HELAA Site Assessment

				Planning Status	Permission	granted
HELAA Ref	1			HELAA Result	Reasonable	alternative
Site Name	Former Mansfield Brewe	ry (part B)				
Site Address	Great Central Road					
Ward	Portland					
Locality	Mansfield	Grid Ref	454236 , 360597	Plotted Site Are	ea (Ha)	0.76
Land Type	Brownfield	Proposal	Housing			
Source	Existing or emerging allo	cations that	have not received plannir	ng permission		
Assessment						
Availability	Available					
The Land owner has identified this site as available for develoment and a developer is involved in the site.						

Diama in a Chatra

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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 Del	liverability					
Housing	Deliv	verable (years 1-5)				23 dwellings
	Years 1 - 5 5	Years 6 - 10	18	Years 11+	0	Post Plan Period 0

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 Asses	ssed				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 HELAA Result	Permission granted Reasonable alternative
Site Name	Former Mansfield Gen	eral Hosnital		nelaa kesun	
Site Address	West Hill Drive				
Ward	Woodlands				
Locality	Mansfield	Grid Ref 4	53798,361430	Plotted Site	Area (Ha) 1.11
-	Brownfield			Plotted Site /	
Land Type		Proposal	Housing		
Source	Existing or emerging al	locations that ha	ave not received pla	nning permission	
Assessment					
Availability	Available				
Availability	Available				
The site ha	as been cleared and is cur	rently under cor	nstruction.		
Suitability	Suitable				
The site h	as good access, the prop	osed use is comp	patible with adjoinin	g uses and close to servi	ces and public transport
			,	0	
Achievability	Achievable				
This is a h	countiald regeneration of	to Dovelopme	at by MDC common	and an cita in Contamba	* 2016
	ownfield regeneration signature	te. Developme	nt by MDC commen	ced on site in Septembe	1 2010
Estimated Delive	erability				
Housing	Deliverable (ye	ars 1-5)			54 dwellings
Ye	ears 1 - 5 54	Years 6 - 10	0	Years 11+ 0	Post Plan Period 0
	started on site Sept 2016 including shared owners				d 12 bungalows for a variety 2018/19.





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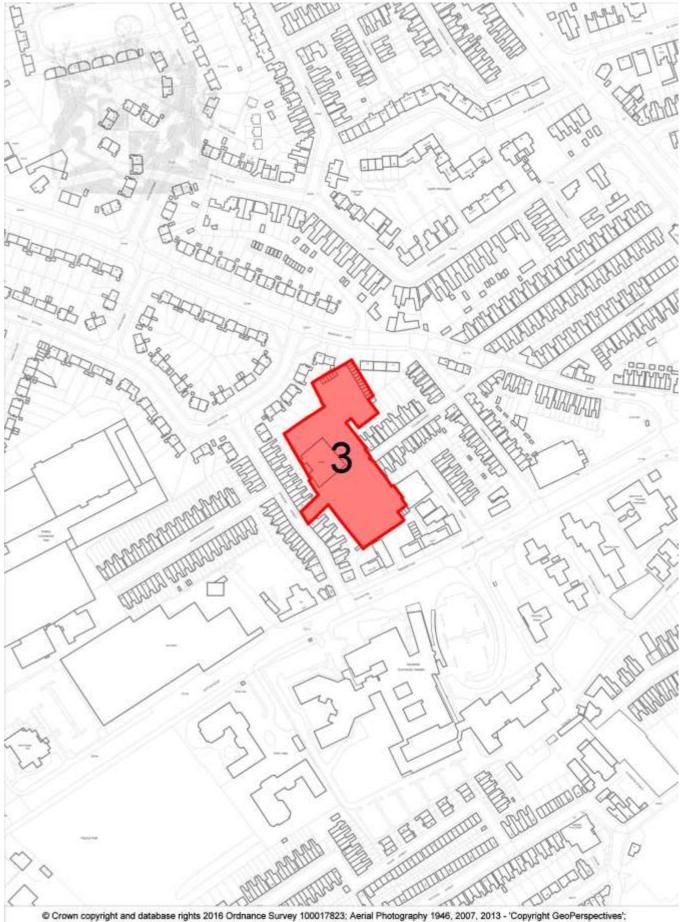
HELAA Ref	3			Planning Status HELAA Result	Excluded	at Stage 2
Site Name	Land at Spencer Street					
Site Address	Spencer Street					
Ward	Ladybrook					
Locality	Mansfield	Grid Ref	453157, 360927	Plotted Site A	Area (Ha)	0.68
Land Type	Brownfield	Proposal	Housing			
Source	Internal site suggestions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

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 transport.	access, the proposed use is compatible with adjoining uses and close to town centre, services and public
Achievability	Potentially achievable
Small, derelict bro and policy expect	ownfield site in a generally low value area. It is potentially achievable depending on developer, land owner ations.
Estimated Deliverability	1
Housing	Not Assessed 20 dwellings
Years 1 -	5 0 Years 6 - 10 0 Years 11+ 0 Post Plan Period 0
The site is not cor	nsidered avaliable at present.

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



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

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

Convenience retail 0

Availability

Comparison retail 0

Not available

Suitability	Potentially suita	ble						
	l access, the proposers about flooding h			-	-		vn centre, services an	d public
Achievability	Unlikely to be a	chievable						
	eld site in a generall ns and appropriate	•					n developer, land ow	ner and
Estimated Deliverabilit	у							
Housing	Not deliverable	within the plan	period				6	i3 dwellings
Years 1 -	5 0	Years 6 - 10	30		Years 11+	33	Post Plan Period	0
The site is not co	nsidered avaliable a	at this time.						
Economic (sqm)	Not Assessed							0 sqm
Offic	e O	Industrial	0		Warehousing	0	Leisure	0



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HELAA Ref	5			Planning Status HELAA Result	Excluded a	t Stago 2
HELAA KEI	5			HELAA Kesuli	EXCluded a	I Slage Z
Site Name	Abbey Primary School					
Site Address	Abbey Road					
Ward	Racecourse					
Locality	Mansfield	Grid Ref	455583, 361132	Plotted Site A	rea (Ha)	2.07
Land Type	Mixed	Proposal	Housing			
Source	Internal site suggestions from Planning Officers and other Officers					

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
	s compatible with adjoining uses and close to public transport. At present, however, it is not considered bey Road is suitable due to the width of the access. Provision of SUDs would help address surface water
Achievability	Potentially achievable
/ remediations and	ool site, within a generally medium sales value area. There maybe a requirement for ground assessments infrastructure costs related to site access. Based on a reasonable expectations on profit, land value and s, the site is considered as having a moderate prospect of achievability.

Estimated Deliverability						
Housing	Not Asses	sed				54 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Not assessed as th	e site is not	suitable.				
Economic (sqm)	Not Asses	sed				0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retail	0	Convenience retail	0			



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

Availability Available

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

Suitability

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

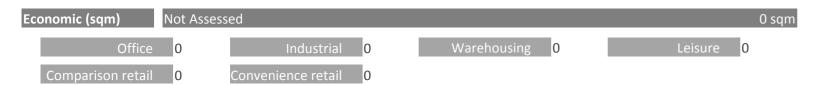
This is part of the Centenary Road Regeneration scheme, within a generally medium sales value area. There maybe a requirement for ground assessments / remediations and infrastructure costs related to site levels. Based on a reasonable expectations on profit, land value and policy requirements, the site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



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.





