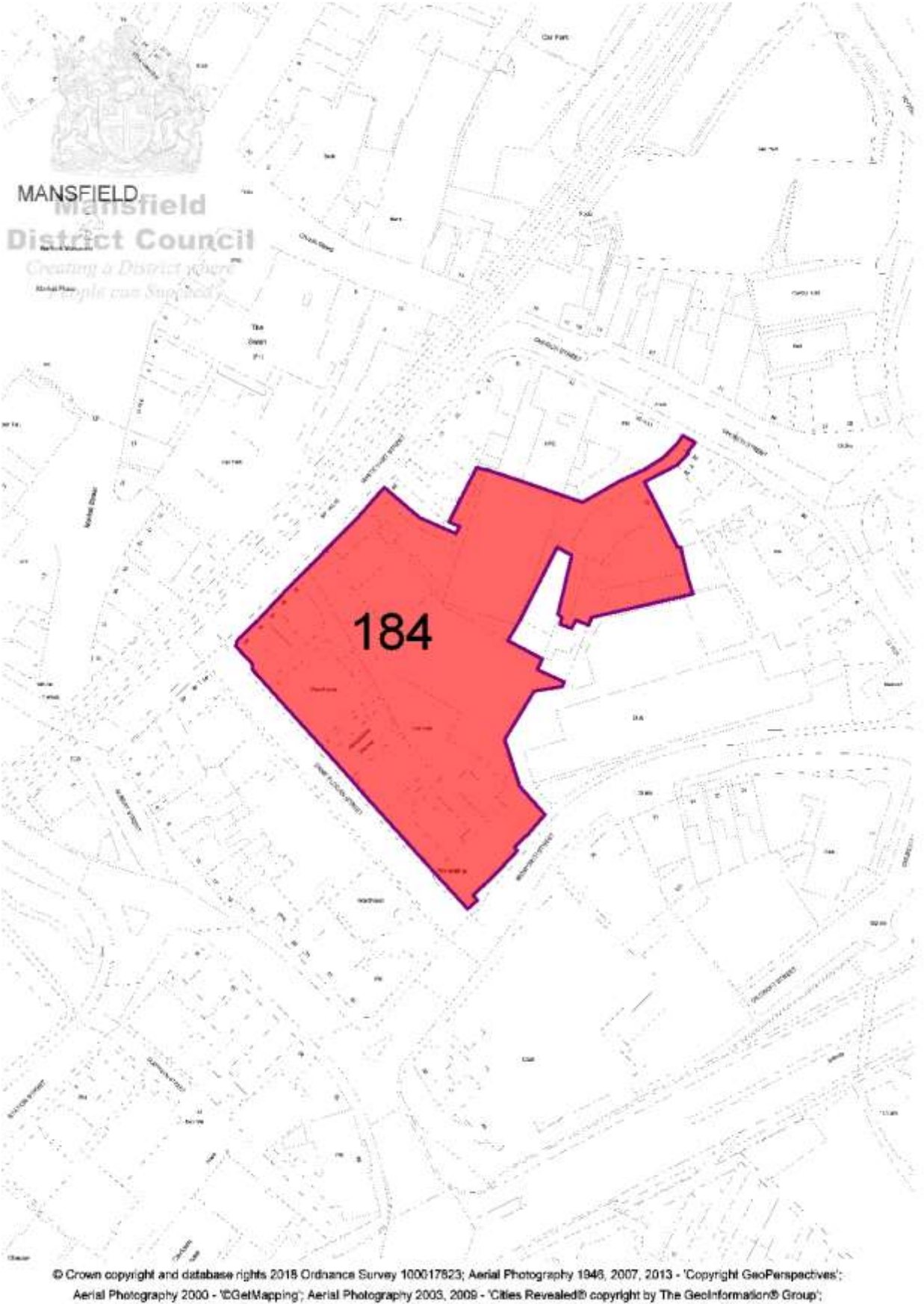
Not Assessed

1280 sqm

Office	640	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	320	Convenience retail	320
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Not considered deliverable.



HELAA Ref	185			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	52 Ratcliffe Gate				
Site Address	Ratcliffe Gate				
Ward	Newgate				
Locality	Mansfield	Grid Ref	454452 , 360842	Plotted Site Area (Ha)	0.19
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission has been granted 2016/0574/ST

Suitability

Suitable

Planning permission has been granted 2016/0574/ST

Achievability

Potentially achievable

A brownfield development of flats in a lower value area but existng access and utilities likley to be close by. The site has a moderate prospect of achievability given reasonable expectations on return and land values.

Estimated Deliverability

Housing

Deliverable (years 1-5)

9 dwellings

Years 1 - 5	9	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A site with moderate deliverability. Based on standard assumptions from submission of application (Oct 2016) delivery of homes expected to take place in 2019/20. As flats expect all dwellings to be delivered at once.

Economic (sqm)

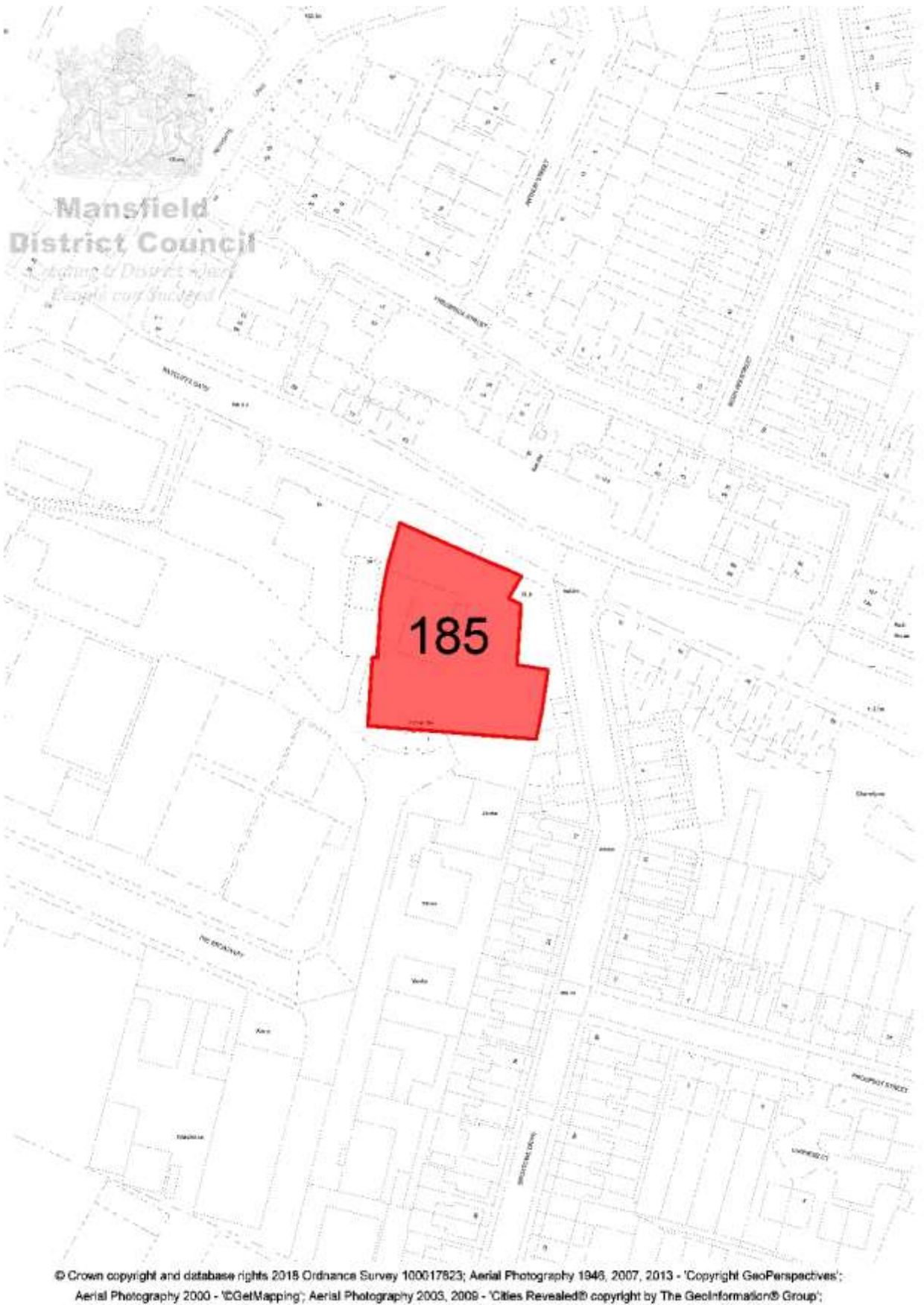
Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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N/a



HELAA Ref	186	Planning Status			
Site Name	Kirkland Avenue Allotments	HELAA Result	Excluded at Stage 2		
Site Address	Kirkland Avenue				
Ward	Ladybrook				
Locality	Mansfield	Grid Ref	452656 , 360808	Plotted Site Area (Ha)	1.39
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

Land owner has identified this site as available for develoment.

Suitability

Unsuitable

Access to the site is required through an adjacent Site (ref 75); it is unclear if this has been confirmed with other landowners. The proposed use is compatible with adjoining uses and close to services and public transport. It has been decided to treat allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.

Achievability

Potentially achievable

A small greenfield site in a medium value area. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

42 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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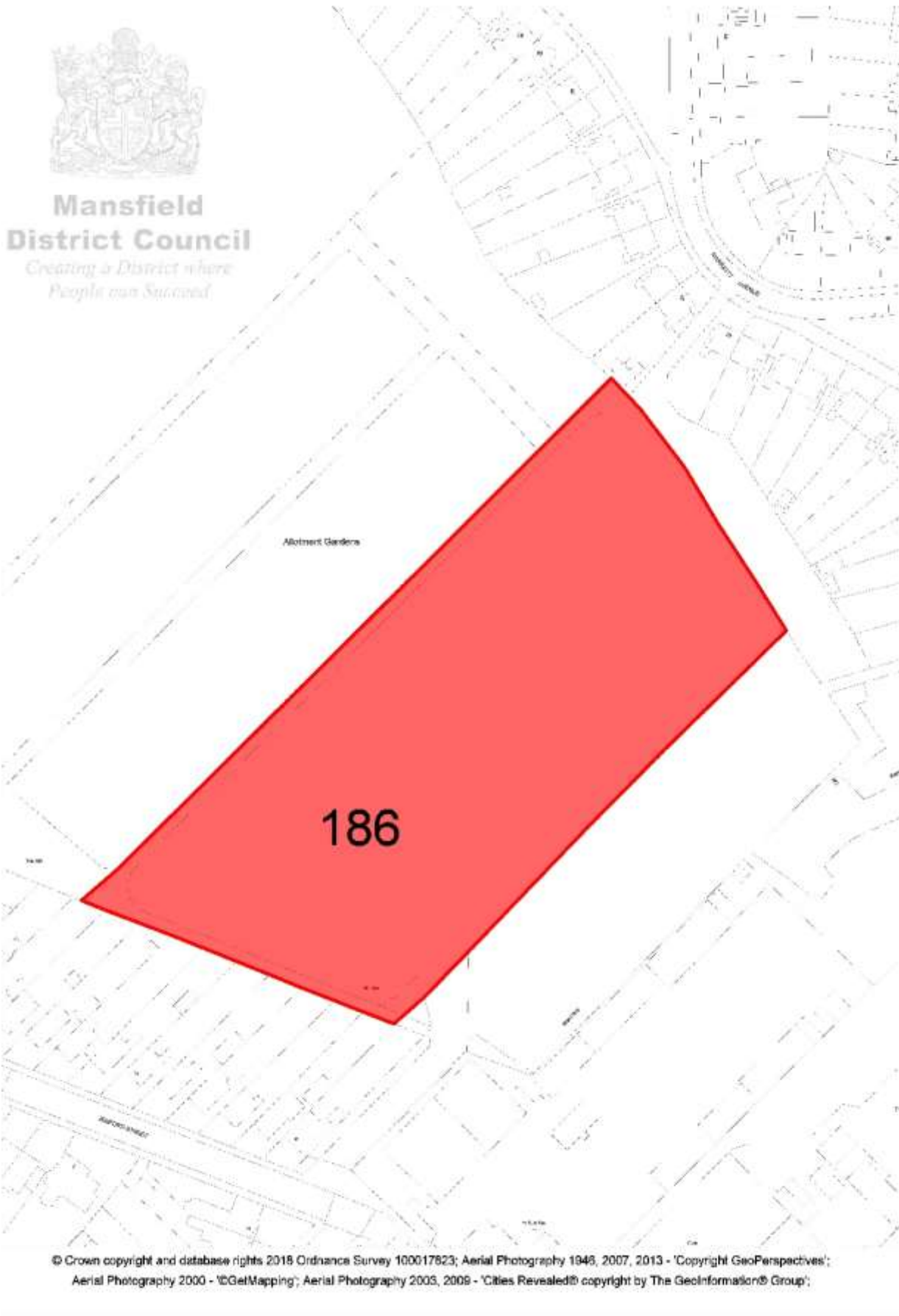
Site not assessed - unsuitable unless a planning application has been approved that demonstrates that the allotments are surplus to requirements. Also there is a need to confirm access through adajcent site.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	187	Planning Status	
Site Name	Land forming part of Peafield Farm	HELAA Result	Reasonable alternative
Site Address	off Peafield Lane		
Ward	Peafields		
Locality	Mansfield Woodhouse	Grid Ref	456364 , 363868
Land Type	Greenfield	Proposal	Mixed
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		
Plotted Site Area (Ha)	25.16		

Assessment

Availability

Potentially available

Owners wish to propose a leisure use but no further details have been provided

Suitability

Potentially suitable

The proposed use is compatible with adjoining uses and is reasonably close to services and public transport. Given the need for two points of access the site could only be developed in connection with the adjacent site (ref 67).

Achievability

Achievable

A greenfield site on the edge of the urban area within a higher value sales area. Given the size of the site there are likley to be substantial infrastructure requirements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

750 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	150	Post Plan Period	600
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A large greenfield site that is dependent on adjacent for required access; significant up front works are also required. As such this site would be expected to follow delivery of the adjacent site (site 67) at a rate of 25dpa with a max of two developers across both sites. Promoter indicates expected delivery from 2022/23 of up to 150 dwellings per year; this is not considered realistic given the housing market in Mansfield and the reliance on the adjacent site (site 67).

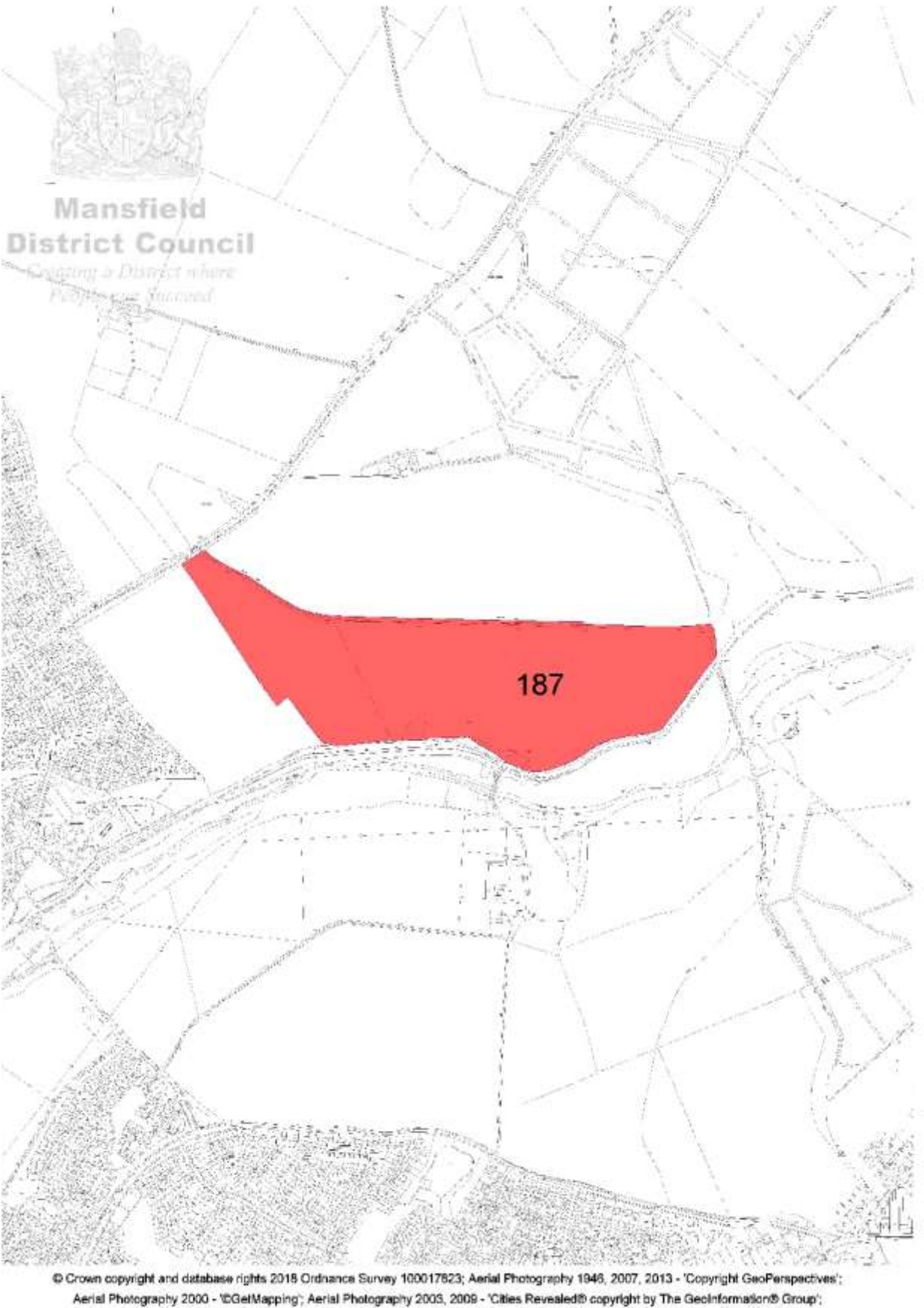
Economic (sqm)

Developable (years 11+)

500 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	500				

Unable to fully assess as proposed for leisure use but end use is unknown.



HELAA Ref	188	Planning Status	
Site Name	Land forming part of Warren Farm	HELAA Result	Reasonable alternative
Site Address	off New Mill Lane		
Ward	Holly		
Locality	Forest Town	Grid Ref	456999 , 362949
Land Type	Greenfield	Plotted Site Area (Ha)	12.24
Source	Development sites put forward during a “Call for Sites” Local Plan consultation	Proposal	Housing

Assessment

Availability	Available
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Submitted site; owners wish to propose mixed residential and extra care use. Planning permission previously refused (2009/10532NT).

Suitability	Potentially suitable
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This site is considered potentially suitable. However if this site is progressed to the next stage then further assessment is required to inform scale, developable area, access, transport, education, River Maun linear green infrastructure, other infrastructure requirements, utilities capacity. Site may only be possible in connection with adjacent site (ref 56).

Achievability	Potentially achievable
---------------	------------------------

This large greenfield site is expected to have medium to high sales values and will require infrastructure and various mitigations to reflect this scale of development. At this stage, based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability. If this site is progressed to the next stage, then MDC will require the promoter to provide viability evidence to demonstrate this site is deliverable. Potential for the site to be taken with adjacent site (ref 56).