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			Planning Status	
HELAA Ref	7		HELAA Result Excluded at Stage 2	
Site Name	Former Ravensdal	e 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 Housin	ng	
Source	Sites already with	n the SHLAA (HELAA) process		
Assessment				
A	Netsuelle			
Availability	Not availa	ple		
Availabil	ity of the site is to be o	confirmed following further discussion	ons.	
Suitability	Suitable			
contability	Suitubic			
The site	has existing access, the	e proposed use is compatible with a	djoining uses and close to public transport.	
Achievabilit	ty Achievable			
		nding on developer, land owner and development may be able to achieve	d policy expectations. In a generally lower value area	ı, but
		sevelopment may be able to dement		
Estimated Deli	verability			
Housing	Deliverabl	e (years 1-5)	100 dw	vellings
	Years 1 - 5 0	Years 6 - 10 100	Years 11+ 0 Post Plan Period 0	

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

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

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Assessment

Availability

Potentially available

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

Suitability	Unsuitable
	rom Stuart Avenue is shared with two schools; other options may exist but are uncertain at present. SUDs address surface water flooding. Overall the site is not currently considered suitable.
Achievability	Achievable
depending on deve	d to result in medium to high sales values and is considered as having a good prospect of achievability eloper, land owner and policy expectations. There is likely to be a requirement for connectivity to GI and formal play provision on site.

Estimated Deliverabilit	ty					
Housing	Deliverable	e (years 1-5)				94 dwelling
Years 1 -	5 0	Years 6 - 10	94	Years 11+	0	Post Plan Period 0
		• • •		/ assumed from 2021/ en secured and site is t		on information from the

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



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				Planning Status						
HELAA Ref	9			HELAA Result	Excluded a	at Stage 2				
Site Name	Land to the East of Hel	msley 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	Development sites put forward during a "Call for Sites" Local Plan consultation								

Availability

Not available

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

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 Asses	sed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Not assessed as site	e is not con	sidered as available o	r suitable.			
Economic (sqm)	Not Asses	sed				0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retail	0	Convenience retail	0			



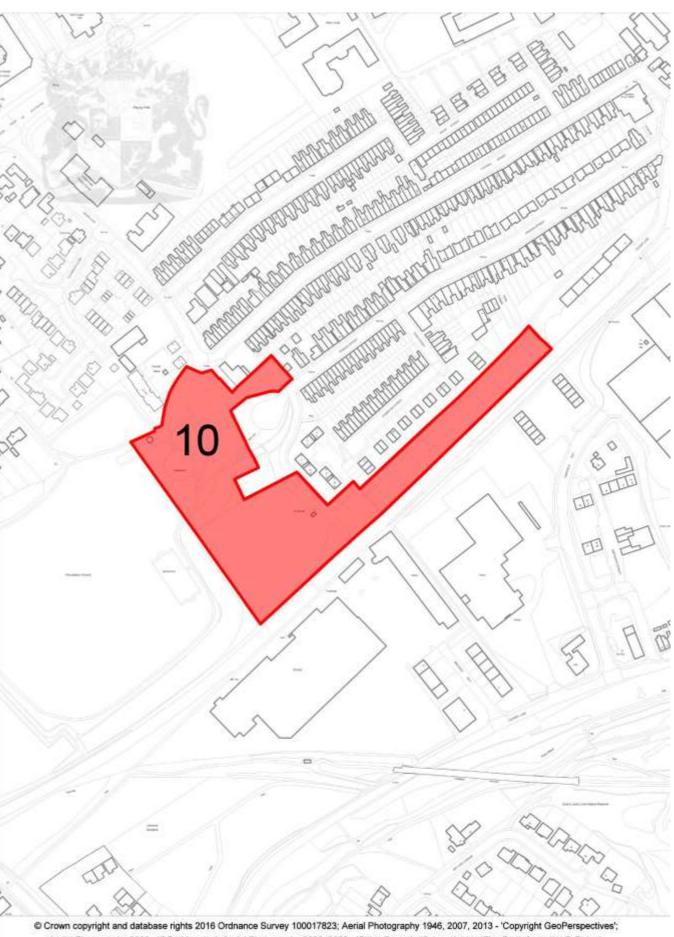
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				Planning Status				
HELAA Ref	10			HELAA Result	Excluded at Stage 2			
Site Name	Former Victoria Co	urt Flats						
Site Address	Moor Lane							
Ward	Portland							
Locality	Mansfield	Grid Ref	453003 , 360372	Plotted Site	Area (Ha) 2.07			
Land Type	Mixed	Proposal	Housing					
Source	Existing or emergir	ng allocations that	t have not received plar	ining permission				
Assessment								
Availability	Available							
Land own	er has identified the s	ite as available.						
Suitability	Potentially	suitable						
Generally	suitable location, how	vever, access and	loss of any open space	to the site to be confir	med .			
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 Delive	erability							

Housing	Not Assesse	ed				0 dwellings
Years 1 - 5	0	Years 6 - 10 0	Years 11+	0	Post Plan Period	0
The site is not cons becomes avaliable.		vable during the plan period.	This will be kept under	r review and	amended if new in	formation

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



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				Planning Status		
HELAA Ref	11			HELAA Result	Reasonable	alternative
Site Name	Bellamy Road Recreation	n Ground				
Site Address						
Ward	Ransom Wood					
Locality	Mansfield	Grid Ref	456218 , 359201	Plotted Site Ar	ea (Ha)	2.14
Land Type	Greenfield	Proposal	Housing			
Source	Internal site suggestions	from Plannir	ng Officers and other Offic	cers		
Assessment						

Availability Available

Years 1 - 5 0

Land owner has identified this site as available for develoment as part of a wider estate regeneration scheme.

Suitability	Potentially suitable	
loss of recreation	access, the proposed use is compatible with adjoining uses and close to services and ground would need to be compensated by providing improvements to the existing fo d Epperstone Court play area. SUDs will be required to address surface water floodin	ootball pitches at King
Achievability	Potentially achievable	
required as a resure requirements, co	ed to generate medium sales values. Infrastructure enhancements to identified recruit of the release of this site. Based on a reasonable expectations on profit, land value insidered as having a reasonable prospect of achievability. The with some additional costs identified.	
Estimated Deliverability	1	
Housing	Developable (years 11+)	40 dwellings

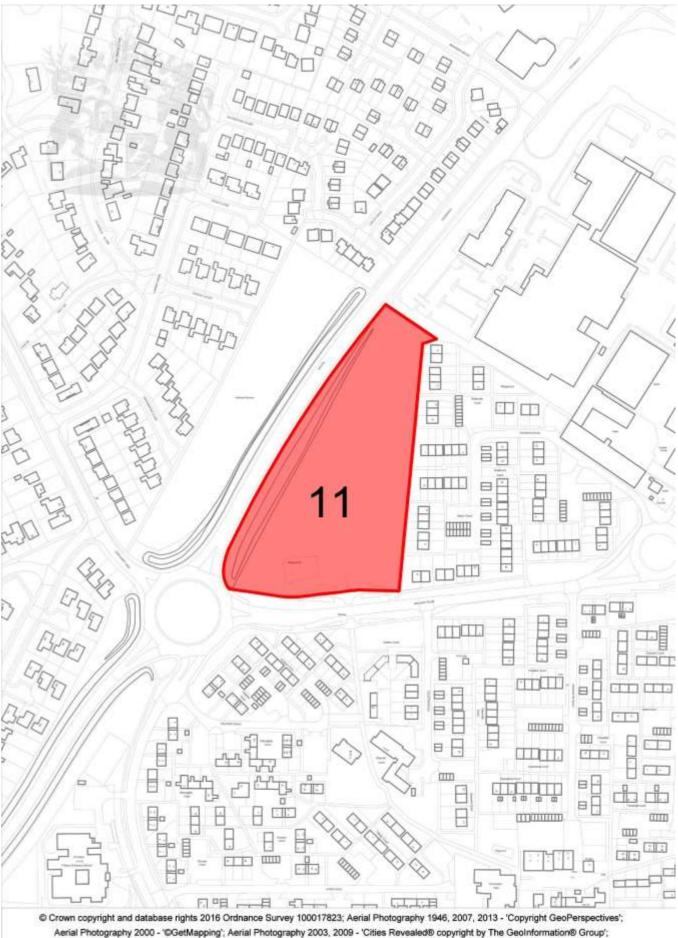
A council led scheme as part of an estate regeneration project. No planning application so assumed will be delivered in the back end of the plan period (2027/28 onwards). Max of 25dpa and only 1 developer on site.