Estimated Deliverability

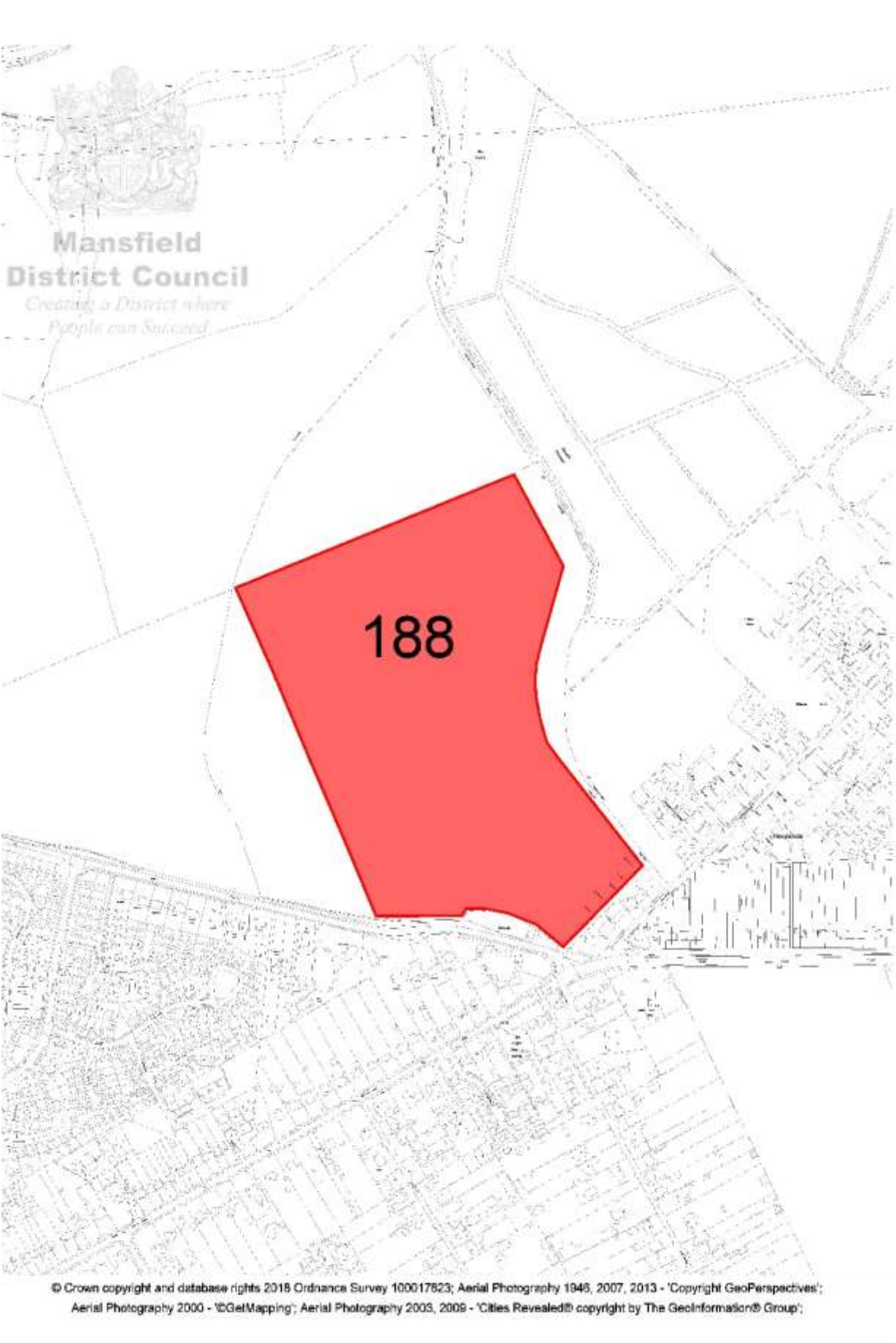
Housing	Deliverable (years 1-5)	220 dwellings
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Years 1 - 5	0	Years 6 - 10	100	Years 11+	120	Post Plan Period	0
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This large greenfield site is expected to have a lead in time to reflect the need to provide on and off site opening infrastructure. Promoter indicates delivery from 2020/21 with senior living and sheltered accommodation coming forward first; build rate of 50 dwellings per year for market housing indicated. Sheltered accommodation (75 units) and high dependency suites (75 units) are unable to count towards housing figures. Expected start year has been pushed back to reflect need for planning permission and upfront infrastrucre.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	189	Planning Status			
Site Name	Land at Holly Road	HELAA Result	Reasonable alternative		
Site Address	Holly Road				
Ward	Holly				
Locality	Forest Town	Grid Ref	456184 , 362485	Plotted Site Area (Ha)	0.46
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Potentially available

It is understood that talks have taken place regarding the potential footpath and drainage issues. It is assumed that these can be overcome. Further details to be provided to confirm this.

Suitability

Potentially suitable

The site can be accessed, is close to services and is compatible with surrounding uses. It is assumed that the loss of the implied footpath is satisfactory to NCC Rights of Way.

Achievability

Achievable

A small greenfield site in a higher value area. Costs associated with the sewer and implied footpath are not considered significant. Based on reasonable expectations of profit and landvalue the site is considered to have a good prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

16 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	16	Post Plan Period	0
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A small greenfield site in a higher value area. No planning application has yet been submitted. As such it is considered that the site would not be developed until 2027/28. Max of 10dpa.

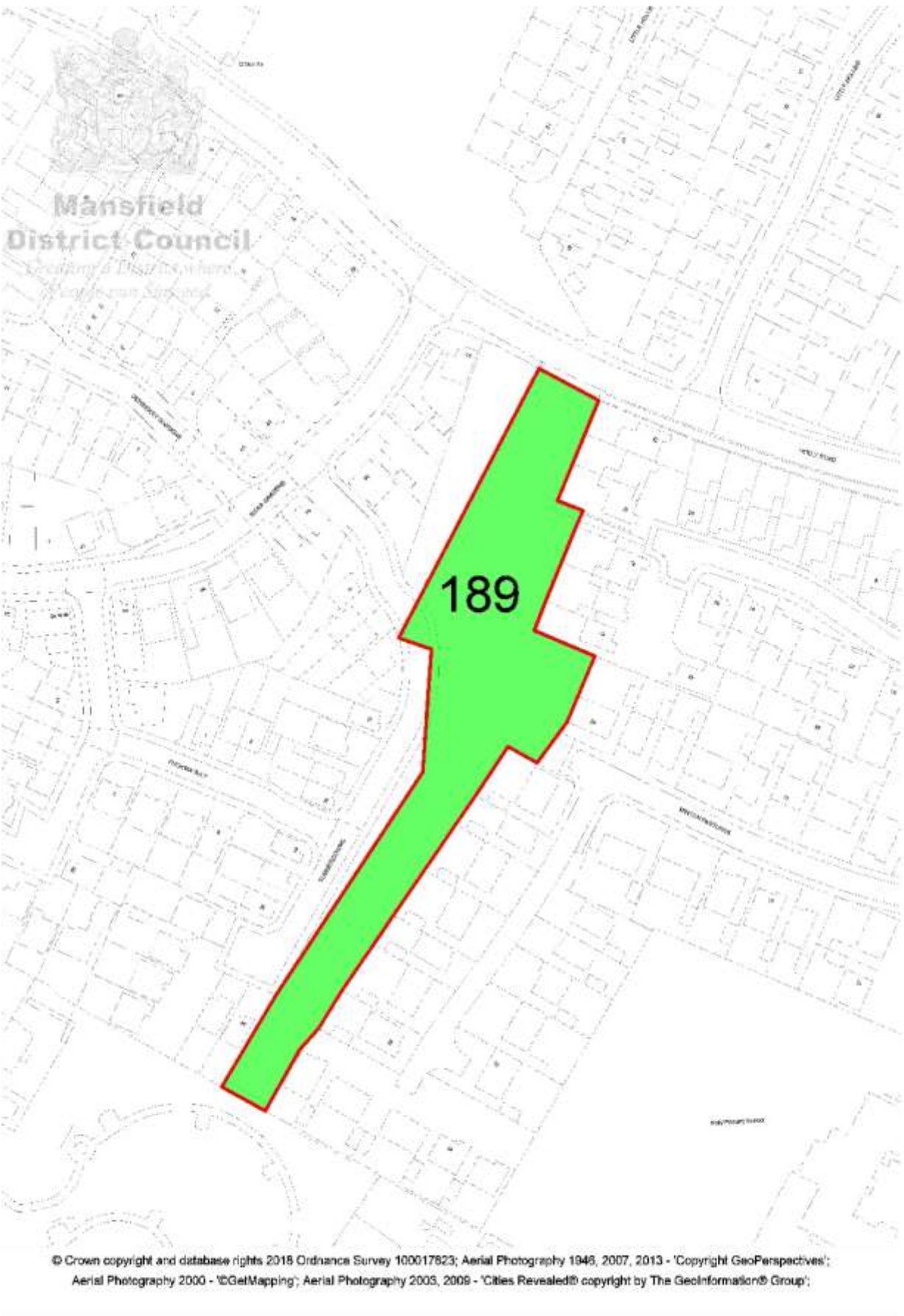
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/a



HELAA Ref	190	Planning Status	
Site Name	The Birches	HELAA Result	Excluded at Stage 1
Site Address	Park Hall Road		
Ward	Manor		
Locality	Mansfield Woodhouse	Grid Ref	454418 , 364933
Land Type	Greenfield	Proposal	Housing
Source	Development sites put forward during a “Call for Sites” Local Plan consultation		

Assessment

Availability	Not Assessed
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Excluded at Stage 1

Suitability	Not Assessed
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Excluded at Stage 1

Achievability	Not Assessed
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Excluded at Stage 1

Estimated Deliverability

Housing	Not Assessed				66 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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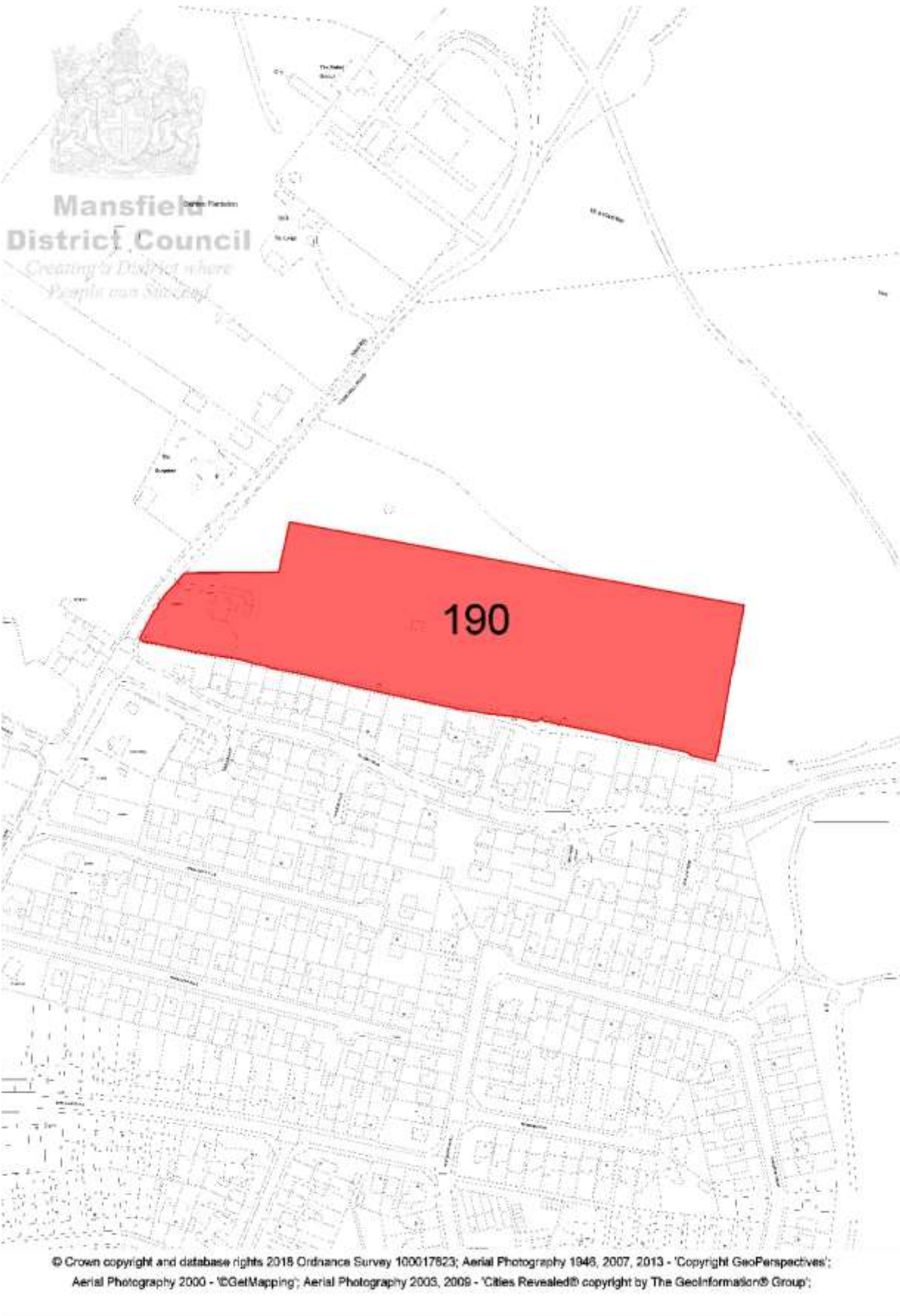
Excluded at Stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Excluded at Stage 1



HELAA Ref	191	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land rear of Helmsley Road				
Site Address	Helmsley Road				
Ward	Ransom Wood				
Locality	Rainworth	Grid Ref	458409 , 358929	Plotted Site Area (Ha)	4.88
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been submitted and is assumed to be available for development

Suitability

Unsuitable

Access is proposed through adjacent site (ref 9); however access to site 9 is not considered suitable. An additional 145 homes on top of those on Site 9 (84 homes) homes would also require 2 points of access which does not appear possible.

Achievability

Not Assessed

Site is not suitable.

Estimated Deliverability

Housing

Not Assessed

145 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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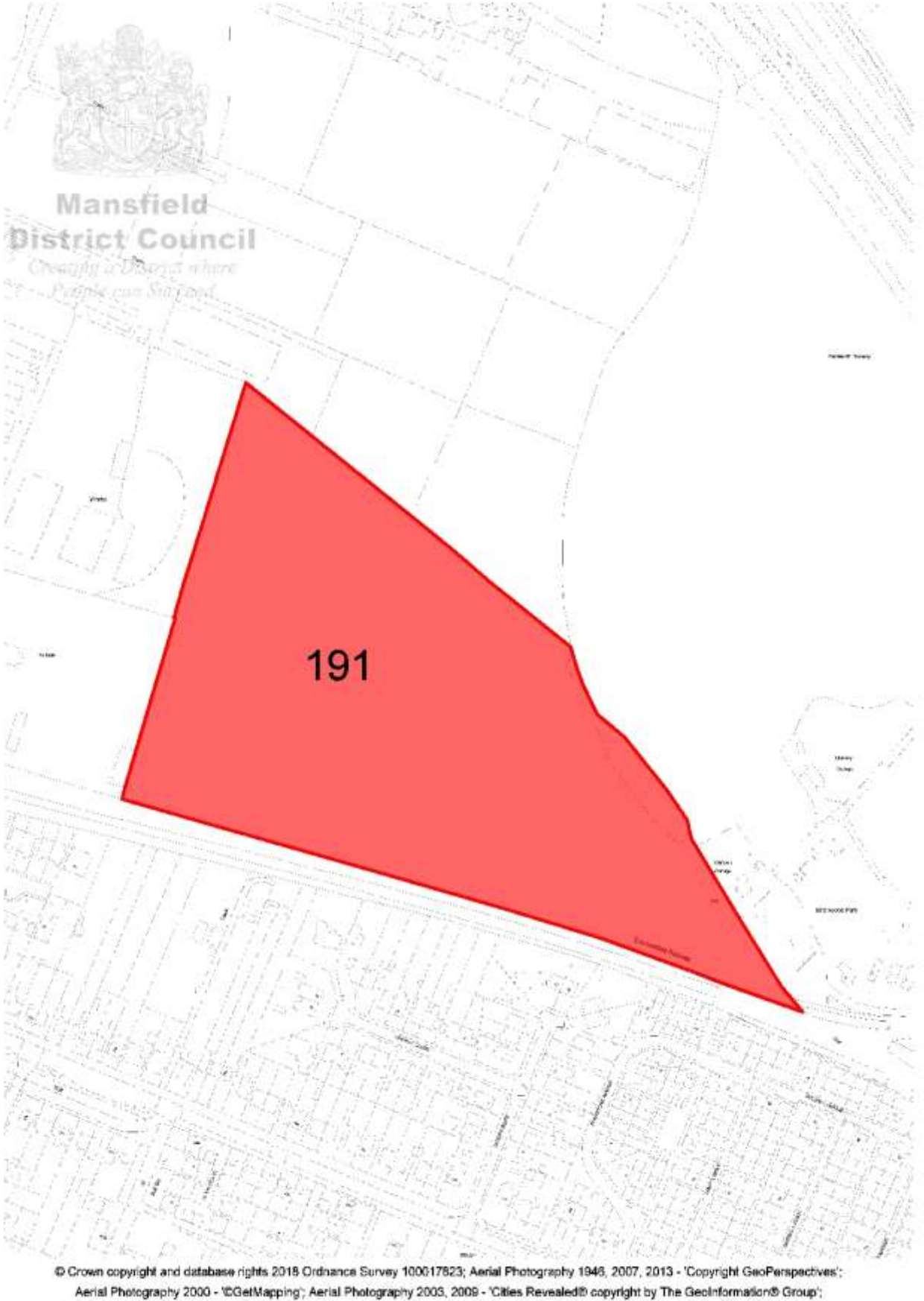
Site is not suitable.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	192	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land at Ashland Farm				
Site Address	Skegby Lane				
Ward	Brick Kiln				
Locality	Mansfield	Grid Ref	451183 , 360781	Plotted Site Area (Ha)	6.14
Land Type	Greenfield	Proposal	Housing		
Source					

Assessment

Availability	Available
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The site has been submitted and is assumed to be avaliable for development.

Suitability	Unsuitable
-------------	------------

Access to this site would have to come through the adjacent site (HELAA 80). The approved layout for the scheme (reserved matters 2016/0447/ST) does not appear to allow this to take place due to the location of roads and the retained woodland . Alternative access potentially through site to north (HELAA 58); this would leave the main area of this site with poor access to the road network and is not considered appropriate.

Achievability	Not Assessed
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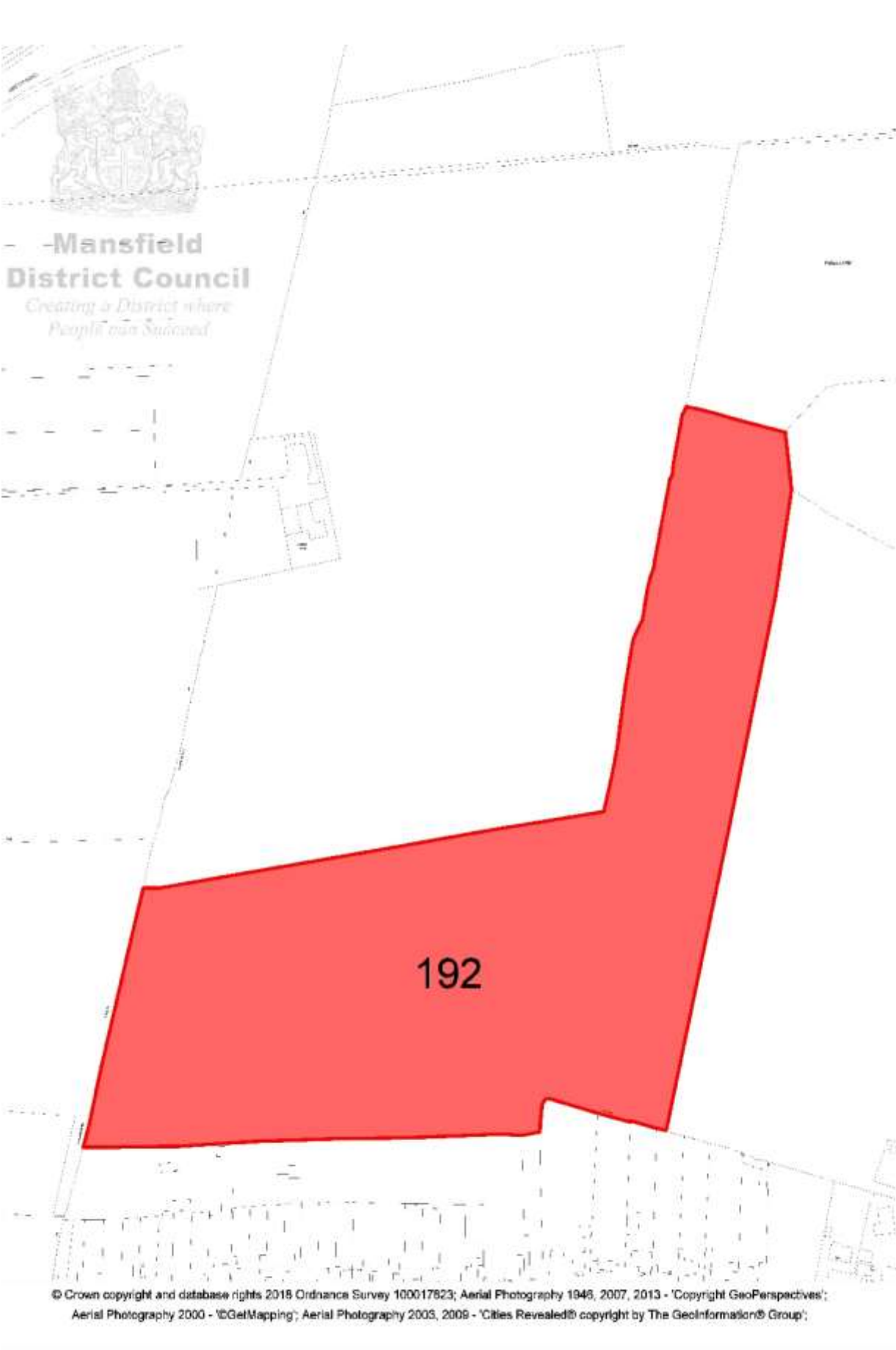
The site is not suitable.

Estimated Deliverability

Housing	Not Assessed				161 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
				Post Plan Period	0

The site is not suitable.

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0		



HELAA Ref	199			Planning Status	Permission granted
Site Name	Yasmee			HELAA Result	Reasonable alternative
Site Address	164 Skegby Lane				
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	451077 , 360633	Plotted Site Area (Ha)	0.88
Land Type	Mixed	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability	Available
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Planning permission has been granted 2016/0400/ST.

Suitability	Suitable
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Planning permission has been granted 2016/0400/ST.

Achievability	Achievable
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A small scale site, located in a higher value. There is considered to be a good chance of delivery.

Estimated Deliverability

Housing	Deliverable (years 1-5)				10 dwellings
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Years 1 - 5	10	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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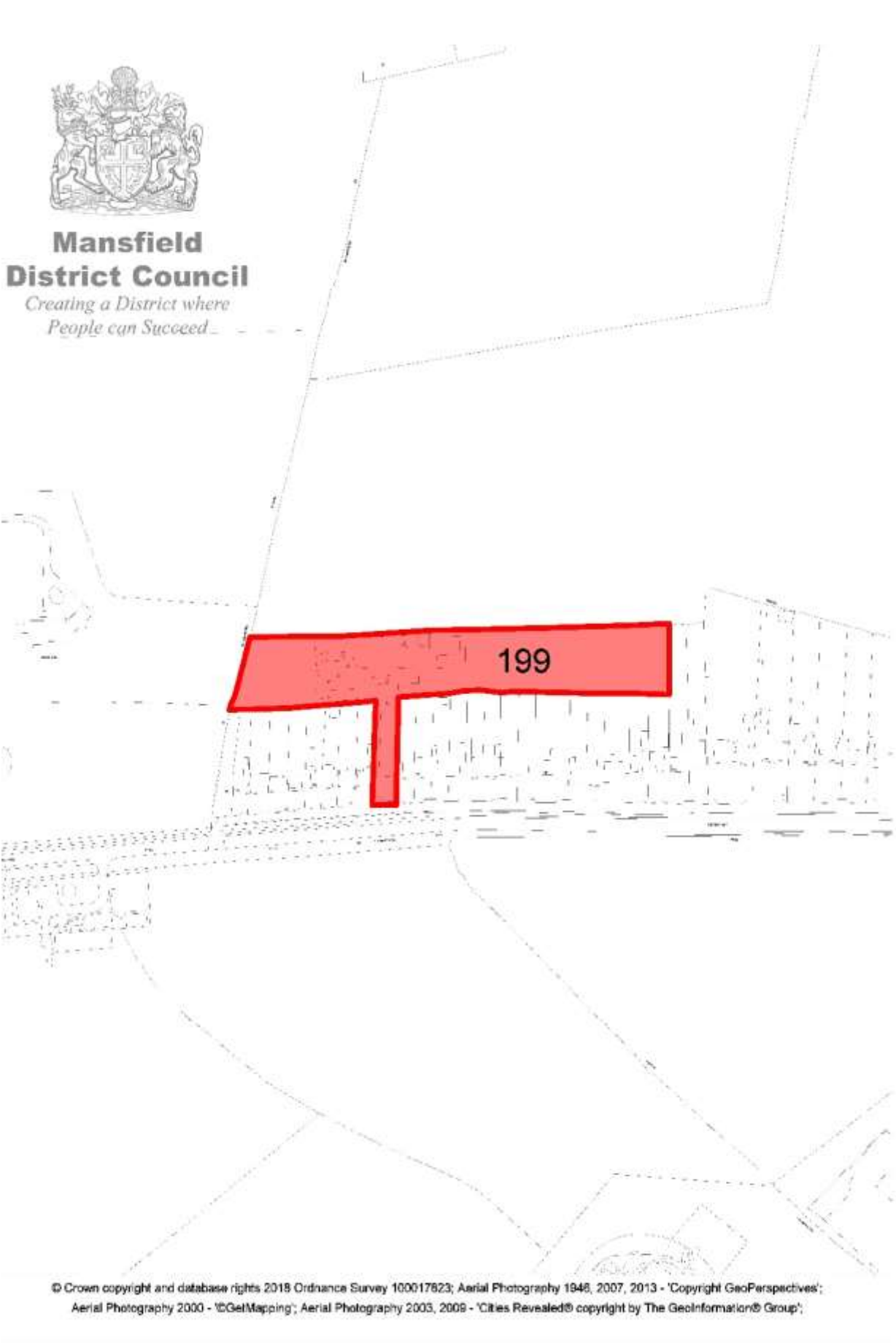
A small site in a higher value location with extant planning permisison (2016/0400/ST). Delivery is assumed to commence during 2019/20.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0				
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Residential only.



HELAA Ref	200			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land to the rear of Grove Motors				
Site Address	Units 1-2, Hallamway				
Ward	Yeoman Hill				
Locality	Mansfield	Grid Ref	454525 , 362281	Plotted Site Area (Ha)	0.13
Land Type	Brownfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission has been granted 2017/0066/FUL.

Suitability

Suitable

Planning permission has been granted 2017/0066/FUL.

Achievability

Achievable

A small site within an established and well used employment location. There is considered to be a good chance of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed - employment only scheme.

Economic (sqm)

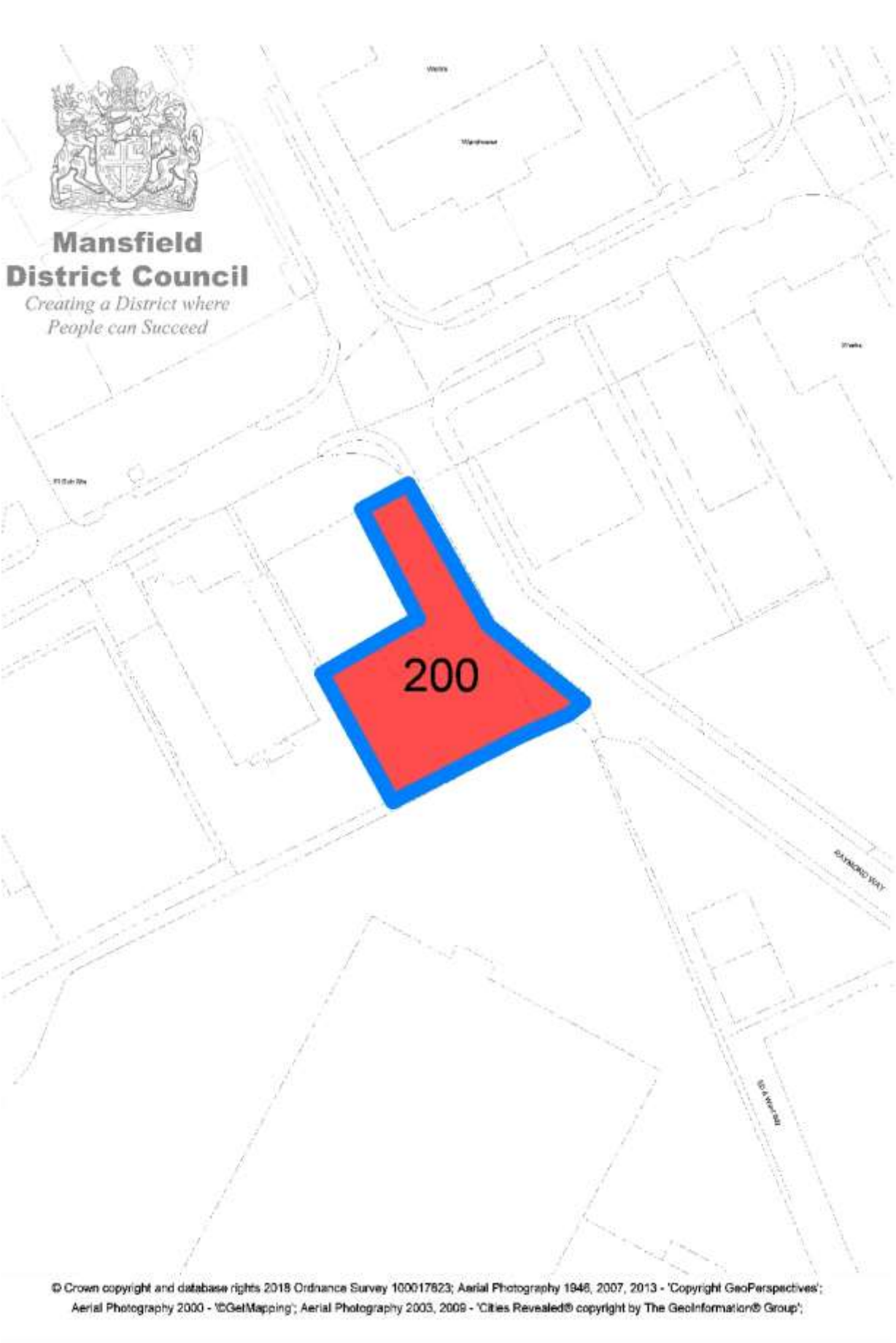
Deliverable (years 1-5)

440 sqm

Office	0	Industrial	440	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Small site with extant planning permisison in an established and well used employment location. Considered to be deliverable during the first five years.



HELAA Ref	201			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land behind Takbro Ltd				
Site Address	Concorde Way				
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452156 , 362973	Plotted Site Area (Ha)	0.19
Land Type	Brownfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission has been granted (2017/0100/FUL).

Suitability

Suitable

Planning permission has been granted (2017/0100/FUL).

Achievability

Achievable

A small site within an established and well used employment location. There is considered to be a good chance of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Employment scheme.

Economic (sqm)

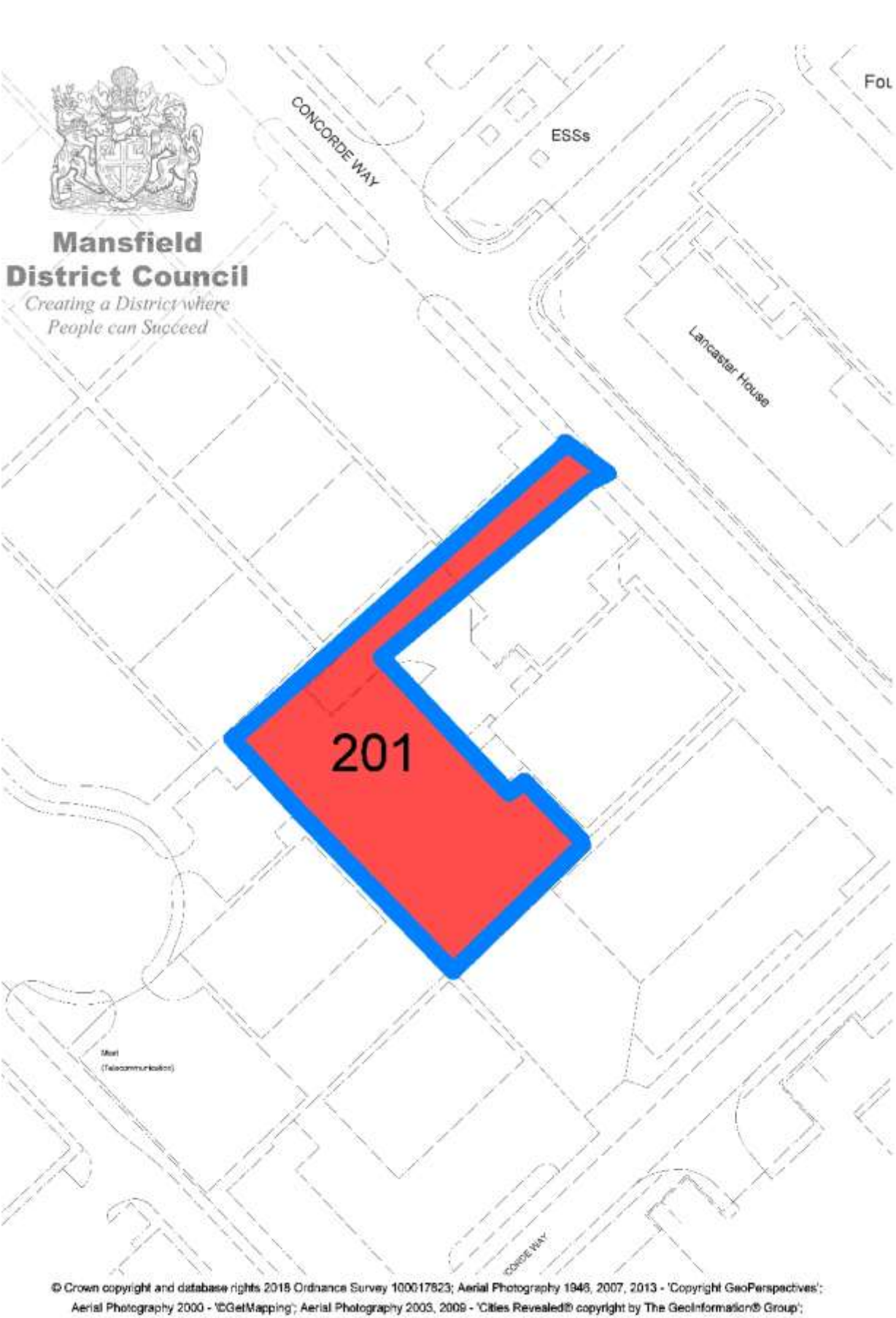
Deliverable (years 1-5)

560 sqm

Office	0	Industrial	280	Warehousing	280	Leisure	0
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Comparison retail	0	Convenience retail	0
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Small site with extant planning permisison in an established and well used employment location. Considered to be deliverable during the first five years.



HELAA Ref	202			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Plot 10a Enterprise Road				
Site Address	Enterprise Road				
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452136 , 363282	Plotted Site Area (Ha)	1.59
Land Type	Greenfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission has been granted (2016/0715/FUL).

Suitability

Suitable

Planning permission has been granted (2016/0715/FUL).

Achievability

Achievable

A medium site within an established and well used employment location. There is considered to be a good chance of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Employment scheme

Economic (sqm)

Deliverable (years 1-5)

2091 sqm

Office

564

Industrial

1527

Warehousing

0

Leisure

0

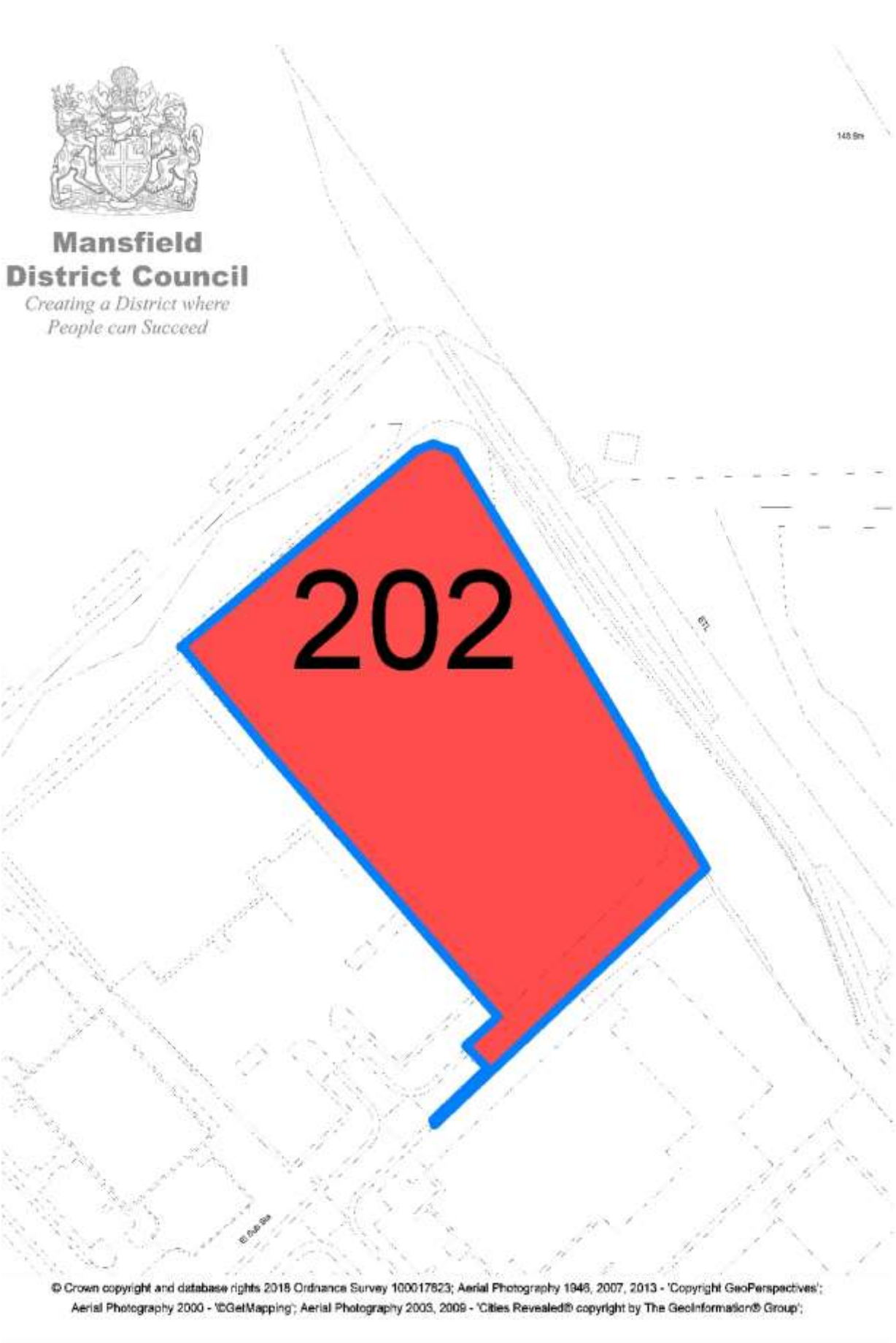
Comparison retail

0

Convenience retail

0

Medium sized site with extant planning permisison in an established and well used employment location. Considered to be deliverable during the first five years.



HELAA Ref	203			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Land at Northfield House				
Site Address	27 Northfield Drive				
Ward	Racecourse				
Locality	Mansfield	Grid Ref	455233 , 360760	Plotted Site Area (Ha)	0.26
Land Type	Mixed	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Outline planning permission has been granted 2017/0538/OUT.

Suitability

Suitable

Outline planning permission has been granted 2017/0538/OUT.

Achievability

Potentially achievable

A small scale site in a lower value area; site is considered to have a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

6 dwellings

Years 1 - 5	6	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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A small site in a lower value location with extant outline planning permisison (2016/0400/ST). Delivery is assumed to occur during 2020/21.

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential scheme



HELAA Ref	204			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Elksley House				
Site Address	Elksley Road, Meden Vale				
Ward	Netherfield				
Locality	Medan Vale	Grid Ref	458227 , 370048	Plotted Site Area (Ha)	0.21
Land Type	Mixed	Proposal	Housing		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Outline planning permission has been granted (2017/0518/OUT).

Suitability

Suitable

Outline planning permission has been granted (2017/0518/OUT).

Achievability

Potentially achievable

A small scale site in a lower value area; site is considered to have a moderate prospect of achievability.

Estimated Deliverability

Housing

Deliverable (years 1-5)

10 dwellings

Years 1 - 5	5	Years 6 - 10	5	Years 11+	0	Post Plan Period	0
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A small site in a lower value location with extant outline planning permisison (2016/0400/ST). Delivery is assumed to begin during 2020/21.