Years 6 - 10 0

Years 11+ 40

Post Plan Period 0

Eco	onomic (sqm)	Not Asses	sed				0 s	sqm
	Office	0	Industrial	0	Warehousing	0	Leisure 0	
	Comparison retail	0	Convenience retail	0				



	40			Planning Status		
HELAA Ref	12			HELAA Result	Excluded a	t Stage 2
Site Name	Broomhill Lane Allotme	nts (part)				
Site Address	Broomhill Lane					
Ward	Broomhill					
Locality	Mansfield	Grid Ref	452973, 361927	Plotted Site A	rea (Ha)	1.03
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put f	orward durin	ng a "Call for Sites" Local	Plan consultation		

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Assessment

Availability Available

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

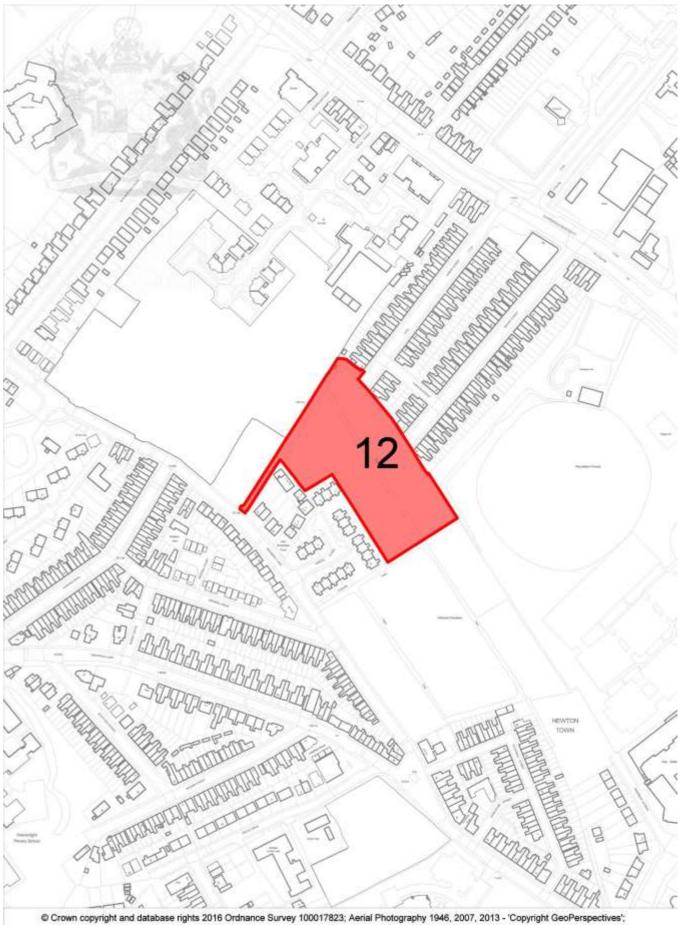
Suitability Unsuitable

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

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 Asses	sed				35 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period O
Not assessed.						
Economic (sqm)	Not Asses	sed				0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retail	0	Convenience retail	0			
N/A						



				Planning Status		
HELAA Ref	13			HELAA Result	Reasonat	le alternative
Site Name	Clipstone Road East	t / Crown Farm V	Vay (Next to Newlands r	oundabout)		
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 plan	ining application	s, including those subjec	ct to \$106		

Availability Available

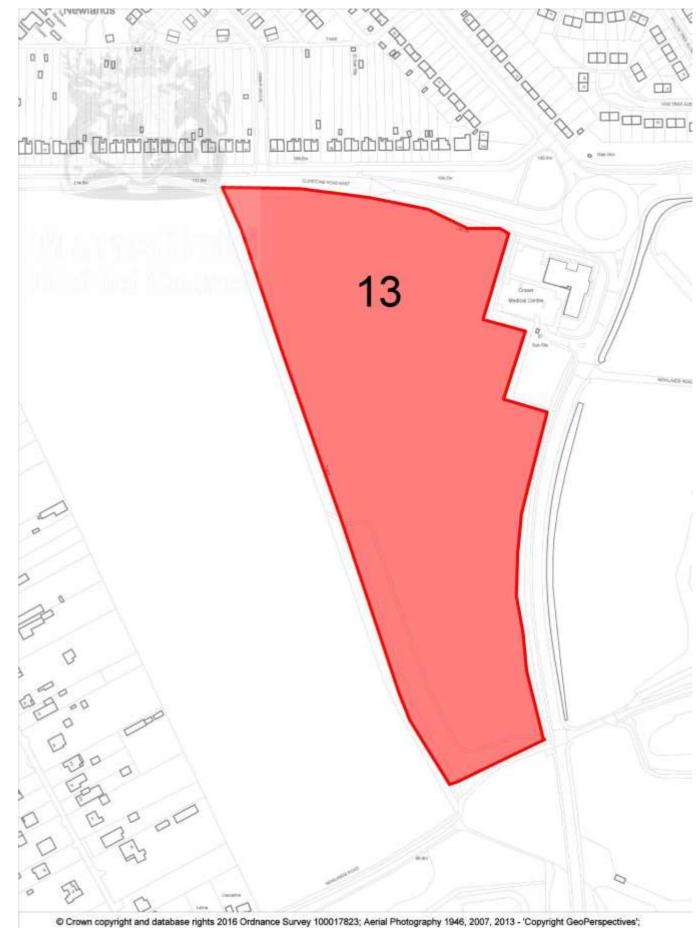
An application has been submitted (2017/0523/FUL) and is currently being determined. Previous applications approved subject to a S106.

Suitability	Suitable
An application has sbject to a S106.	been submitted (2017/0523/FUL) and is currently being determined. Previous applications approved
Achievability	Achievable
	hin a generally high sales value area. Based on a reasonable expectations on profit, land value and policy sidered as having a good prospect of achievability.
timated Dalivarability	

Estimated Deliverability	,					
Housing	Deliverable	e (years 1-5)				198 dwellings
Years 1 - 5	5 10	Years 6 - 10 1	25	Years 11+	63	Post Plan Period O

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 Ass	essed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		
N/A					



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				Planning Status		
HELAA Ref	14			HELAA Result	Reasonable	e alternative
Site Name	Land at Cox's Lane					
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 permis	ssions				

Availability Available

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

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

Achievability	Achievable	
This greenfield site and policy expecta	e is in a generally medium sales value area. It is potentially achievable dependir ations.	ng on developer, land owner
Estimated Deliverability		
Housing	Deliverable (years 1-5)	14 dwellings
Years 1 - 5	4 Years 6 - 10 10 Years 11+ 0	Post Plan Period 0
1 0 11	tion (2017/0646/FUL) was submitted in October 2017. Based on standard assu deliver homes by 2020/21. A build rate rising to 10dpa a year will be applied.	mptions it is considered
	Not Accord	0 cam

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



HELAA Ref	15			Planning Status HELAA Result	Reasonat	ble alternative					
Site Name	Abbott Road										
Site Address	Abbott Road / Brick Kil	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	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.