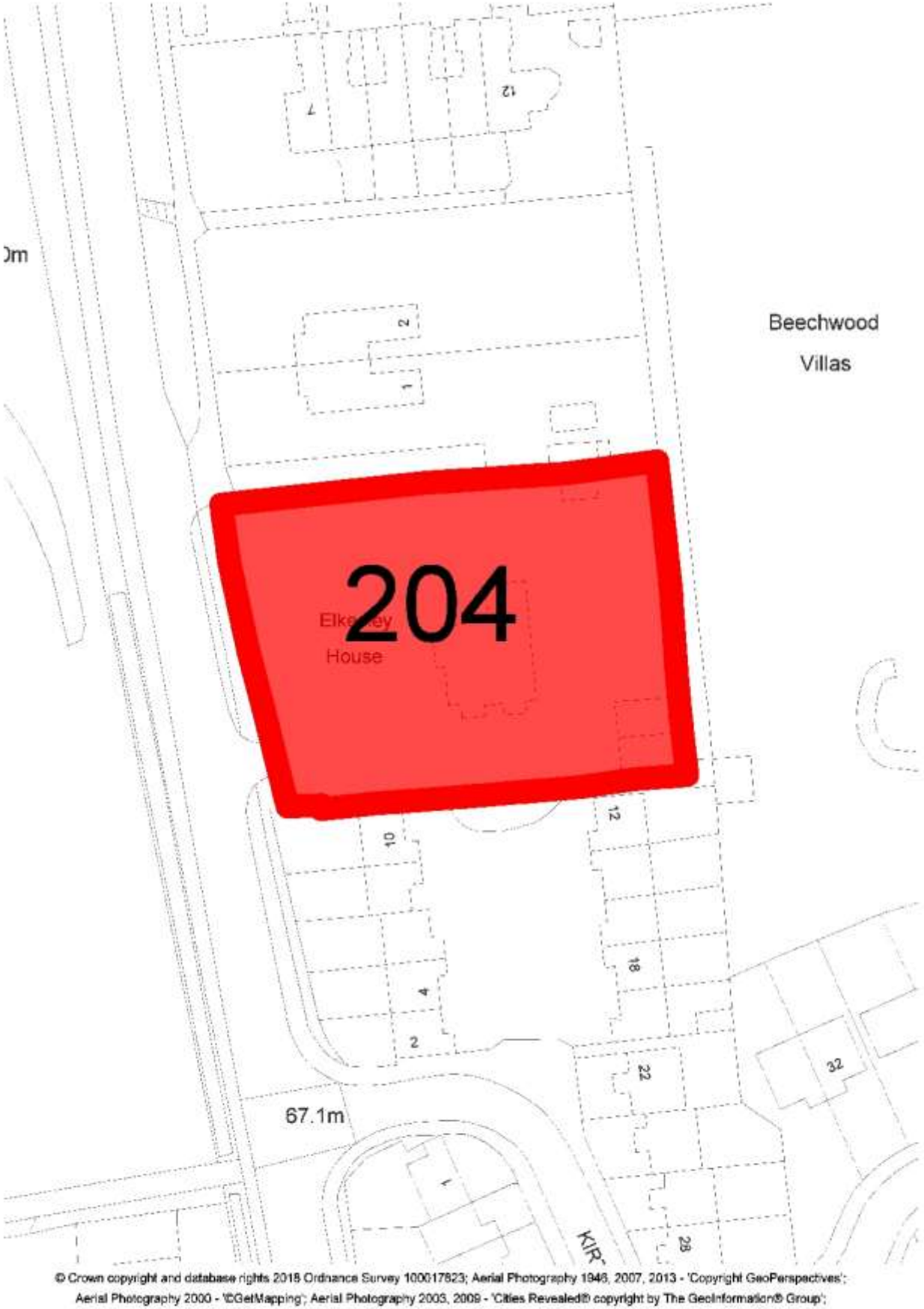
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential scheme.



HELAA Ref	205			Planning Status	
		HELAA Result	Reasonable alternative		
Site Name	Land off Cuckney Hill				
Site Address					
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	456633 , 369409	Plotted Site Area (Ha)	7.54
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been submitted for consideration in the HELAA and is understood to be availible for development.

Suitability

Potentially suitable

This is a greenfield site close to but not immediatley adjacent to the settlement of Chruch Warsop. Access to the site is constrained by the need to have two pints of access and the potential additional development on adjacent sites.

Achievability

Potentially achievable

This is a large site in a lower value area. If taken forward with adjacent sites (206 and 207) there is likley to be a need for substantial on site infrastructure. Overall the site has amoderate prospect of deliverability.

Estimated Deliverability

Housing

Developable (years 11+)

198 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	163	Post Plan Period	0
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A large greenfield site in a lower value area; there is no planning permisison in place. Potential to be developed with adjacent sites (206 and 207). As such the site is unlikely to be developerd until 2024/25.

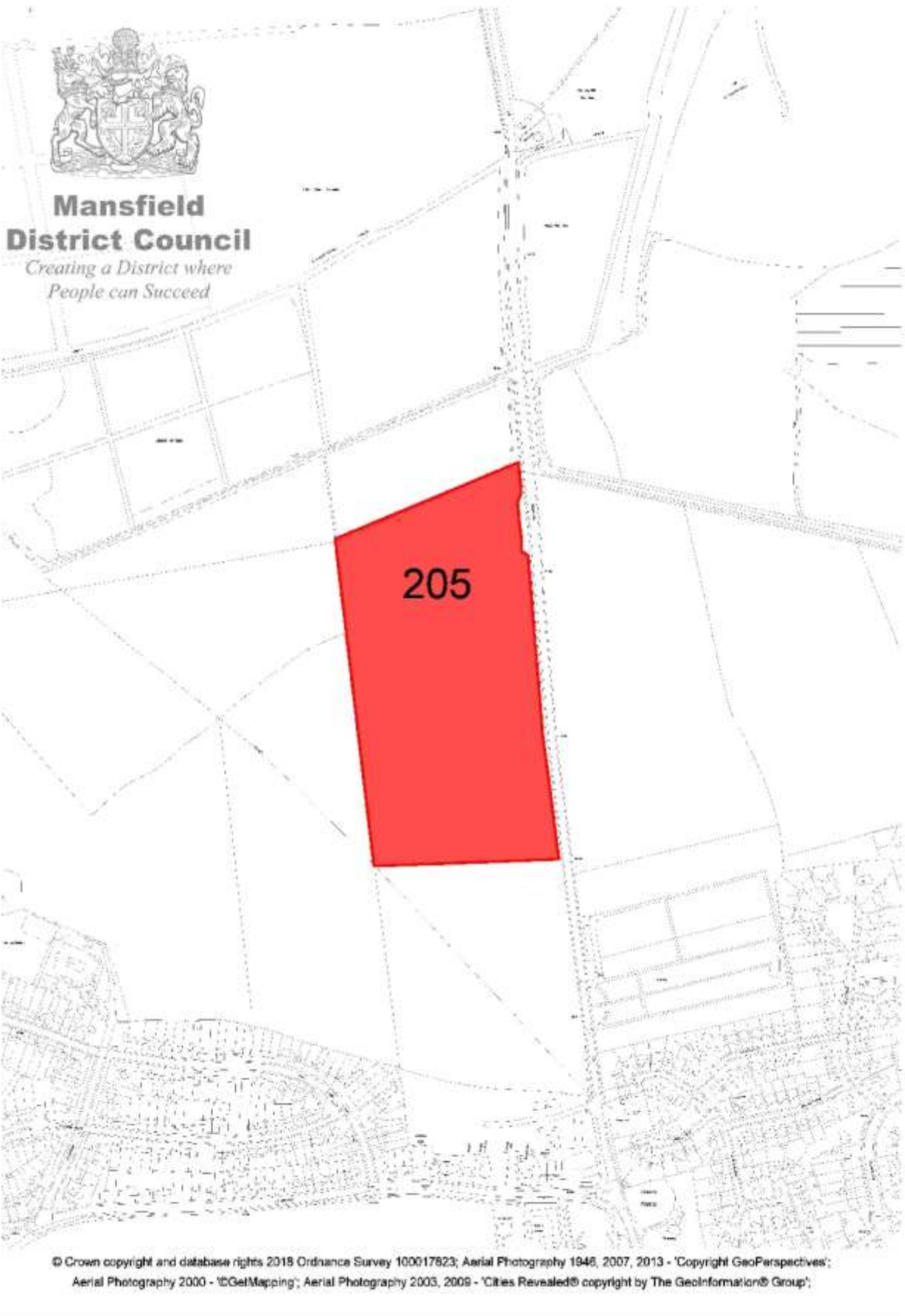
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential only scheme.



HELAA Ref	206			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land North of Laurel Avenue				
Site Address					
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	456482 , 369217	Plotted Site Area (Ha)	5.84
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been submitted for consideration in the HELAA and is understood to be availabile for development.

Suitability

Potentially suitable

This is a large greenfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside the adjacent site (205) due to the lack of access to the road network.

Achievability

Potentially achievable

This is a large site in a lower value area. Due to the access requirements the site could only be developed alongside an adjacent site (205). Overall it is conidered that there is a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

153 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	153	Post Plan Period	0
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A large greenfield site in a lower value area; there is no planning permisison in place. Requirement to be developed with adjacent site (205) and may potentially be delivered with other sites (207). As such the site is unlikley to be developerd until after 2026/27 taking account of potential phasing across sites 205 and 206.

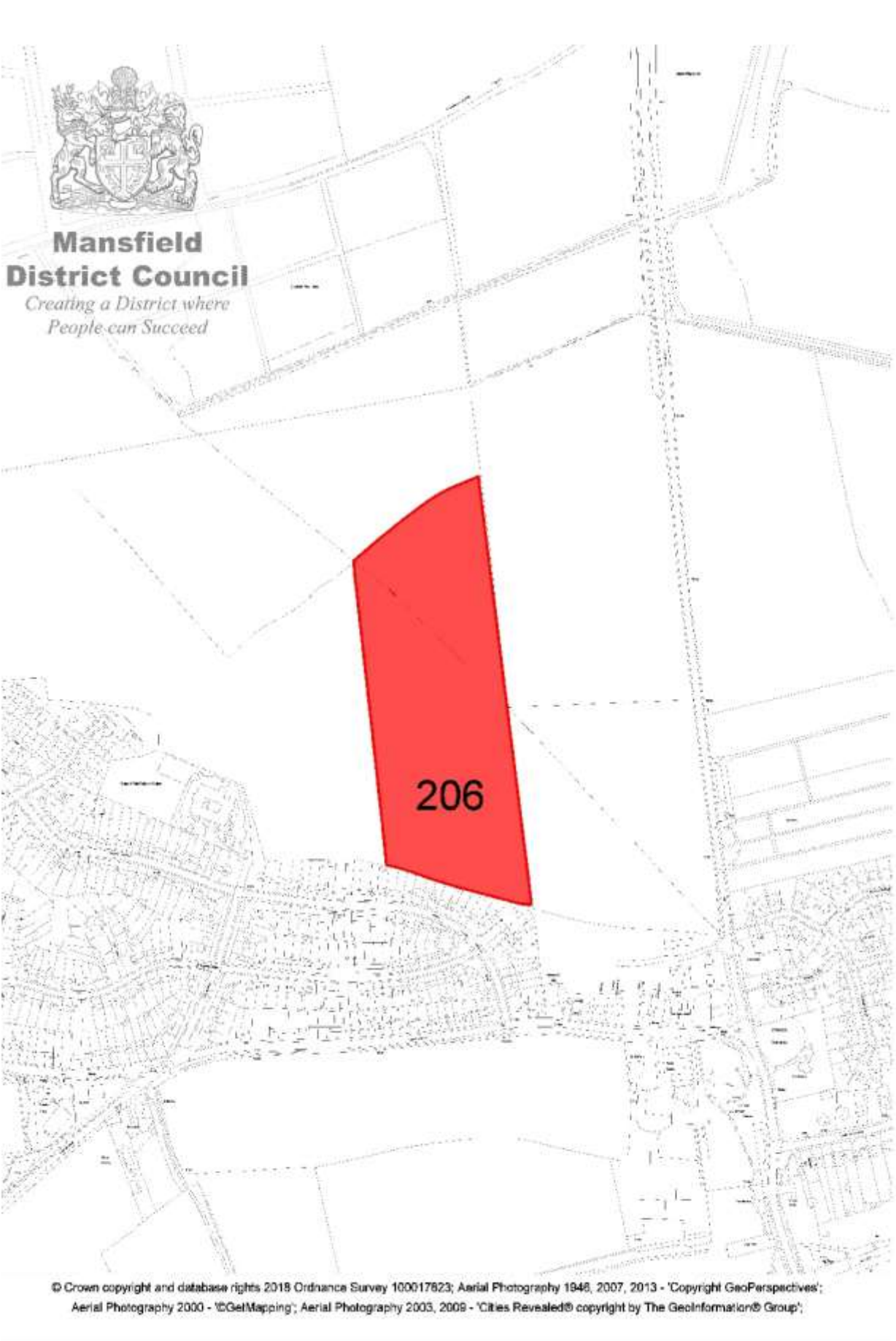
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential scheme



HELAA Ref	207			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land North of Lime Crescent/Birch Street				
Site Address					
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	456046 , 369386	Plotted Site Area (Ha)	21.12
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been submitted for consideration in the HELAA and is understood to be available for development.

Suitability

Potentially suitable

This is a large greenfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside the adjacent sites (205 and 206) due to the need to have two points of access.

Achievability

Potentially achievable

This is a large site in a lower value area. Due to the access requirements the site could only be developed alongside an adjacent site (205). Overall it is considered that there is a moderate prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

480 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	175	Post Plan Period	270
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A large greenfield site in a lower value area; there is no planning permisison in place. Requirement to be developed with adjacent site (205 and 206) but access from Birch Street may allow developemtn to start here independently of access from Cuckney Hill. As such the site is likley to be developerd until after 2024/25 taking account of potential phasing across sites 205 and 206.

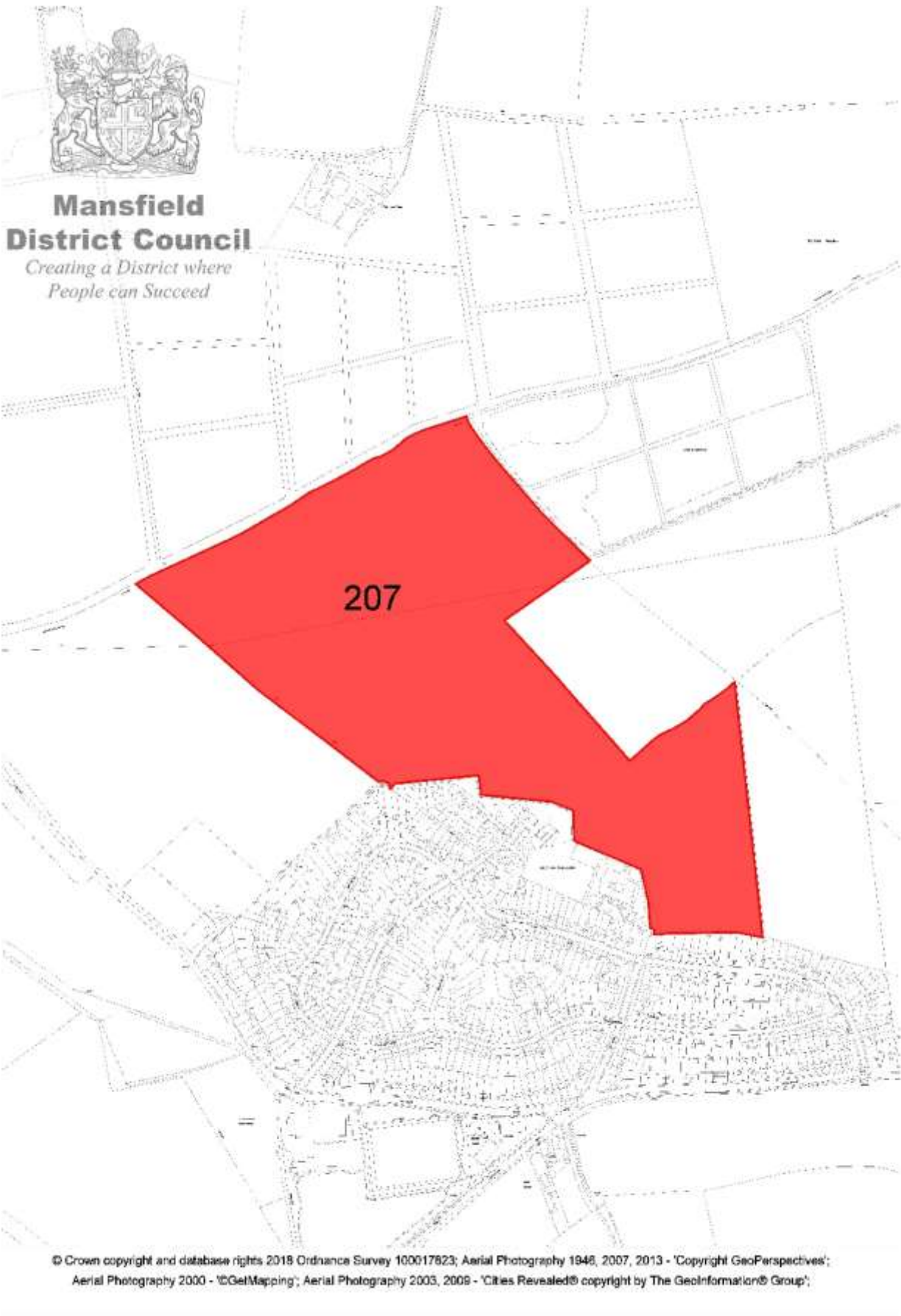
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential scheme.



HELAA Ref	208			Planning Status	
				HELAA Result	Excluded at Stage 2
Site Name	Land off Netherfield Lane				
Site Address					
Ward	Netherfield				
Locality	Church Warsop	Grid Ref	457583 , 369161	Plotted Site Area (Ha)	10.93
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put forward during a “Call for Sites” Local Plan consultation				

Assessment

Availability

Available

The site has been submitted for consideration in the HELAA and is understood to be avaiable for development.

Suitability

Unsuitable

This greenfield site is located adjacent to a settlement with a limited range of services; part of the site falls in flood zones 2 and 3 and a an area of concentrated surface water run off. In addition it is noted that the site would lead to a high degree of coalescence between the settlements of Meden Vale and Chruch Warsop. Overall the site is not considered suitable for development.

Achievability

Potentially achievable

A greenfield site in a medium sales value area; potential to be delivered alongside adjacent site (HELAA ref 51) which may affect when site could be marketed. Overall there is considered to be a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

249 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as site not suitable for development.

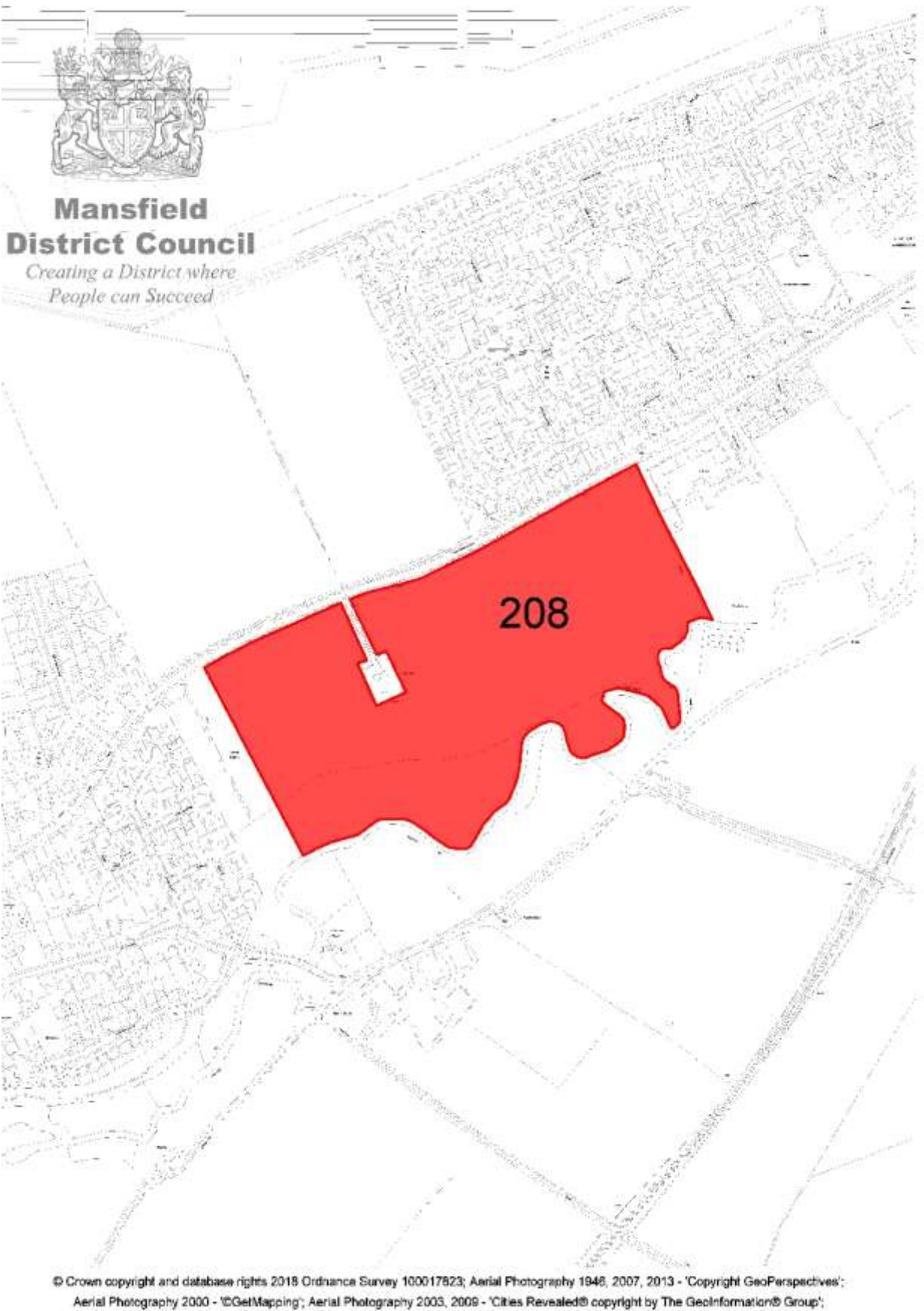
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential scheme



HELAA Ref	209	Planning Status	
Site Name	Land adjacent to Church Lane	HELAA Result	Excluded at Stage 2
Site Address			
Ward	Portland		
Locality		Grid Ref	454047 , 360834
Land Type	Brownfield	Proposal	Housing
Source	Vacant and derelict land/buildings		

Assessment

Availability

Potentially available

Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.

Suitability

Unsuitable

Given the scale of flood risk it is not considered that the site is suitable.

Achievability

Not Assessed

Not assessed as site is not suitable

Estimated Deliverability

Housing

Not Assessed

7 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not assessed as site is not suitable

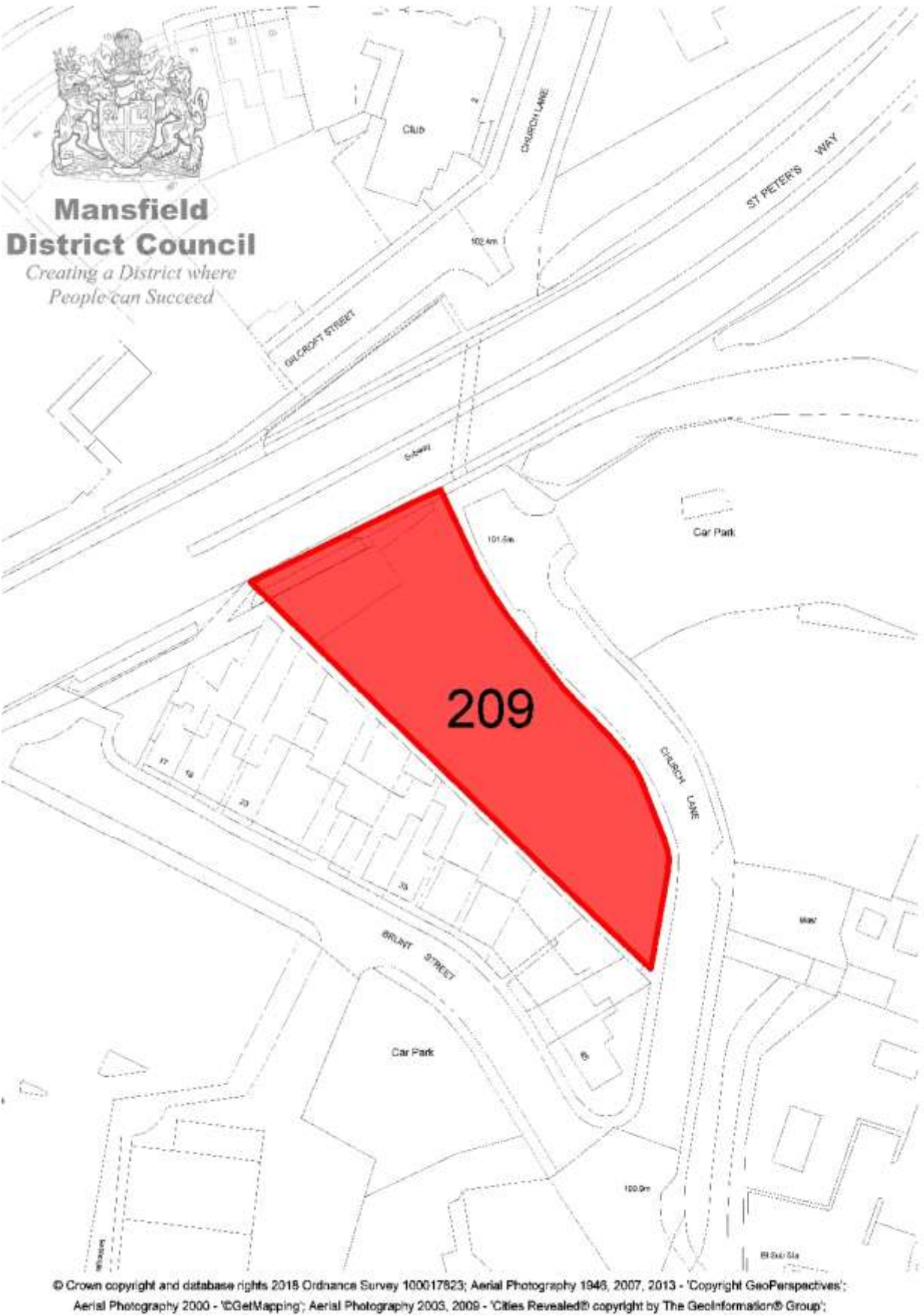
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Not assessed as site is not suitable



HELAA Ref	210	Planning Status	
Site Name	Former Miners Welfare	HELAA Result	Reasonable alternative
Site Address	Elksley Road		
Ward	Netherfield		
Locality	Meden Vale	Grid Ref	458176 , 369958
Land Type	Brownfield	Plotted Site Area (Ha)	0.15
Source	Proposal		Housing

Assessment

Availability	Potentially available
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Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.

Suitability	Suitable
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A small scale brownfield site adjacent to Meden Vale. The site is considered suitable for residential use.

Achievability	Potentially achievable
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A small scale brownfield site in a lower value area. The site has a moderate prospect of achievability.

Estimated Deliverability

Housing	Developable (years 6-10)	5 dwellings
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Years 1 - 5	0	Years 6 - 10	5	Years 11+	0	Post Plan Period	0
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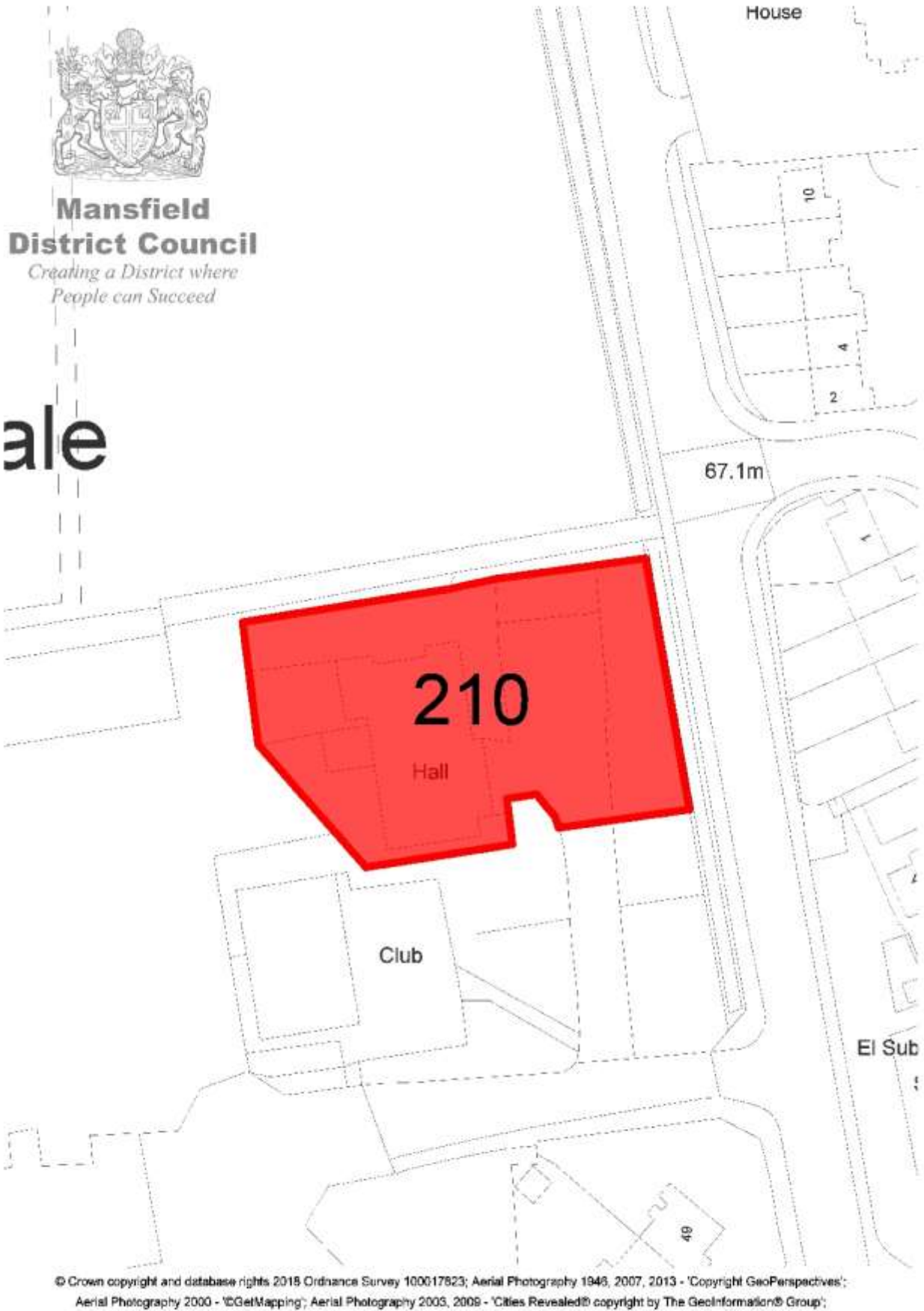
A small scale brownfield site in a lower value area. Confirmation required on site availability. No planning permisison in place as yet but will be considered for inclusion on Brownfield Register and potentially permission in principle.

Economic (sqm)	Not Assessed	0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Residential site



HELAA Ref	211	Planning Status		Permission granted	
Site Name	Land off Meden Side	HELAA Result		Reasonable alternative	
Site Address	Netherfield Lane				
Ward	Netherfield				
Locality	Meden Vale	Grid Ref	457850 , 369327	Plotted Site Area (Ha)	0.94
Land Type	Greenfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission has been granted (2014/0731/NT).

Suitability

Suitable

Planning permission has been granted (2014/0731/NT).

Achievability

Potentially achievable

Small scale employment use adjacent to existing employment units. There is considered to be a moderate prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5

0

Years 6 - 10

0

Years 11+

0

Post Plan Period

0

Permission for employment use

Economic (sqm)

Deliverable (years 1-5)

6075 sqm

Office

0

Industrial

4050

Warehousing

2025

Leisure

0

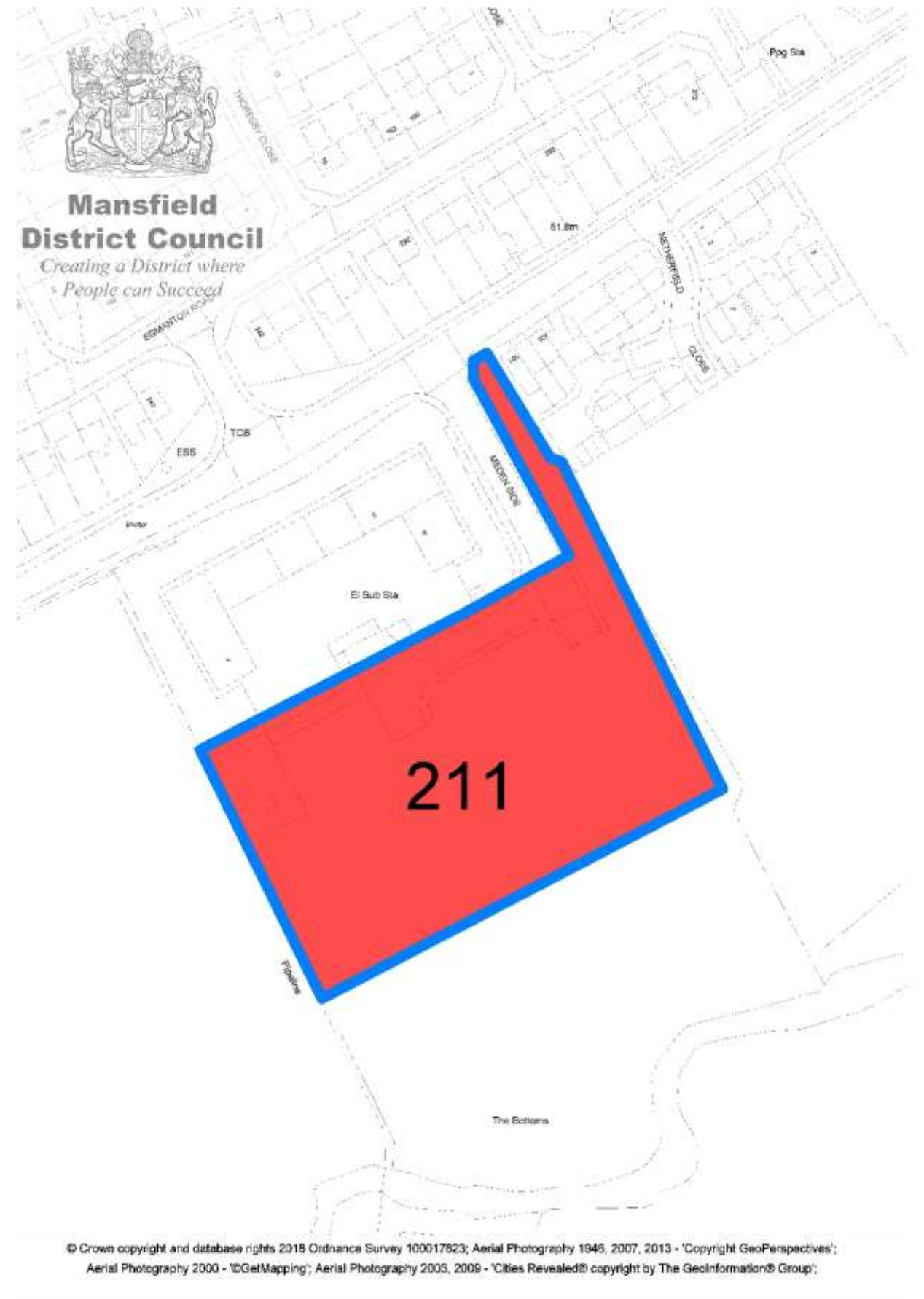
Comparison retail

0

Convenience retail

0

Planning permission has been granted (2014/0731/NT) for employment uses and considered to be a moderate prospect of achievability.



HELAA Ref	212	Planning Status	Permission granted
Site Name	Construction House	HELAA Result	Reasonable alternative
Site Address	53 Hermitage Way		
Ward	Oakham		
Locality	Mansfield	Grid Ref	452166 , 359517
Land Type	Brownfield	Plotted Site Area (Ha)	0.40
Source	Proposal	Economic	

Assessment

Availability	Available
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Planning permission has been granted (2017/0155/FUL).

Suitability	Suitable
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Planning permission has been granted (2017/0155/FUL).

Achievability	Achievable
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A small scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

Estimated Deliverability

Housing	Not Assessed	0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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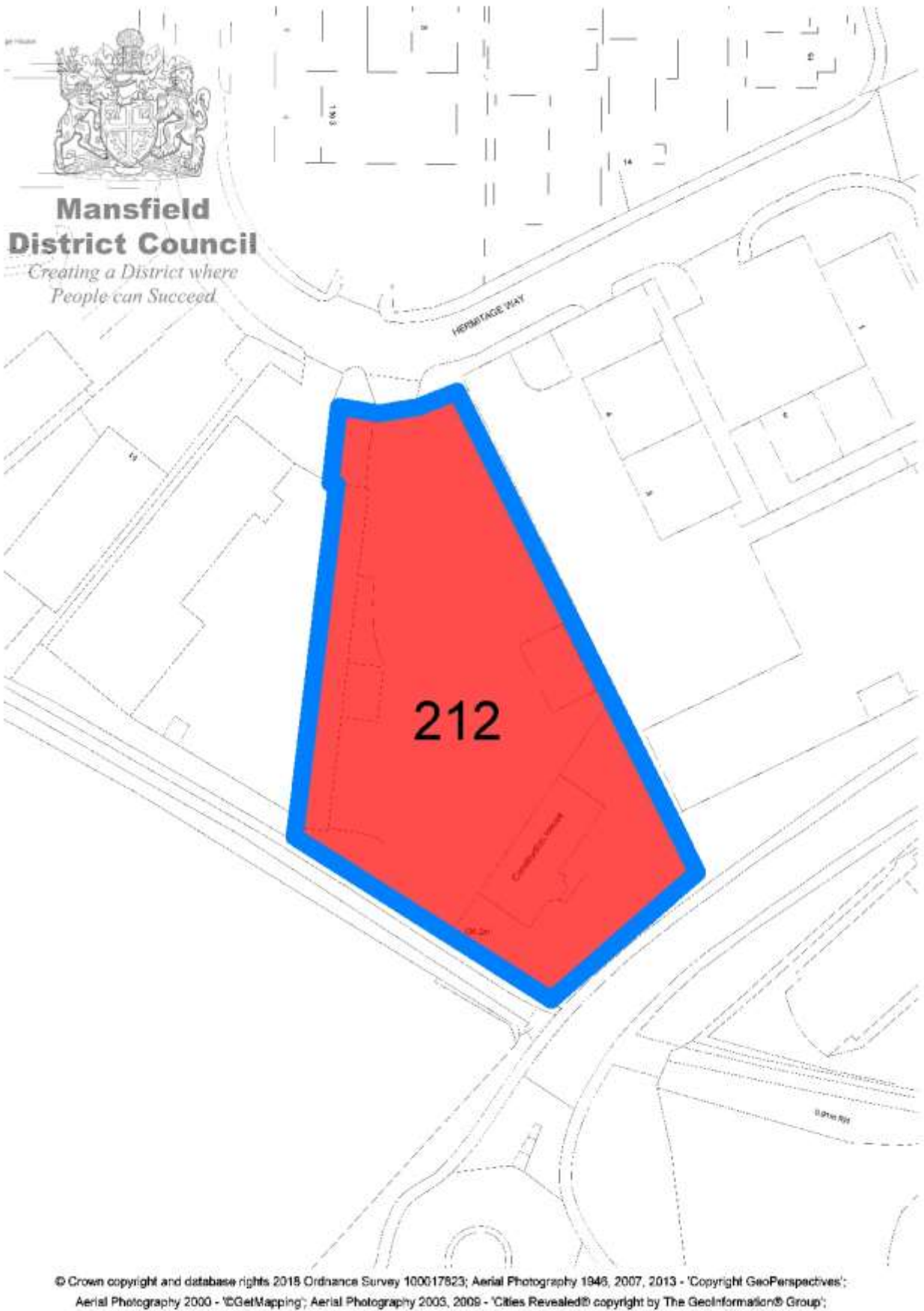
Planning permission has been granted (2017/0155/FUL) for employment use

Economic (sqm)	Deliverable (years 1-5)	96 sqm
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Office	0	Industrial	96	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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A small site within a good quality employment site. Planning permission has been granted (2017/0155/FUL). Expected to deliver during the first five years.



HELAA Ref	213	Planning Status		Permission granted	
		HELAA Result		Reasonable alternative	
Site Name	Land between Hallamway and Units 1-3 Old Mill Lane Industrial Estate				
Site Address	Old Mill Lane				
Ward	Yeoman Hill				
Locality	Mansfield	Grid Ref	454402 , 362542	Plotted Site Area (Ha)	1.00
Land Type	Brownfield	Proposal	Economic		
Source	Unimplemented / outstanding planning permissions for housing and employment buildings				

Assessment

Availability

Available

Planning permission has been granted (2017/0155/FUL).

Suitability

Suitable

Planning permission has been granted (2017/0155/FUL).