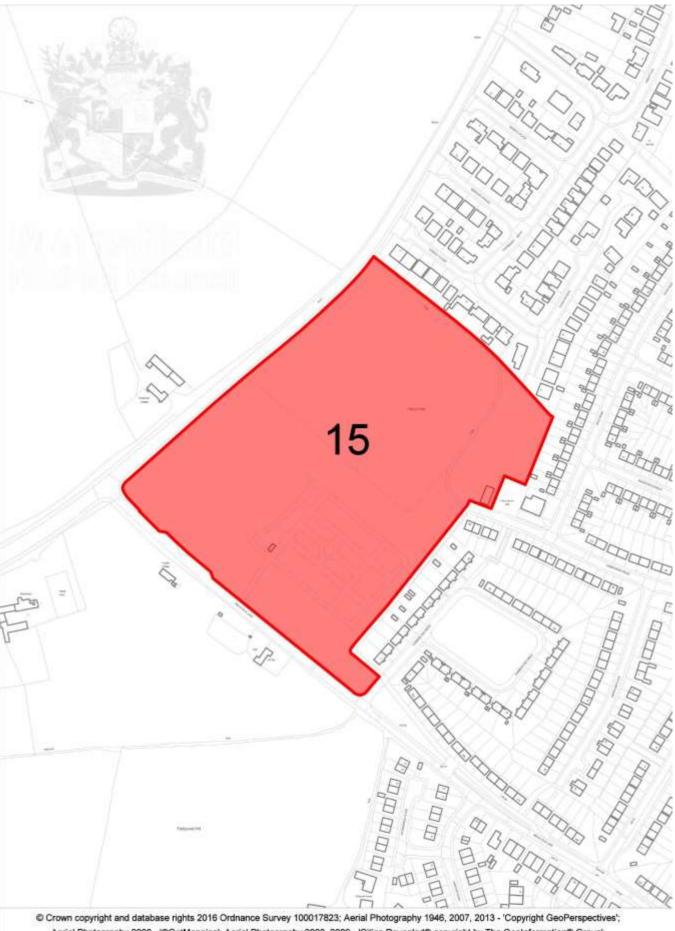
Achievability

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	Developab	le (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)	onomic (sqm) Not Assessed							
Office	0	Industrial	0	Warehousing	0	Le	isure	0
Comparison retail	0	Convenience retail	0					
N/A								



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

Availability

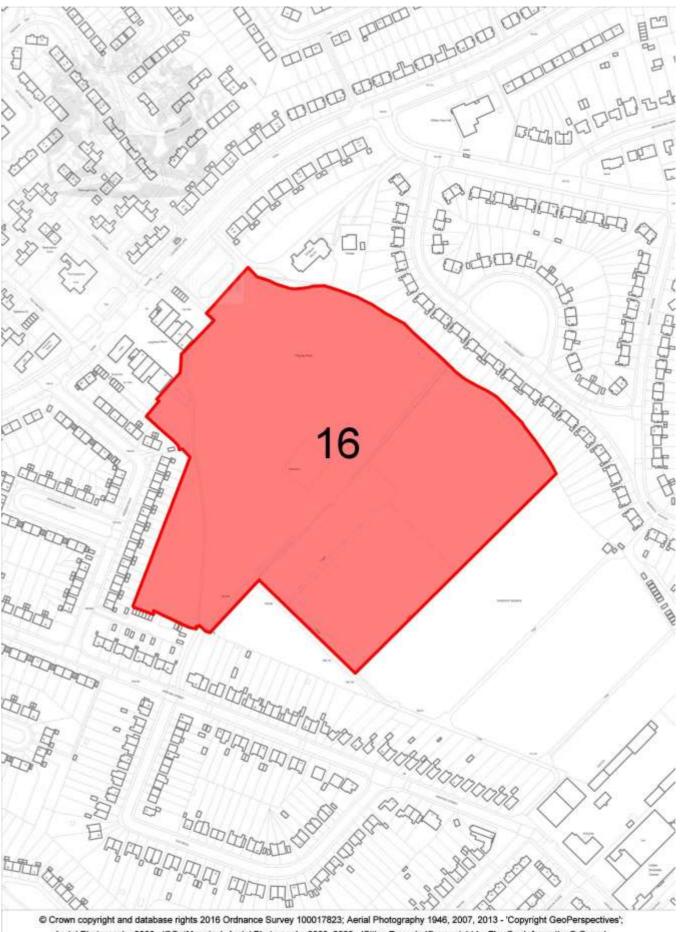
Not available

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 Asses	ssed					
Site is not available	<u>.</u>						
Estimated Deliverability							
Housing	Not Asses	sed					0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Site is not available							
Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



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				Planning Status						
HELAA Ref	17		HELAA Result	Excluded	at Stage 2					
Site Name	Land at King Edward School off Meadow Avenue									
Site Address	Medow 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									

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Assessment

Availability Not available

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 Assesse	d					
Site is not availabl	e for developr	nent.					
Achievability	Not Assesse	d					
Site is not availabl	e for developr	nent.					
Estimated Deliverability	1						
Housing	Not Assesse	d					0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Site is not availabl	e for developr	nent.					
Economic (sqm)	Not Assesse	d					0 sqm
Office	e 0	Industrial	0	Warehousing	0	Leisure	0
Comparison retai	0	Convenience retail	0				

N/A



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

Source Existing or emerging allocations that have not received planning permission

Convenience retail 0

Assessment

Availability Not available

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 Assess	sed		
Site is not available for develop	oment.		
Achievability Not Assess	sed		
Site is not available for develop	oment.		
Estimated Deliverability			
Housing Not Assess	sed		0 dwellings
Years 1 - 5 0	Years 6 - 10 0	Years 11+ 0	Post Plan Period O
Site is not available for develop	oment.		
Economic (sqm) Not Assess	sed		0 sqm
Office 0	Industrial <mark>0</mark>	Warehousing 0	Leisure 0

N/A

Comparison retail 0



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	10			Planning Status	Permission	0					
HELAA Ref	19			HELAA Result	Reasonabl	e alternative					
Site Name	Allotment site at Pump	Allotment site at Pump Hollow Road									
Site Address	Pump Hollow Road / Ne	Pump Hollow Road / Newlands Road									
Ward	Kingsway										
Locality	Forest Town	Grid Ref	456279, 361737	Plotted Site A	rea (Ha)	1.92					
Land Type	Greenfield	Proposal	Housing								
Source	Undetermined planning	Undetermined planning applications, including those subject to S106									

Availability Available

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

Suitability	Suitable
1 0 11	ication has been submitted (2016/0038/NT) - resolution to grant subject to s106 agreement. The site is able for development.
Achievability	Potentially achievable
Greenfield site	within a existing residential area, in a medium value area. Based on a reasonable expectations on profit, land y requirements, site is considered as having a moderate prospect of achievability.
Estimated Deliverabi	itv

Housing	Deliverable	e (years 1-5)				64 dwellings
Years 1 -	- 5 24	Years 6 - 10	40	Years 11+	0	Post Plan Period 0
Outline planning	permission ha	s been approved (2016	5/0038/1	NT) and s106 signed: sit	e cle	arance is underway. Homes are

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



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

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 issues to be conside	s compatible with adjoining uses and the site is close to services and public transport. Access and parking red 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	e (years 1-5)		134 dwellings
Years 1 - 5	0	Years 6 - 10 84	Years 11+ 50	Post Plan Period 0

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 Ass	sessed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		



				Planning Status							
HELAA Ref	21			HELAA Result	Excluded	at Stage 2					
Site Name	Sandy Lane west										
Site Address	Sandy Lane / Alcock Av	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 all	Existing or emerging allocations that have not received planning permission									

. . .

Assessment

Availability

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

Suitabilit	y	Unsuitable							
need t	to conserve a	and enahnce t	existing facilities an hese. As the site is inted confirmining i	a Stautory	Allotmer			0 /	
Achievab	ility	Potentially a	achievable						
	-		ng residential area, i requirements, site is						expectations
Estimated D	eliverability								
Housing		Deliverable	(years 1-5)						30 dwellings
	Years 1 - 5	20	Years 6 - 10	10		Years 11+	0	Post Plan Peri	iod 0