Achievability

Achievable

A small scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Employment site

Economic (sqm)

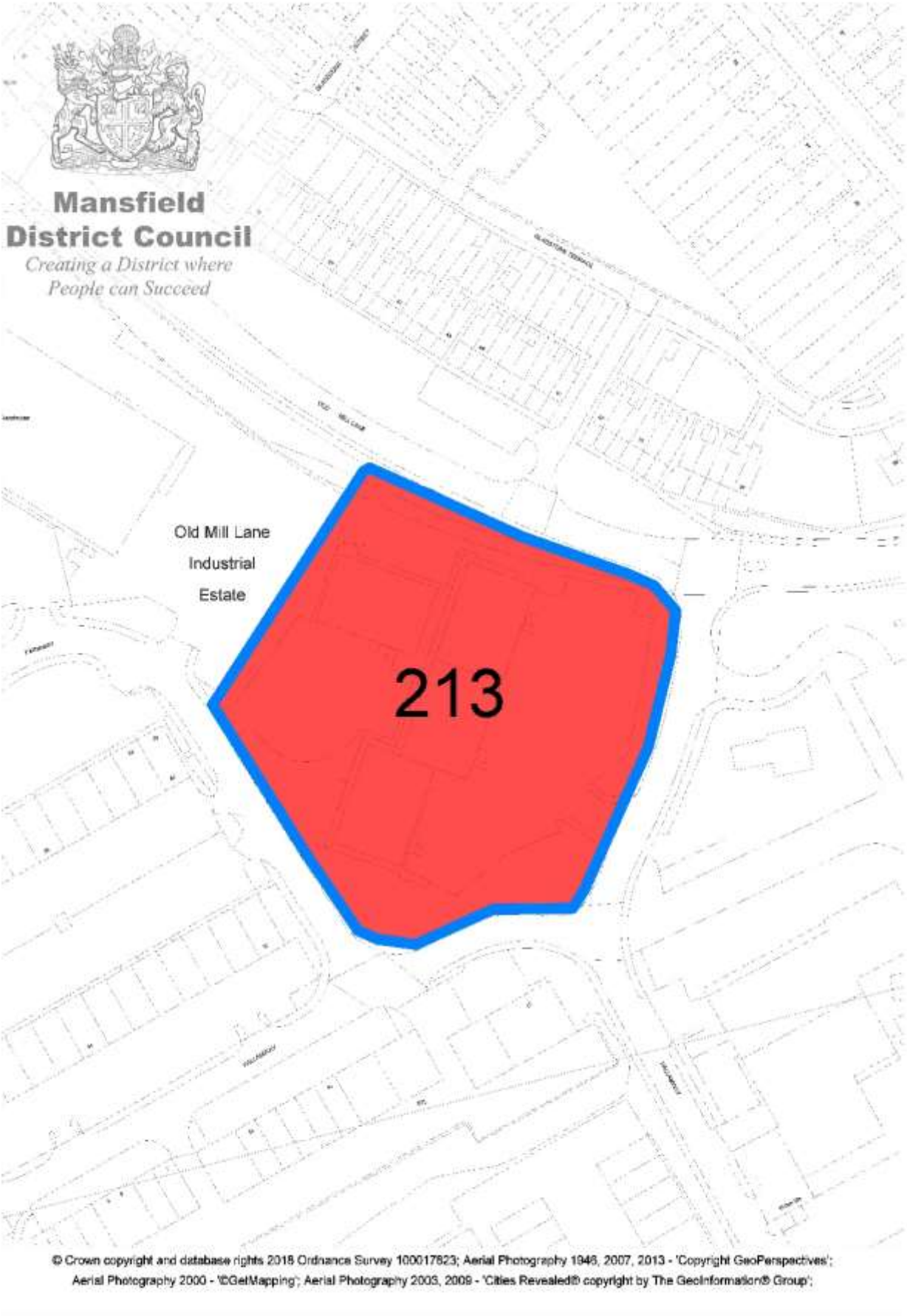
Deliverable (years 1-5)

715 sqm

Office	0	Industrial	0	Warehousing	465	Leisure	0
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Comparison retail	250	Convenience retail	0
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A small scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years



HELAA Ref	214			Planning Status	Permission granted
				HELAA Result	Excluded at Stage 1
Site Name	Church of St Augustine				
Site Address	Abbott Road				
Ward	Abbott				
Locality	Mansfield	Grid Ref	452178 , 362530	Plotted Site Area (Ha)	0.43
Land Type	Greenfield	Proposal	Economic		
Source					

Assessment

Availability	Not Assessed
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Site excluded at stage 1

Suitability	Not Assessed
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Site excluded at stage 1

Achievability	Not Assessed
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Site excluded at stage 1

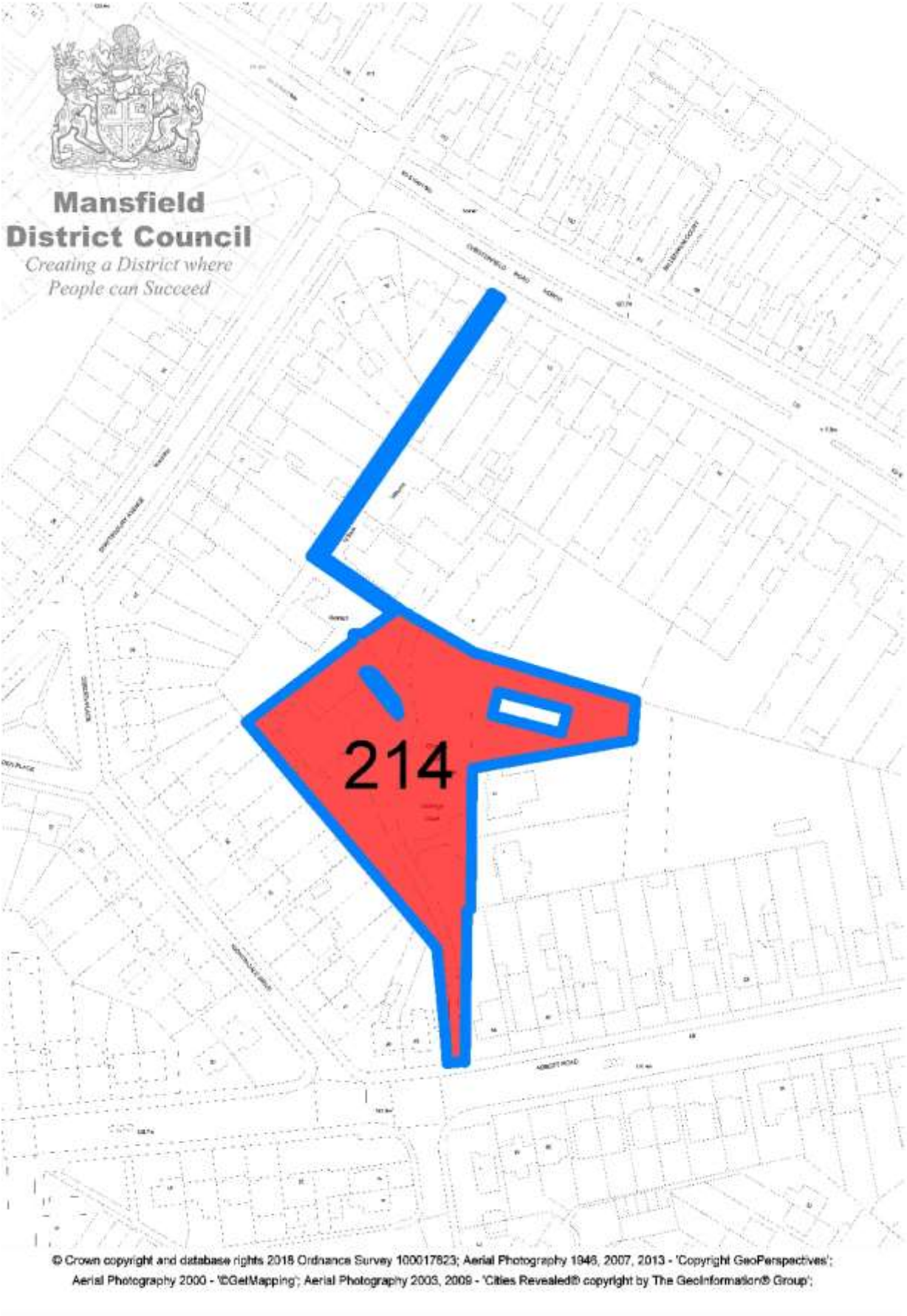
Estimated Deliverability

Housing	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
Post Plan Period	0				

Site excluded at stage 1

Economic (sqm)	Not Assessed				50 sqm
Office	0	Industrial	0	Warehousing	50
Leisure	0	Comparison retail	0	Convenience retail	0

Site excluded at stage 1



HELAA Ref	215	Planning Status	Permission granted
Site Name	Land to the rear of Unit 1	HELAA Result	Reasonable alternative
Site Address	Bleak Hill Way		
Ward	Oakham		
Locality	Mansfield	Grid Ref	452062 , 359712
Land Type	Brownfield	Plotted Site Area (Ha)	0.05
Source	Proposal	Economic	

Assessment

Availability	Available
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Planning permission has been granted (2017/0850/FUL).

Suitability	Suitable
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Planning permission has been granted (2017/0850/FUL).

Achievability	Achievable
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A small scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

Estimated Deliverability

Housing	Not Assessed	0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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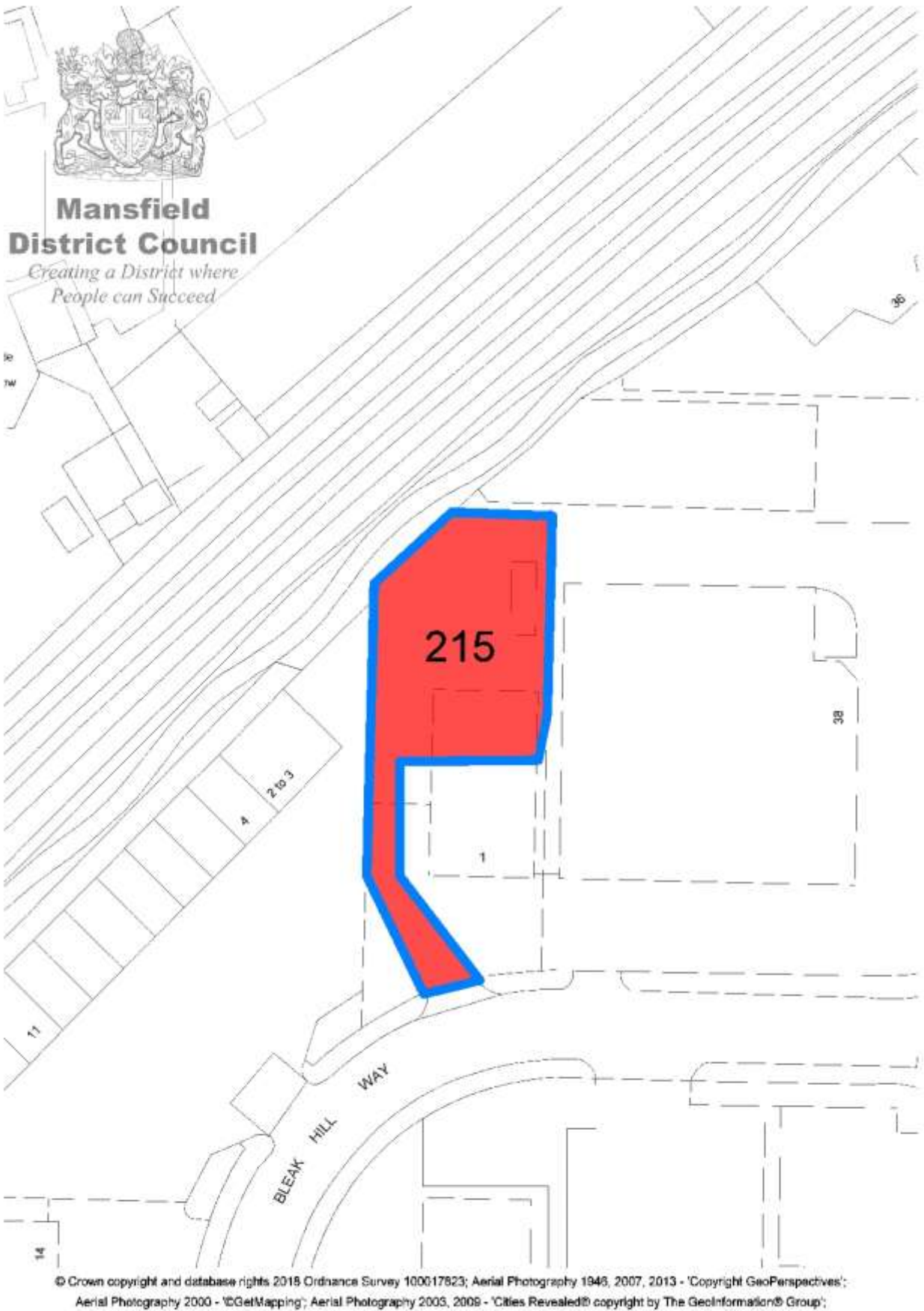
Employment scheme.

Economic (sqm)	Deliverable (years 1-5)	77 sqm
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Office	0	Industrial	77	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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A small scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years



HELAA Ref	216			Planning Status	Permission granted
				HELAA Result	Reasonable alternative
Site Name	Crown Speciality Packaging UK Limited				
Site Address	Crown Farm Way				
Ward	Newlands				
Locality	Forest Town	Grid Ref	457659 , 361866	Plotted Site Area (Ha)	1.03
Land Type	Greenfield	Proposal	Economic		
Source					

Assessment

Availability

Available

Planning permission has been granted (2017/0843/FUL).

Suitability

Suitable

Planning permission has been granted (2017/0843/FUL).

Achievability

Achievable

A medium scale employment use in a existing good quality employment site. There is considered to be a good prospect of achievability.

Estimated Deliverability

Housing

Not Assessed

0 dwellings

Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Employmnet use

Economic (sqm)

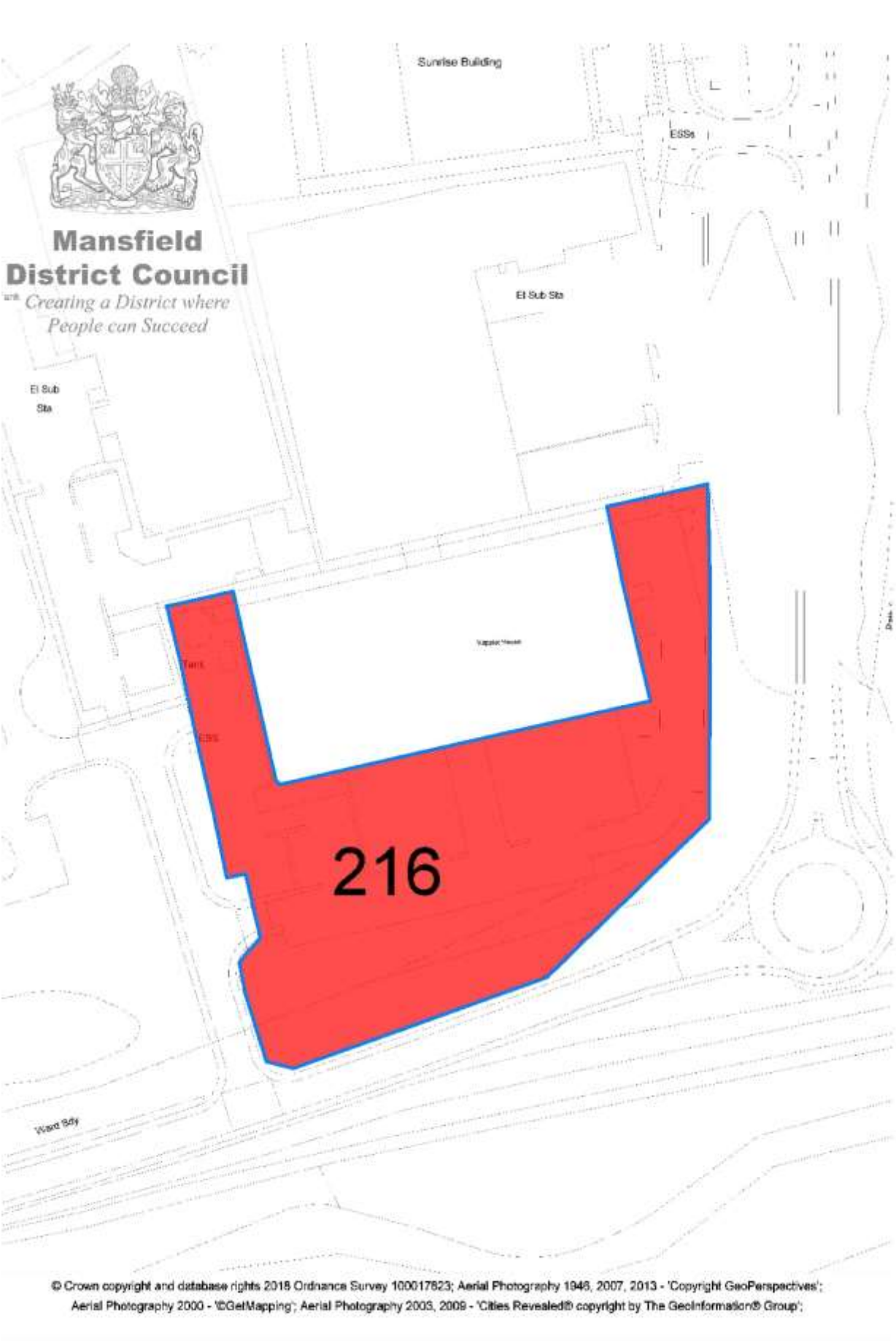
Deliverable (years 1-5)

307 sqm

Office	0	Industrial	0	Warehousing	307	Leisure	0
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Comparison retail	0	Convenience retail	0
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A medium scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years



HELAA Ref	217			Planning Status	
Site Name	Land off Concorde Way			HELAA Result	Reasonable alternative
Site Address					
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452069 , 362805	Plotted Site Area (Ha)	0.11
Land Type	Brownfield	Proposal	Housing		
Source					

Assessment

Availability

Potentially available

Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.

Suitability

Potentially suitable

This brownfield site is located on a major route into Mansfield and has reasonable access. Proximity of employment park to north may be an issue in terms of amenity and access.

Achievability

Potentially achievable

A small scale brownfield site in a medium value area. Overall there is considered to be a medium prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

4 dwellings

Years 1 - 5	0	Years 6 - 10	4	Years 11+	0	Post Plan Period	0
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A small scale brownfield site in a medium value area. The site is being considered for Permission in Principle. Until PiP is granted the site is considered deliverable during Years 10-15 (post 2023/24).

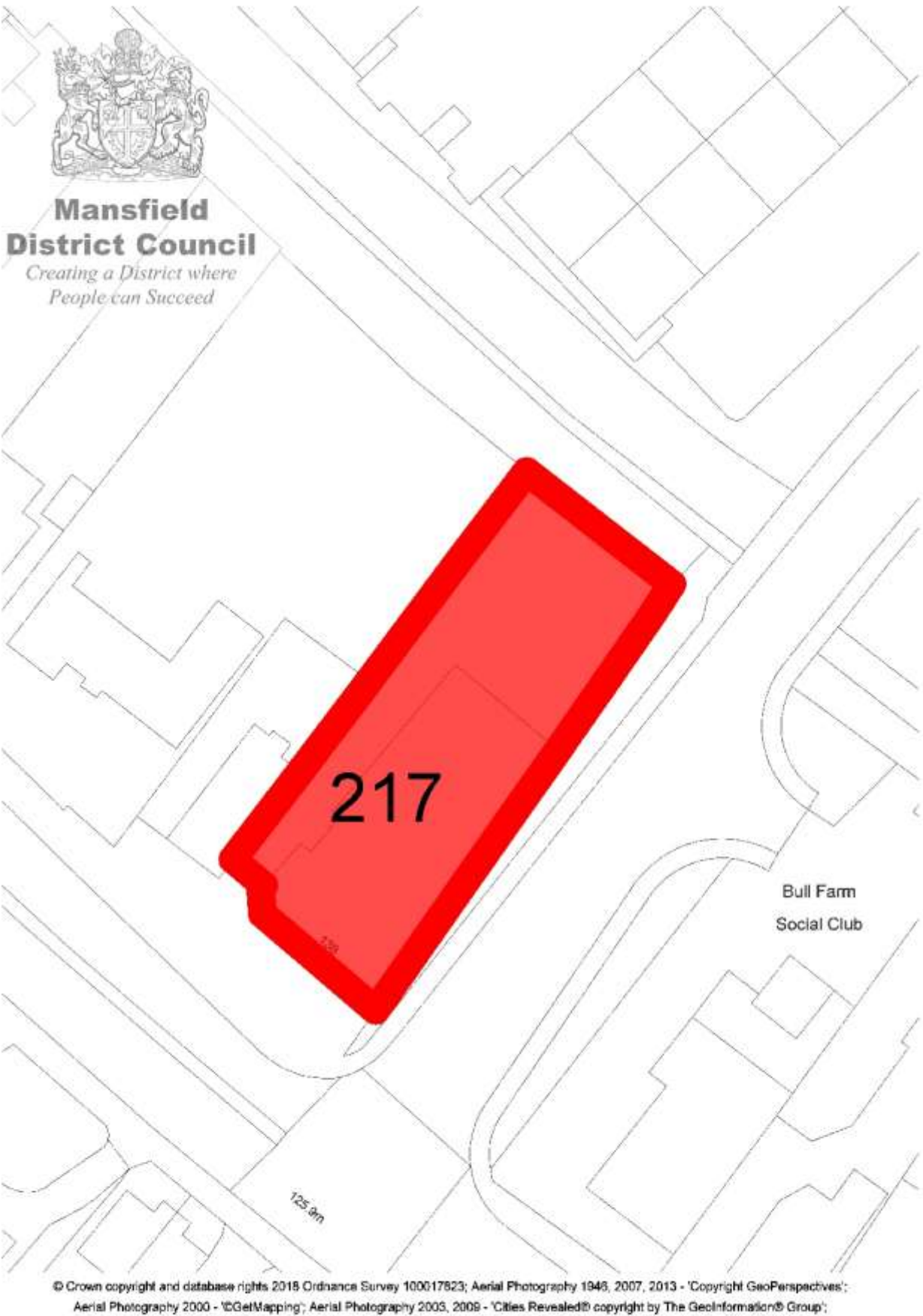
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Site is being considered for housing.