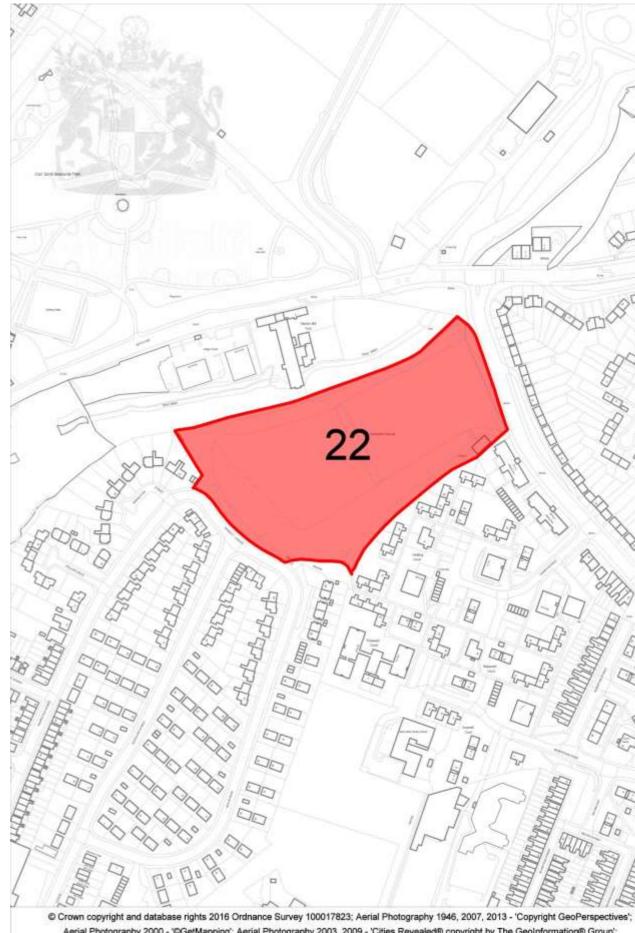
A small greenfield site with a moderate prospect of delivery. No application has yet been submitted but information from promoter indicates delivery from 2019/20 for 3 years.

Economic (sqm)	Not Asse	essed			0 s	qm
Office	0	Industrial	0	Warehousing 0	Leisure 0	
Comparison retai	0	Convenience retail	0			



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				Р	lanning Status		
HELAA Ref	22			н	IELAA Result	Excluded at S	Stage 2
Site Name	Playing Field, Sandy Lar	ne					
Site Address	Sandy Lane / Garratt Av	venue					
Ward	Carr Bank						
Locality	Mansfield	Grid Ref	454552,361	447	Plotted Sit	te Area (Ha)	2.58
Land Type	Greenfield	Proposal	Ηοι	using			
Source	Existing or emerging all	ocations that	t have not recei	ived planning	permission		
Assessment							
Availability	Not available						
Understood	that site is no longer av	ailable for de	evelopment.				
Suitability	Not Assessed						
Understood	that site is no longer av	ailable for de	evelopment.				
Achievability	Not Assessed						
Understoor	that site is no longer av	ailable for de	welonment - ac	hievahility no	nt assessed		
Understöbt	that site is no longer av		velopment ac		1 43303304.		
Estimated Deliver	rability						
Housing	Not Assessed						0 dwellings
	ırs 1 - 5 0	Years 6 - 1	.0 0	Years	s 11+ 0	Post Plan Peri	
Site is no lo	nger available for develo	opment.					
Economic (sqn	n) Not Assessed						0 sqm
				Manufactor	0		
	Office 0	Industria	_ `	Warehou	using <mark>0</mark>	Leisu	ure <mark>0</mark>
Compariso	n retail 0 Con	venience reta	ail <mark>O</mark>				



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				Planning Status	Permissio	n granted
HELAA Ref	23			HELAA Result	Reasonab	e alternative
Site Name	Sandy Lane					
Site Address	Land off Sandy Lane					
Ward	Carr Bank					
Locality	Mansfield	Grid Ref	454955, 361203	Plotted Site A	Area (Ha)	1.46
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation		

Availability Available

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

Suitability	Suitable	
The site has good (2016/0262/ST).	access to facilities and would be compatible with surrounding uses. Resolution to grant subject to	s106
Achievability	Potentially achievable	
land value and po	vithin an existing residential area, medium sales value area. Based on a reasonable expectations on olicy requirements, site is considered as having a moderate prospect of delivery.	ı profit,
Estimated Deliverabilit	Y	
Housing	Deliverable (years 1-5) 63	dwellings
Years 1 -	5 30 Years 6 - 10 33 Years 11+ 0 Post Plan Period	0
01	ion has been granted (2016/0262/ST) 106 signed 16/3/18 and then 1 year for initial works before h //20. Build rate rising to 20dpa.	omes

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



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				Planning Status		
HELAA Ref	24			HELAA Result	Reasonab	le 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 suggestion	s from Plann	ing Officers and other Off	icers		
Assessment						

Availability Potentially available

Comparison retail 0

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.

assessments / re considered as ha	thin a existing residential area, in a low to medium sales value area. There maybe a requirement for granediations. Based on a reasonable expectations on profit, land value and policy requirements, site is ing a moderate prospect of achievability. able, however, mitigation measures to manage potential contamination and site access need to be	ound
addressed.		
mated Deliverabilit	,	
		elling
	Deliverable (years 1-5) 33 dwe	elling
Housing Years 1 -	Deliverable (years 1-5)33 dwe510Years 6 - 1023Years 11+0Post Plan Period0	
Housing Years 1 - A small greenfiel	Deliverable (years 1-5) 33 dwe 5 10 Years 6 - 10 23 Years 11+ 0 Post Plan Period 0 site; an application is currently being determined (2017/0827/FUL). Delivery assumed from 2020/21 a	
Housing Years 1 -	Deliverable (years 1-5) 33 dwe 5 10 Years 6 - 10 23 Years 11+ 0 Post Plan Period 0 site; an application is currently being determined (2017/0827/FUL). Delivery assumed from 2020/21 a	
Housing Years 1 - A small greenfiel	Deliverable (years 1-5) 33 dwe 5 10 Years 6 - 10 23 Years 11+ 0 Post Plan Period 0 site; an application is currently being determined (2017/0827/FUL). Delivery assumed from 2020/21 and	

Convenience retail 0



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	25			Planning Status	Decemb	le alternative
HELAA Ref	25			HELAA Result	Reasonad	le alternative
Site Name	Ladybrook Lane / Tu	ckers 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	t have not received plar	ning permission		
Assessment Availability	Potentially av	vailable				
			uirements and has put in equired from the Secret			
Suitability	Suitable					
	as good access, the pro quired to address surfa		mpatible with adjoining risk.	uses and close to serv	ices and publi	c transport; SUDs

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 Deliver	able (years 1-5)		33 dwellings
Years 1 - 5 0	Years 6 - 10 33	Years 11+ 0	Post Plan Period 0

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 Assess	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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				Planning Status	Permissio	on granted	
HELAA Ref	26			HELAA Result	Reasonab	le alternative	
Site Name	Land at Windmill Lane	(former nurs	ery)				
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 suggestion	ns from Planr	ning Officers and other	cers			

Availability Available

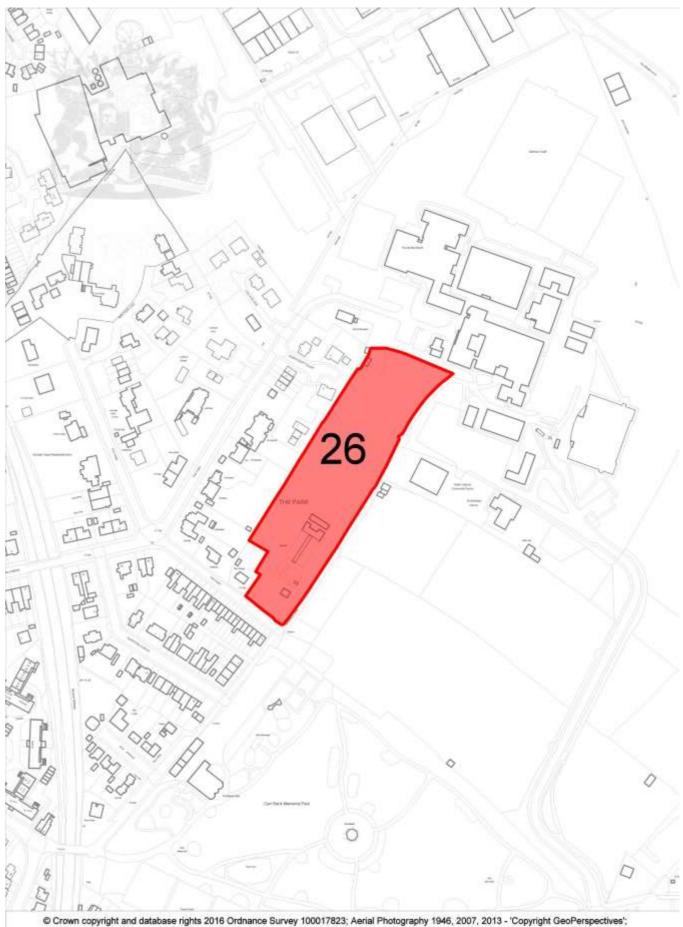
This former garden nursery site has been cleared site and is being promoted by landowner. An application has been submitted (2017/0738/FUL)

Suitability Suitable
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
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.
stimated Deliverability

Housing	Deliverable	e (years 1-5)		23 dwellings
Years 1 - 5	10	Years 6 - 10 13	Years 11+ 0	Post Plan Period 0

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 Asses	sed						0 sqr
Office	0	Industrial	0	Warehousing	0	Leis	ure	0
Comparison retail	0	Convenience retail	0					
N/A								



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				Р	lanning Status		7	
HELAA Ref	27a			н	IELAA Result	Reasonable	e alternative	
Site Name	Land at Redruth Drive						No.	
Site Address	Sherwood Avenue							
Ward	Ransom Wood						3	
Locality	Mansfield	Grid Ref	456685,358	827	Plotted Sit	te Area (Ha)	4.98	
Land Type	Greenfield	Proposal	Но	using			4.98 a	
Source	Internal site suggestions	from Planni	ng Officers and	d other Office	rs			
Assessment								
Availability	Available							
The site ha	s been sold to a develope	er. The site is	s considered as	available for	development.			
Suitability	Potentially suita	ble						
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						2	
-	d site within a medium to irements, site is considere	-				ons on profit, land	d value and	
Estimated Delive	rability							
Housing	Deliverable (yea	rs 1-5)					178 dwellings	
Yea	ars 1 - 5 0	Years 6 - 1	0 35	Years	5 11+ 143	Post Plan Pe	riod 0	
	sized greenfield site. Und wards at a rate rising to 2				l in 2018/19 . A	ssumed to be de	livered from	
Economic (sqn	n) Not Assessed						0 sqm	
	Office 0	Industria	al O	Warehou	using <mark>0</mark>	Lei	sure 0	
Compariso	on retail 0 Conv	enience reta	il 0					



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N/a

					Planning Status	Permission granted
HELAA Ref	27b				HELAA Result	Reasonable alternative
Site Name	Land off Sherwood Oaks	Close				
Site Address	Sherwood Oaks Close					
Ward	Ransom Wood					
Locality	Mansfield	Grid Ref	456833,	359054	Plotted Site Ar	rea (Ha) 1.20
Land Type	Greenfield	Proposal		Housing		
Source	Undetermined planning	applications,	including	those subject to	o \$106	
Assessment						
Availability	Available					
Planning pe	rmission was granted in Ju	une 2017 (20	15/0181/	ST).		
Suitability	Suitable					
Planning pe	rmission was granted in Ju	une 2017 (20	15/0181/	ST).		
Achievability	Achievable					
-	l site within a medium val ts, site is considered as ha					, land value and policy
Estimated Deliver	ability					
Housing	Deliverable (year	s 1-5)				46 dwellings
Yea	rs 1 - 5 6	Years 6 - 10	40	Yea	ars 11+ 0	Post Plan Period 0
Based on sta	•				-	June 2017 (2015/0181/ST). 020/21 onwards. Build rate

Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial 0	D	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail 0	D				

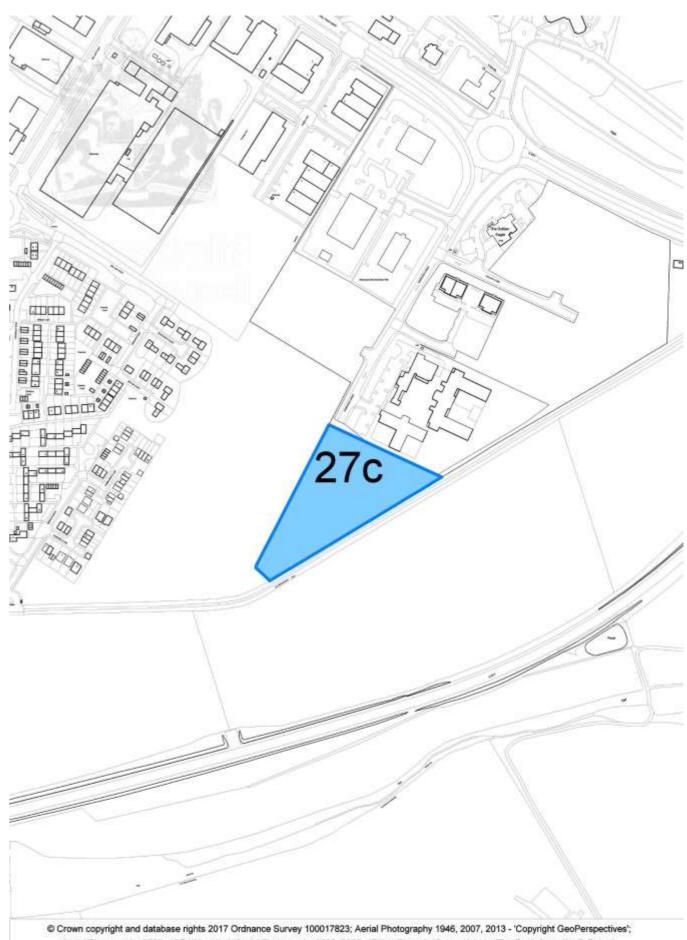
N/a



HELAA Ref	27c			Planning Status HELAA Result	Reasonable alternative
Site Name	Land South of Sherwoo	od Avenue			
Site Address					
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456853 , 358877	Plotted Site A	rea (Ha) 1.41
Land Type	Greenfield	Proposal	Economic		
Source	Internal site suggestion	ns from Planning	g Officers and other Off	icers	
Assessment					
	Available of landowner unknown vard for development. Potentially suit		rrently being promoted	d by land owner throuរ្	gh the HELAA though it could
			nt to existing employm	ent area within close p	roximity of public transport.
Achievability	Achievable				
Adjacent	to existing successful emp	loyment area w	ith good access to MAI	RR; likley to prove attra	active to the market.

Estimated Deliverability	1						
Housing	Not As	sessed					0 dwellings
Years 1 - 5	5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
N/A - employment	t only.						
Economic (sqm)	Not de	liverable within the plar	n period				11280 sqm
Office	0	Industrial	5640	Warehousing	5640	Leisure	0
Comparison retai	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.



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				Planning Status	
HELAA Ref	28			HELAA Result	Reasonable alternative
Site Name	Debdale Lane / Emerald	Close			
Site Address					
Ward	Sherwood				
Locality	Mansfield	Grid Ref	452796, 362535	Plotted Site Ar	ea (Ha) 1.08
Land Type	Greenfield	Proposal	Housing		
Source	Existing or emerging allo	cations that	have not received plannir	ng permission	
Assessment					
Availability	Available				
The landow	ner has confirmed that th	ie site is avai	ilable.		
Suitability	Potentially suital	ole			
The site has flooding.	access and is close to exi	sting public	transport and local facilition	es. SUDs will be requir	red to address surface water
Achievability	Achievable				
This greenfi	eld site is in a high value s	sales area P	Based on a reasonable evo	ectations on profit lar	nd value and policy

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	e (years 1-5)		32 dwellings
Years 1 - 5 0	Years 6 - 10 10	Years 11+ 22	Post Plan Period 0

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 Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							