HELAA Ref	218			Planning Status	
				HELAA Result	Reasonable alternative
Site Name	Land off Forest Road				
Site Address					
Ward	Oakham				
Locality	Mansfield	Grid Ref	453919 , 359761	Plotted Site Area (Ha)	1.18
Land Type	Brownfield	Proposal	Housing		
Source					

Assessment

Availability

Potentially available

In active employment use - understood business is causing amenity issues and has looked at relocation in the past. Current intentions to be confirmed. Included to allow inclusion in Brownfield Register.

Suitability

Suitable

A brownfield site located with in the Settlement on a key route into the Town Centre; the site is suitable for residential development. Assume that existing business would need to relocate first.

Achievability

Achievable

A medium brownfield site in a higher value area with good access to facilities. Overall there is considered to be a good prospect of achievability.

Estimated Deliverability

Housing

Developable (years 11+)

35 dwellings

Years 1 - 5	0	Years 6 - 10	35	Years 11+	0	Post Plan Period	0
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A small scale brownfield site in a medium value area. The site is being considered for Permission in Principle. Until PiP is granted the site is considered deliverable during Years 10-15 (post 2023/24).

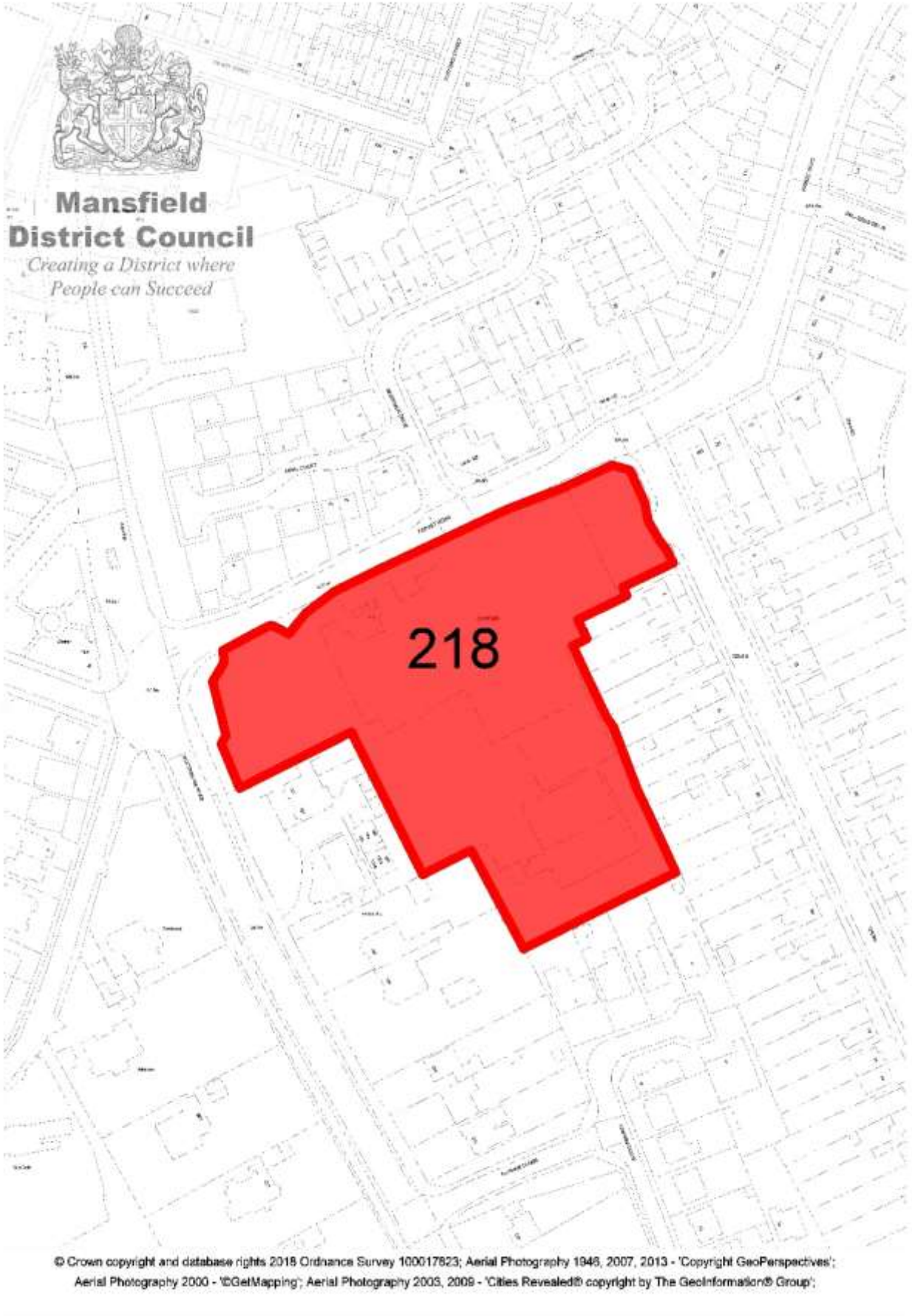
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Site is being considered for housing



HELAA Ref	219	Planning Status			
Site Name	Clipstone Football Ground	HELAA Result		Excluded at Stage 2	
Site Address	Mansfield Road				
Ward	Newlands				
Locality	Mansfield	Grid Ref	458211 , 362903	Plotted Site Area (Ha)	4.84
Land Type	Greenfield	Proposal	Mixed		
Source					

Assessment

Availability

Not available

The site has been promoted through Local Plan consultation by the landowner. Currently one of the better playing pitches in the district and accommodates a range of sports and age groups. Until such time as the relocation of sports clubs has been agreed and the facility has been confirmed as surplus to requirements the site is not considered available. This can be explored through the Local Plan or a planning application.

Suitability

Potentially suitable

The site is in a sustainable location with access to facilities and public transport. Existing use as sports ground; understood a replacement facility is to be provided. We will need to consider proximity and quality of replacement. Out of centre location - sequential and impact tests will be required for town centre uses.

Achievability

Potentially achievable

A mixed use greenfield site in a medium value residential sales area. The residential element is likely to have a medium prospect of achievability; retail and public house more uncertainty but assumed moderate as well.

Estimated Deliverability

Housing

Developable (years 11+)

60 dwellings

Years 1 - 5	0	Years 6 - 10	60	Years 11+	0	Post Plan Period	0
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A medium greenfield site in a medium value area; no planning permission in place. There is a need to provide replacement facilities. As such it is considered that the site is likely to be developed in Years 6-10 (after 2023/24). Assumed to be a single developer building approx 25dpa.

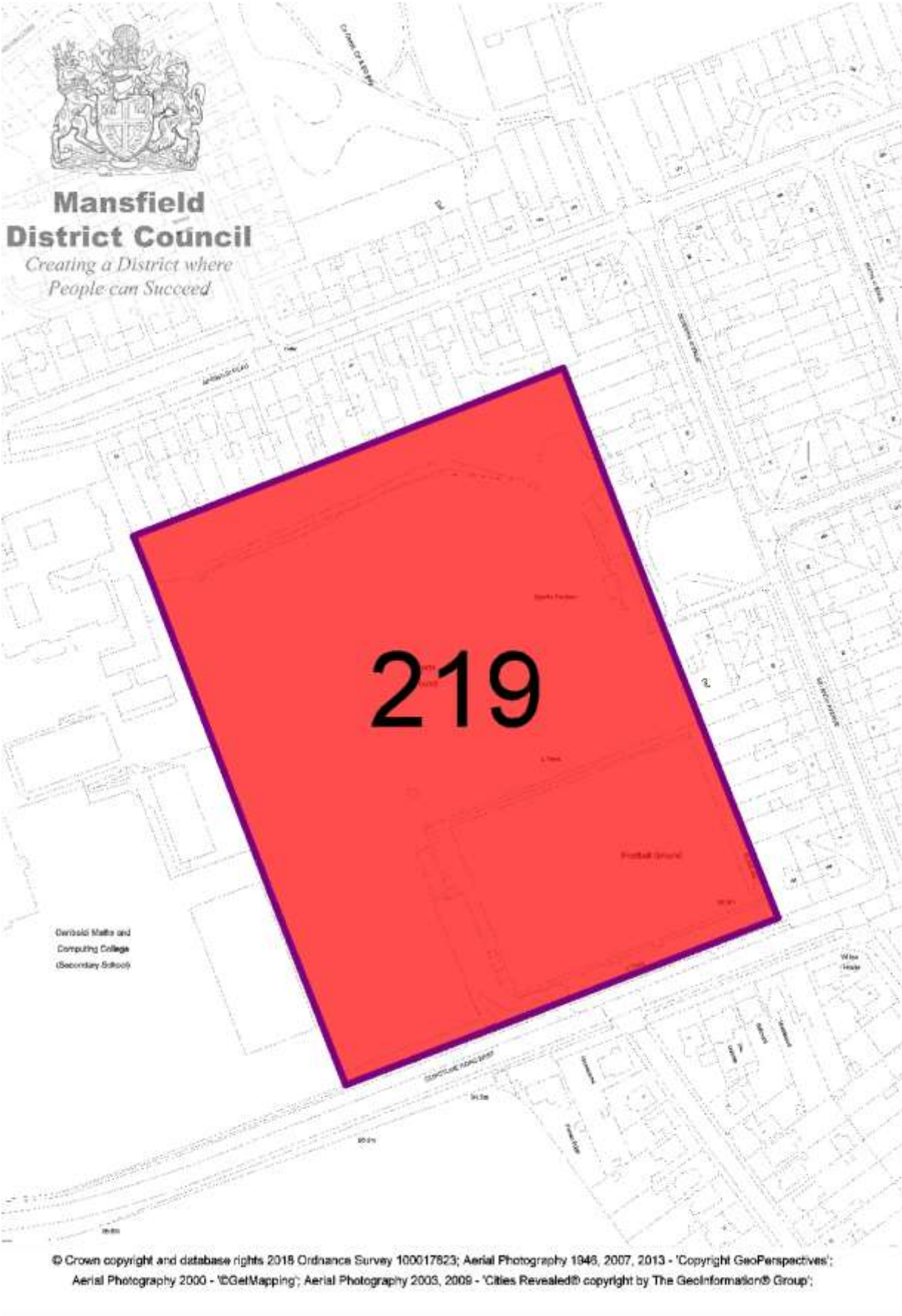
Economic (sqm)

Developable (years 11+)

1300 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	300
Comparison retail	0	Convenience retail	1000				

A medium greenfield site in a medium value area; no planning permission in place. There is a need to provide replacement facilities. As such it is considered that the site is likely to be developed in Years 6-10 (after 2023/24).



HELAA Ref	267	Planning Status			
		HELAA Result	Reasonable alternative		
Site Name	Land off Balmoral Drive				
Site Address	Balmoral Drive				
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452310 , 362711	Plotted Site Area (Ha)	0.85
Land Type	Greenfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability

Available

Outline application with all matters reserved, pending the signing of a S106

Suitability

Suitable

Granted planning permission pending the signing of the S106

Achievability

Achievable

Achievable pending the S106 being agreed.

Estimated Deliverability

Housing

Deliverable (years 1-5)

35 dwellings

Years 1 - 5	15	Years 6 - 10	20	Years 11+	0	Post Plan Period	0
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This large greenfield site has permission pending signing of the S106. There would be no reason why this couldn't come forward in the plan period.

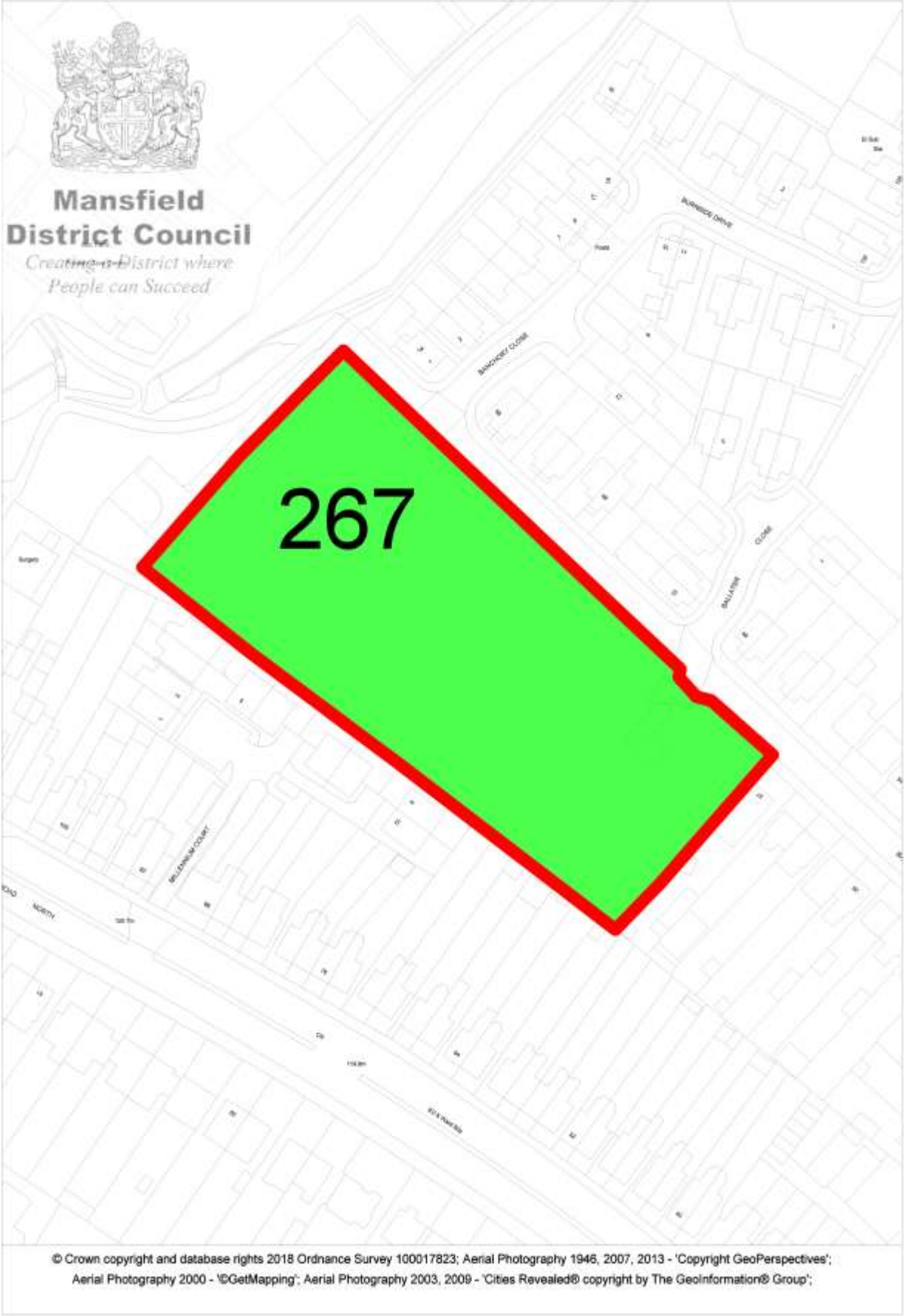
Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Not assessed - residential scheme.



HELAA Ref	268	Planning Status			
		HELAA Result	Excluded at Stage 2		
Site Name	Land at Church Street / Little Lane				
Site Address	Church Street				
Ward	Bull Farm and Pleasley Hill				
Locality	Pleasley	Grid Ref	450760 , 364004	Plotted Site Area (Ha)	0.28
Land Type	Greenfield	Proposal	Housing		
Source	Undetermined planning applications, including those subject to S106				

Assessment

Availability	Not available
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Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

Suitability	Not Assessed
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Not yet assessed. Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

Achievability	Not Assessed
---------------	--------------

Not yet assessed. Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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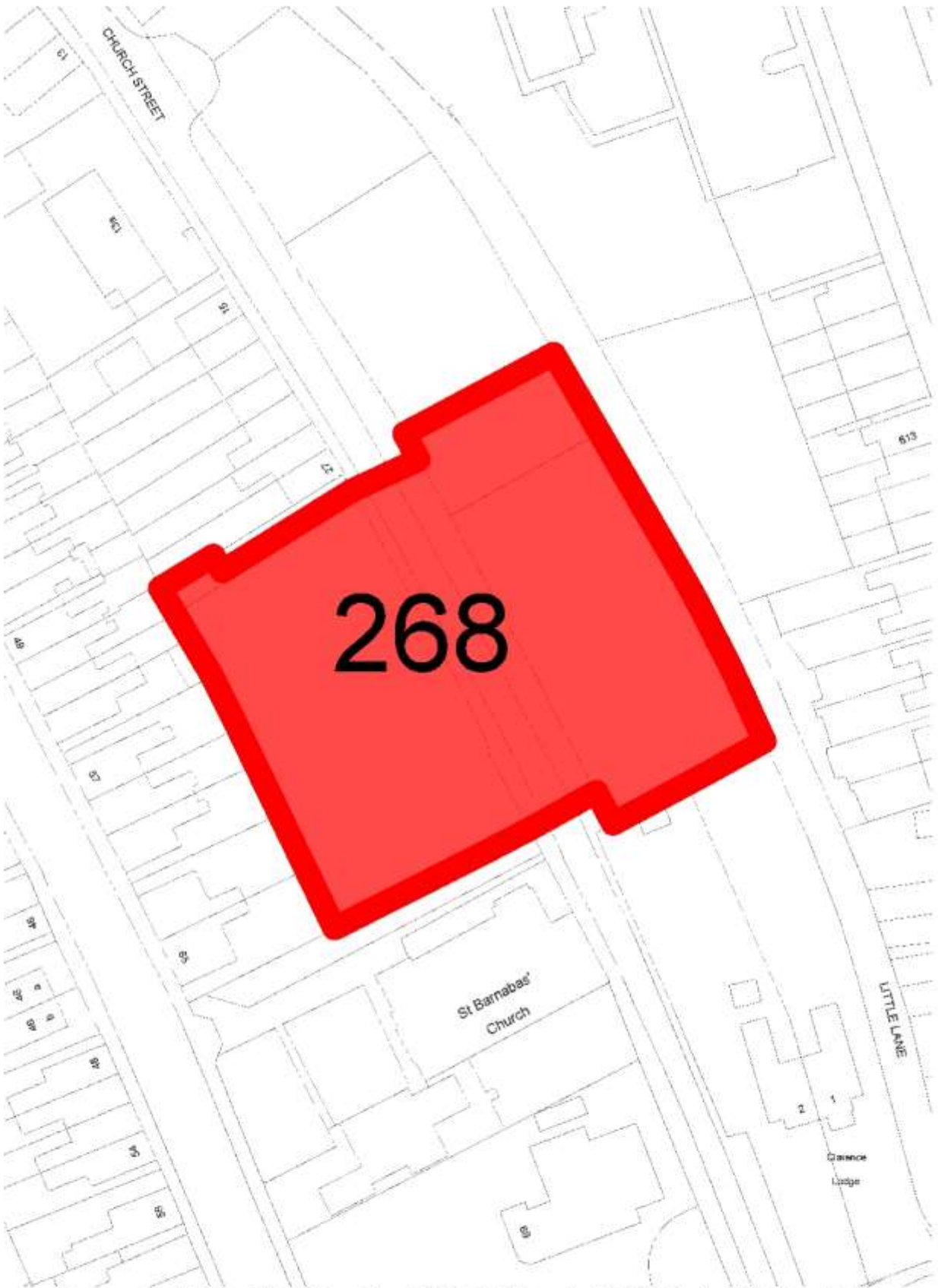
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Not yet assessed. Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Residential scheme.



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HELAA Ref	269	Planning Status			
Site Name	Land to the North of 100 Wood Lane	HELAA Result	Reasonable alternative		
Site Address	Warsop Estate, Warsop Stock Allotments, Wood Lane				
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref	455704 , 369105	Plotted Site Area (Ha)	1.68
Land Type	Mixed	Proposal	Housing		
Source					

Assessment

Availability	Available
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The site has been submitted through the HELAA and is understood to be available for development

Suitability	Suitable
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A mixed greenfield/brownfield site. The site is accessible and is compatible with surrounding uses. Located adjacent to a settlement with limited facilities. The site considered suitable for residential development.

Achievability	Potentially achievable
---------------	------------------------

This is a mixed greenfield/brownfield site in a location where lower sales values are expected. No unusual costs have been identified. Overall it is considered that the site has a moderate prospect of achievability.

Estimated Deliverability

Housing	Developable (years 6-10)				50 dwellings
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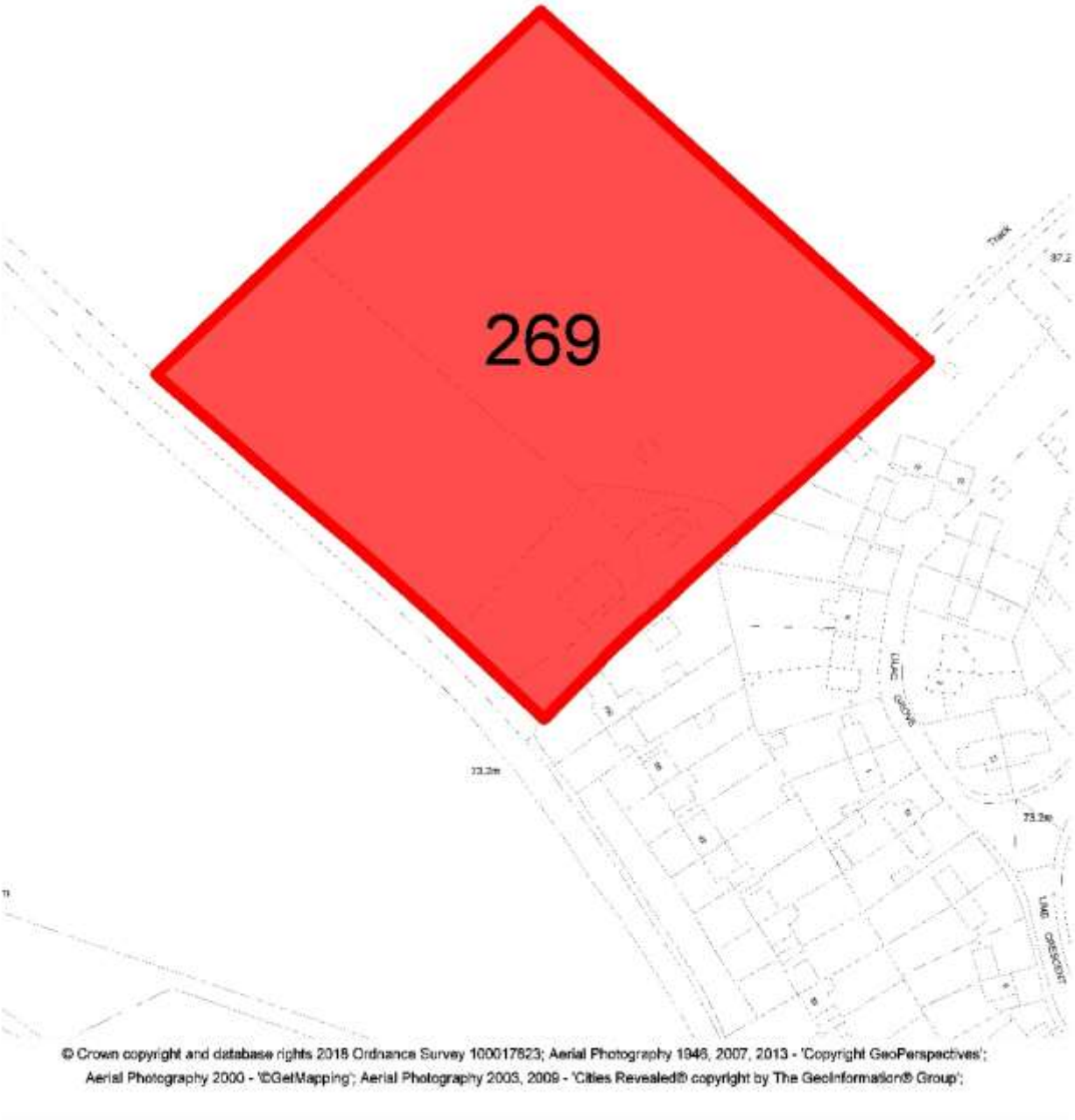
Years 1 - 5	0	Years 6 - 10	50	Years 11+	0	Post Plan Period	0
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A small mixed greenfield/brownfield site with a moderate prospect of deliverability. Exisiting uses on site but in control of landowner. No planning application submitted. A such the site is not considered to be deliverable until after 2023/24 although could come forward earlier. Build rate of up to 20dpa assumed based on a single developer.

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Not assessed - residential only scheme.



HELAA Ref	270	Planning Status	
Site Name	High Oakham Farm (east)	HELAA Result	Reasonable alternative
Site Address			
Ward	Oakham		
Locality	Mansfield	Grid Ref	453554 , 358979
Land Type	Greenfield	Proposal	Housing
Source	Sites recommended for residential or mixed use in a recent Employment Land Review		

Assessment

Availability

Available

The site has been promoted for development by the landowner. It is understood to be available for development.

Suitability

Suitable

The site is sustainably located and is compatible with adjoining uses; SUDs will be required to address surface water flooding. Access for the scale of development proposed is possible via Paddock Close.

Achievability

Achievable

A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability

Housing

Developable (years 6-10)

40 dwellings

Years 1 - 5	0	Years 6 - 10	30	Years 11+	10	Post Plan Period	0
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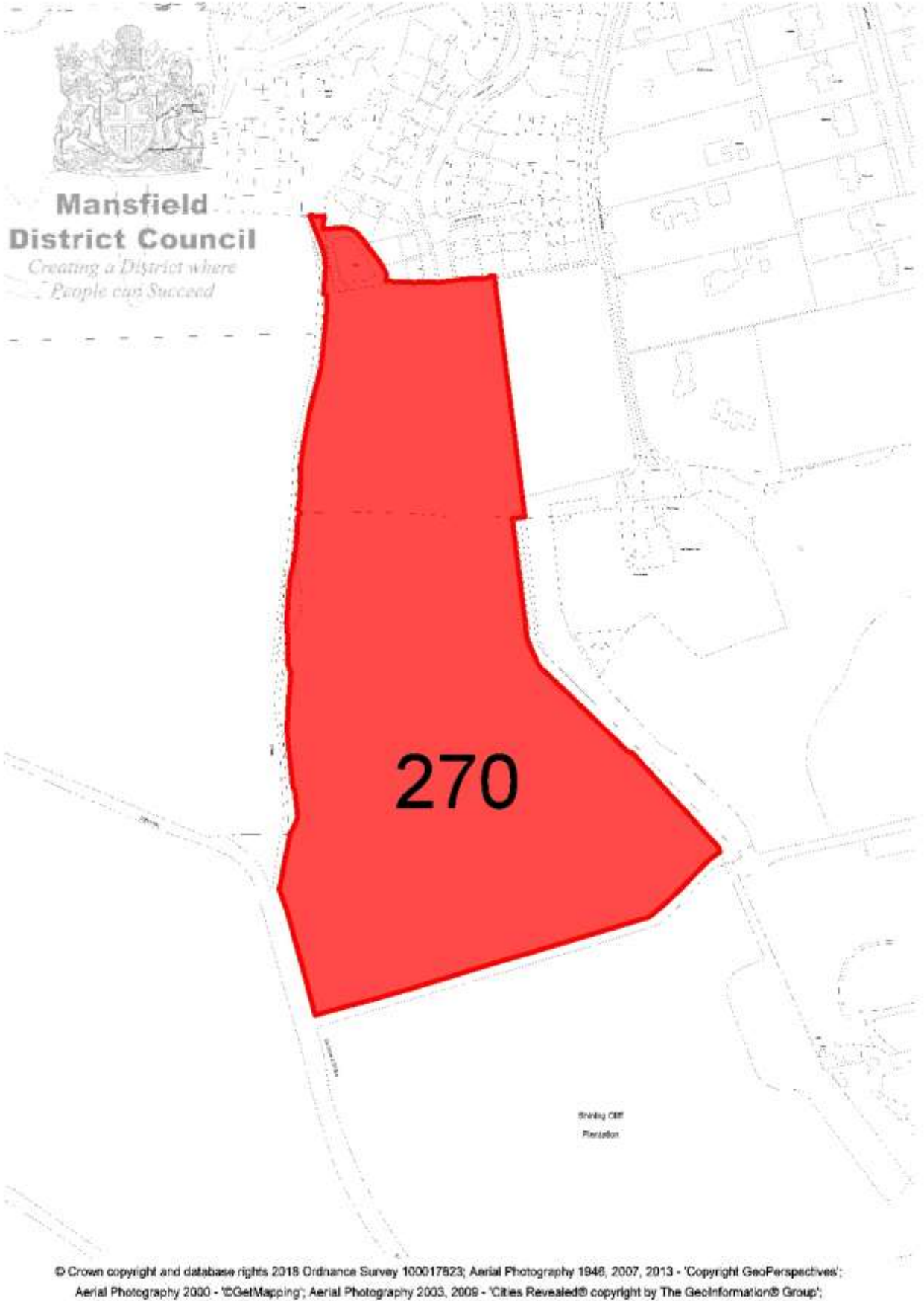
A greenfield site in a higher value location. No planning permission in place. Based on this delivery of site not expected until after 2023/24 although could come forward earlier. Build rate of 10dpa assumed given

Economic (sqm)

Not Assessed

0 sqm

Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				



HELAA Ref	271			Planning Status	
Site Name	Commercial Gate (site A)			HELAA Result	Excluded at Stage 1
Site Address					
Ward					
Locality	Mansfield	Grid Ref	453847 , 360692	Plotted Site Area (Ha)	0.08
Land Type		Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability	Not Assessed
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Excluded at stage 1

Suitability	Not Assessed
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Excluded at stage 1

Achievability	Not Assessed
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Excluded at stage 1

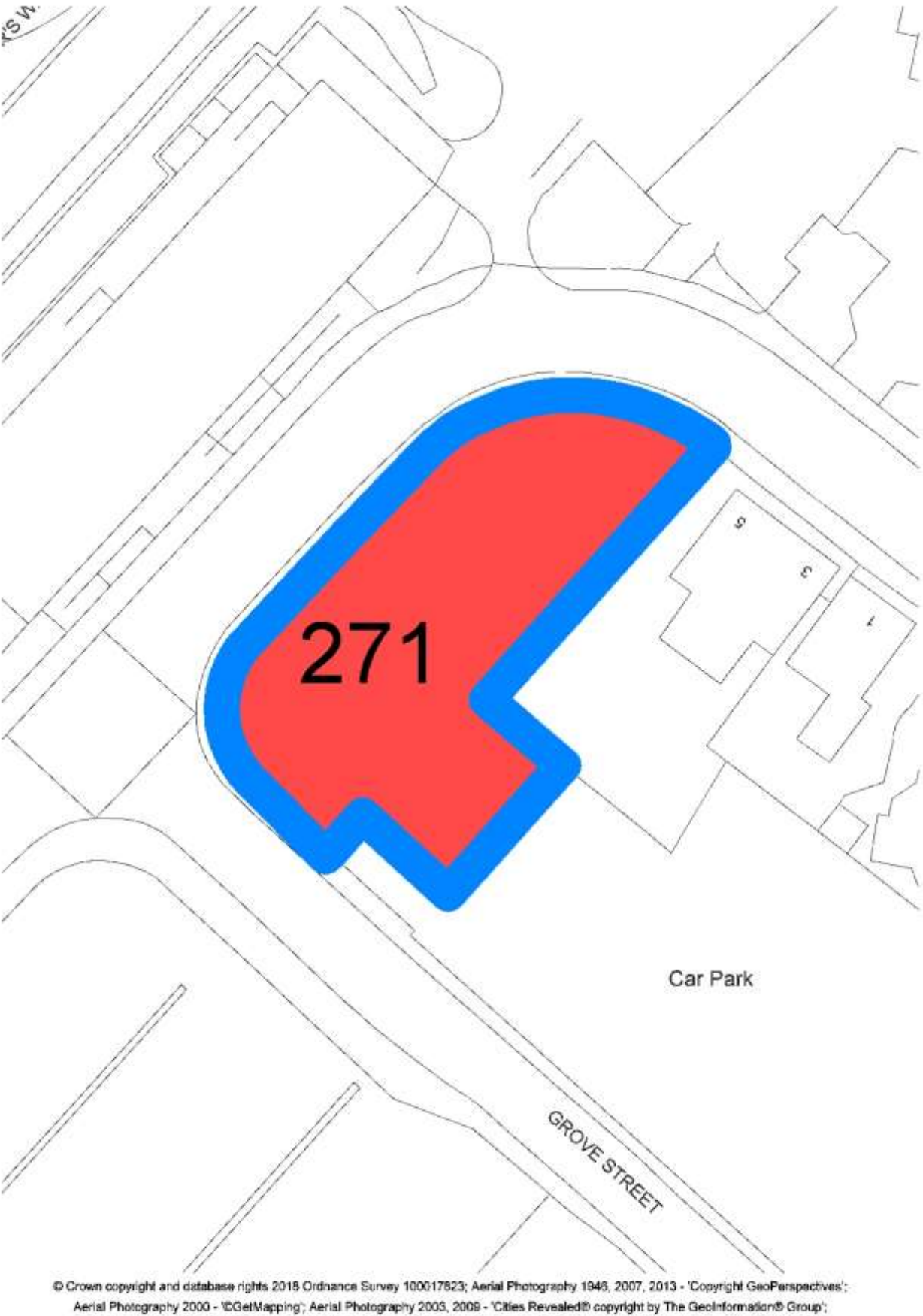
Estimated Deliverability

Housing	Not Assessed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0
Post Plan Period	0				

Excluded at stage 1

Economic (sqm)	Not Assessed				0 sqm
Office	0	Industrial	0	Warehousing	0
Comparison retail	0	Convenience retail	0	Leisure	0

Excluded at stage 1



HELAA Ref	272			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Commercial Gate (Site B)				
Site Address					
Ward					
Locality	Mansfield	Grid Ref	453874 , 360657	Plotted Site Area (Ha)	0.15
Land Type		Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability	Not Assessed
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Excluded at stage 1

Suitability	Not Assessed
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Excluded at stage 1

Achievability	Not Assessed
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Excluded at stage 1

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Excluded at stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Excluded at stage 1



HELAA Ref	273			Planning Status	
				HELAA Result	Excluded at Stage 1
Site Name	Commercial Gate (Site D)				
Site Address					
Ward					
Locality	Mansfield	Grid Ref	453793 , 360625	Plotted Site Area (Ha)	0.07
Land Type		Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability	Not Assessed
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Excluded at stage 1

Suitability	Not Assessed
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Excluded at stage 1

Achievability	Not Assessed
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Excluded at stage 1

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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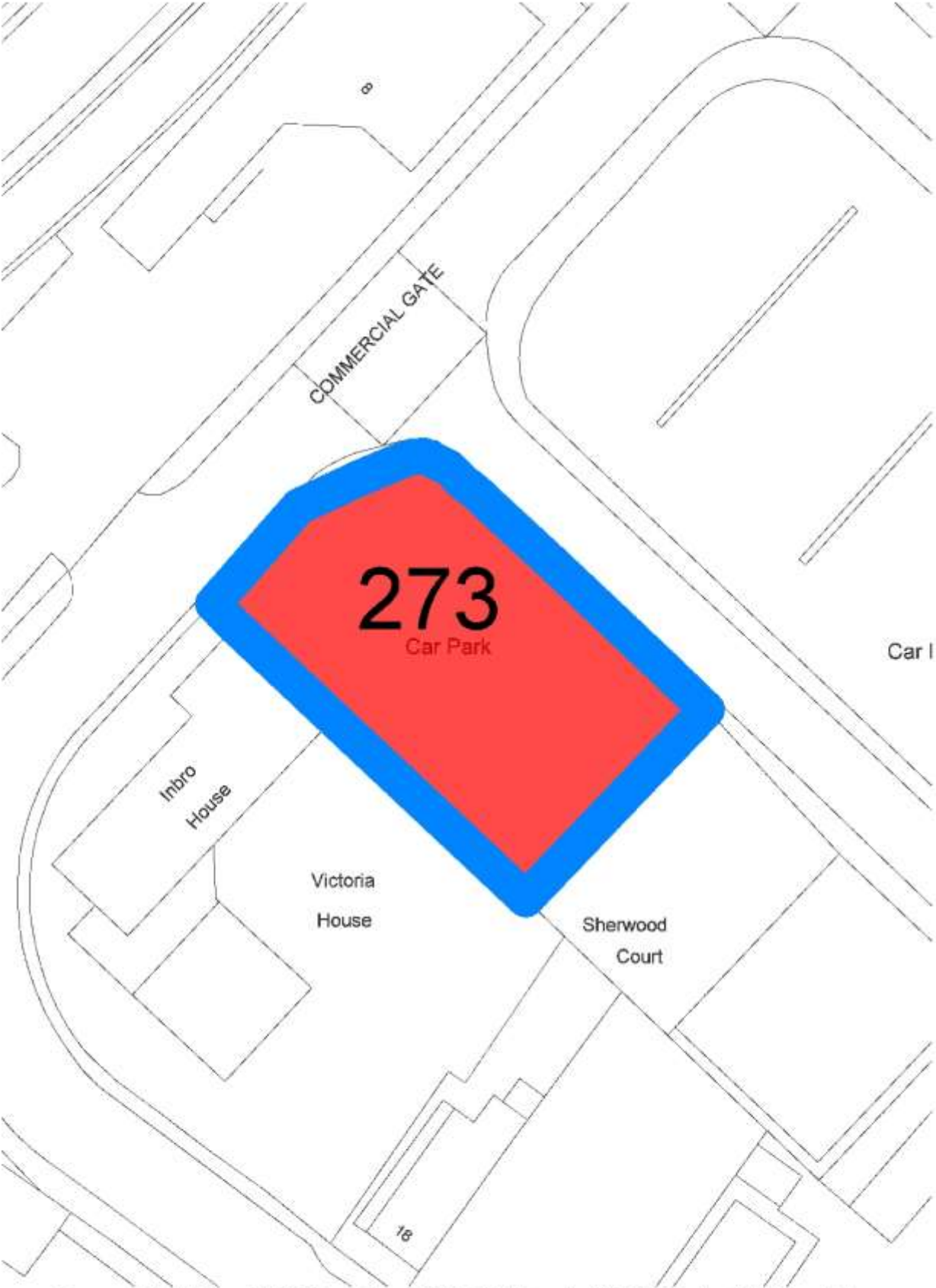
Excluded at stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Excluded at stage 1



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HELAA Ref	274				Planning Status
Site Name	Sherwood Business Park (Site C)				HELAA Result
Site Address					Excluded at Stage 1
Ward					
Locality	Mansfield	Grid Ref	457456 , 359229	Plotted Site Area (Ha)	0.75
Land Type		Proposal	Economic		
Source	Sites recommended for residential or mixed use in a recent Employment Land Review				

Assessment

Availability	Not Assessed
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Excluded at stage 1

Suitability	Not Assessed
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Excluded at stage 1

Achievability	Not Assessed
---------------	--------------

Excluded at stage 1

Estimated Deliverability

Housing	Not Assessed				0 dwellings
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Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
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Excluded at stage 1

Economic (sqm)	Not Assessed				0 sqm
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Office	0	Industrial	0	Warehousing	0	Leisure	0
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Comparison retail	0	Convenience retail	0
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Excluded at stage 1