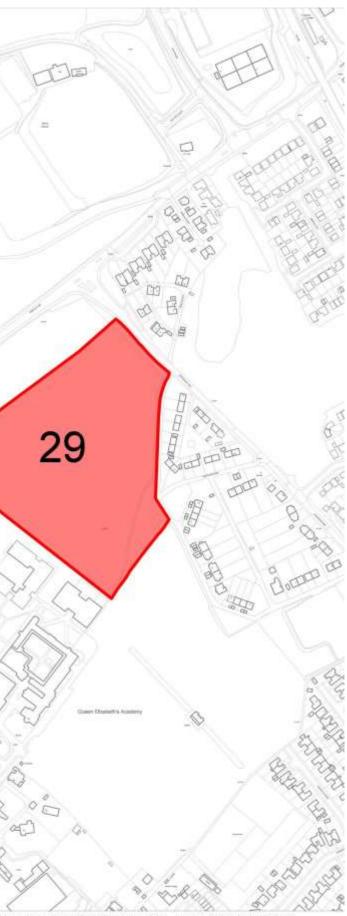


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Site Name Sherwood Rise (adjacent Queen Elizabeth Academy) Site Address Vard Sherwood Locality Mansfield Woodhouse Grid Ref 453274 , 362604 Plotted Site Area (Ha) 5.82 Land Type Greenfield Proposal Housing Source Existing or emerging allocations that have not received planning permission					Planning Status		
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 Developable (years 11+) 87 dwelling	HELAA Ref	29			HELAA Result	Reasonal	ble alternative
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 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 suilable The site is being promoted by the landowner; potentially school grounds and may require approval from Secretary of State prior to disposal. Suitability Potentially suilable The site has access from Sherwood Rise, is in close proximity to local services, public transport and infrastructure. There are further investigation. For now we have assumed only 50% of the site is 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 use area area or specet of achievability.		Sherwood Rise (adjacer	nt Queen Elizal	beth Academy)			
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 further investigation. For now we have assumed only 50% of the site is 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 Developable (years 11+) 87 dwelling							
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 Developable (years 11+) 87 dwellings							
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	-				Plotted Site	e Area (Ha)	5.82
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			-	0			
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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	Achievability	Potentially achie	evable				
Housing Developable (years 11+) 87 dwellings	affect the have a mo	land value. Subject to rele oderate prospect of achiev	ocation of elec				
	Estimated Delive	erability					
Vert $1 = 5$ 0 Vert $6 = 10$ 12 Vert 11 ± 74 Post Plan Period 0	Housing	Developable (ye	ears 11+)				87 dwellings
	Ye	ears 1 - 5 0	Years 6 - 10	13	Years 11+ 74	Post Plan	Period 0
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 AssessedO sqmOffice0Industrial0Warehousing0Leisure0	Informatic constructi may requi 25dpa acr	on from landowner indicat ion; the site could come fo ire sign of Secretary of Stat ross the two sites. (m) Not Assessed	es delivery fro orward earlier i te for disposal	om 2020 however this i if circumstances allow. . Given this delivery of	is considered optimist It is unclear if this fo f homes is expected f	tic given nearl rms part of a from 23/24. E	by sites under school site; if so Build rate rising to 0 sqm

N/A

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					Planning Status		
HELAA Ref	30				HELAA Result	Reasonable	alternative
Site Name	Land at Old Mill Lane / St	tinting Lane					
Site Address	Old Mill Lane						
Ward	Maun Valley						
Locality	Mansfield	Grid Ref	455205,36	62605	Plotted Site Are	ea (Ha)	5.78
Land Type	Greenfield	Proposal	H	lousing			
Source	Internal site suggestions	from Plannir	ng Officers a	nd other Office	ers		

F

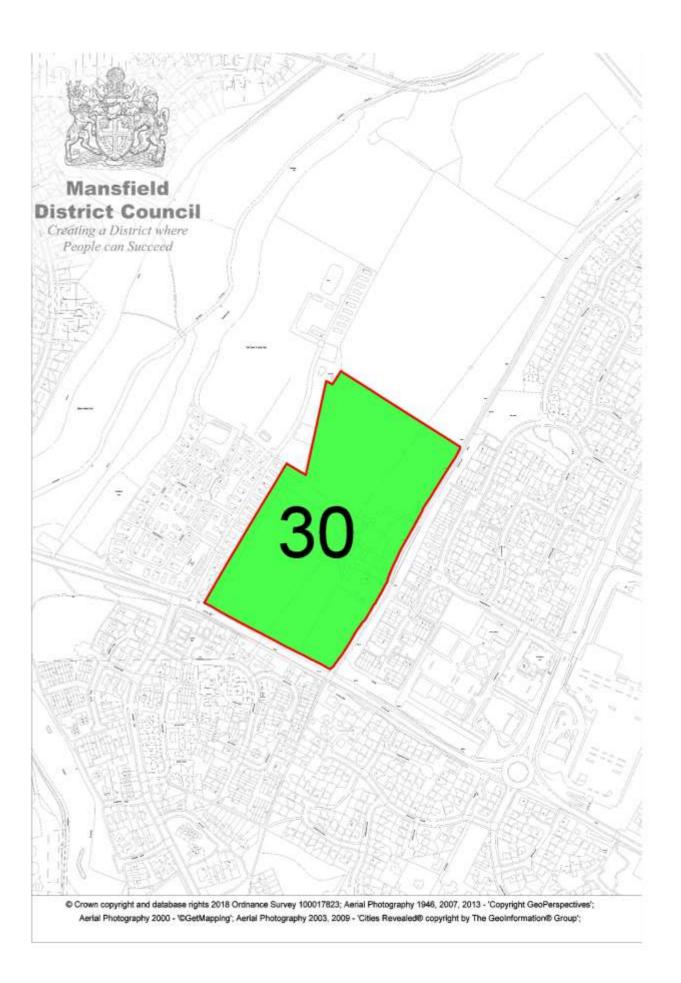
Availability Potentially available

The site is identifed 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.
stimated Deliverability
Housing Deliverable (years 1-5) 86 dwel
Years 1 - 5 0 Years 6 - 10 86 Years 11+ 0 Post Plan Period 0

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.





				Planning Status		
HELAA Ref	31			HELAA Result	Reasonab	ole alternative
Site Name	Land at New Mill Lane					
Site Address	New Mill Lane					
Ward	Maun Valley					
Locality	Mansfield	Grid Ref	455497 , 363128	Plotted Site A	Area (Ha)	5.32
Land Type	Greenfield	Proposal	Housing			
Source	Existing or emerging all	ocations tha	t have not received plan	ning permission		
Assessment						
Availability	Potentially avai	able				

The site is identifed 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

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

N/A

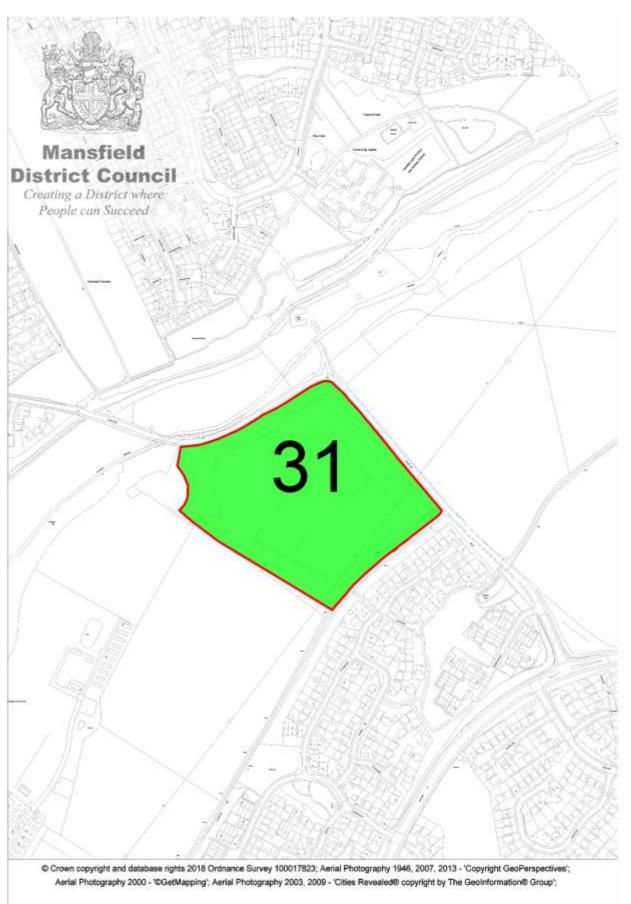
Potentially achievable

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

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 Asses	sed						0 sqm
Office	0	Industrial	0	Warehousing	0	Leis	ure	0
Comparison retail	0	Convenience retail	0					



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

Availability Available

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

Suitability Unsuitable

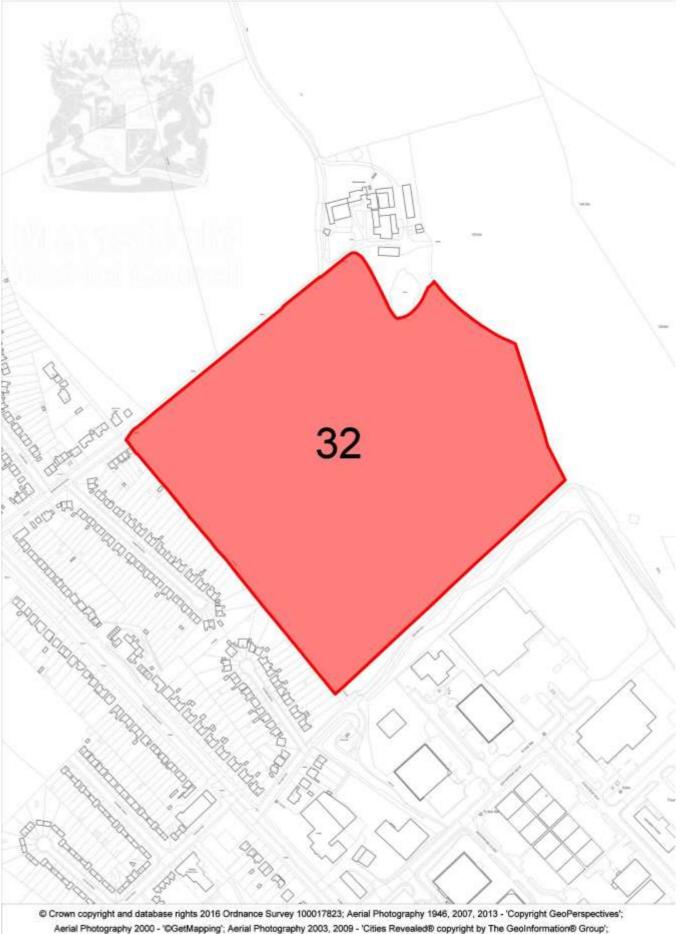
The site is located close to services and public transport and is compatiable with adjoining uses. However, based on the scale of site and having reviewed the options for vehicular access, it is not considered that access to the site can be achieved due to the need for two points of access.

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 Assess	sed				285 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Not assessed as this	s site is not	considered as suitable	e for de	velopment.		
Economic (sqm)	Not Assess	sed				0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retail	0	Convenience retail	0			
N/A						



HELAA Ref	33			Planning Status HELAA Result	Permission granted Reasonable alternative	
Site Name	Wood Lane (Miners	Welfare)		HELAA RESUL	heasthaste alternative	
Site Address	Wood Lane	Wenterey				
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	-	at have not received plar	ning permission		
Accoccmont	0 0 0	5		01		
Assessment						
Availability	Available					
The new	landowner has confirm	ad that the site	is available for developr	nent		
The new				nent.		
Suitability	Suitable					
	nas good access, the pro t given location adjacen	•		uses and reasonable c	lose to services and public	
Achievability	y Potentially a	achievable				
	vnfield regeneration site er and policy expectation	-	ly low sales value area.	t is potentially achieva	ble depending on developer	.,
Estimated Deliv	verability					
Housing	Deliverable	(years 1-5)			31 dwelli	ings
Y	'ears 1 - 5 5	Years 6 -	10 26	Years 11+ 0	Post Plan Period 0	
A small m		site. Permissio	n in principle has been g		dard assumptions it is assum	ned
Economic (se	qm) Not Assesse	d			0 s	sqm
	Office 0	Industr	ial <mark>0</mark> Wa	rehousing <mark>0</mark>	Leisure 0	
Compari	ison retail 0 0	Convenience ret	ail O			

N/A

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				Planning Status		
HELAA Ref	34			HELAA Result	Reasonabl	le alternative
Site Name	Land at Sherwood St	reet / Oakfield	Lane			
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 tha	t have not received plan	ning 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.

stimated Delive	erability			
Housing	Deliverable	(years 1-5)		36 dwellings
Ye	ars 1 - 5 0	Years 6 - 10 0	Years 11+ 36	Post Plan Period 0
A groopfio	ld cito with no planni	ag parmisisan in placa Givan th	a recent resolutions to grant	(sites 25 and 26) this site is

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 As	sessed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		
N/A					



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

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. A new application has been submitted.

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	e (years 1-5)			200 dwellings
Years 1 - 5	38	Years 6 - 10 125	Years 11+	37	Post Plan Period 0

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 Asses	sed					0 sqn
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



				Planning Status				
HELAA Ref	36			HELAA Result	Reasonab	le alternative		
Site Name	Sookholme Lane / Sook	holme 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							

Availability

Available

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

Suitability	Potentially suitable
A planning applicat	ion has been refused for a number of reasons; subject to further information being submitted the site
could be considere	d suitable.

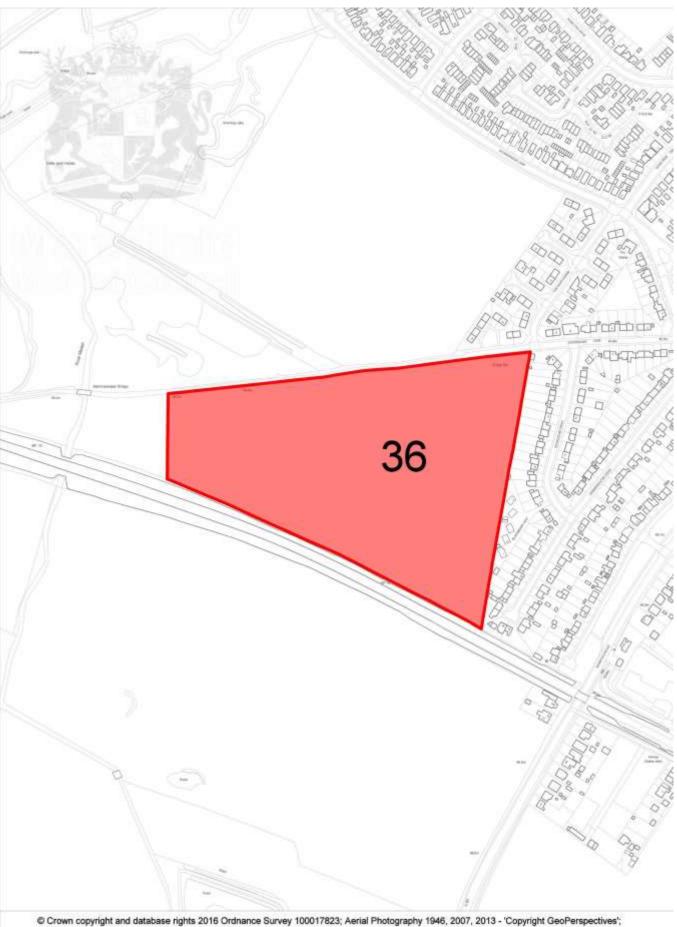
Achievability	Potentially achievable

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	e (years 1-5)		200 dwellings
Years 1 - 5 37	Years 6 - 10 125	Years 11+ 38	Post Plan Period 0

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 Asses	ssed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



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				Planning Status				
HELAA Ref	37			HELAA Result	Reasonable alternative			
Site Name	Land at Bellamy Road Ir	ndustrial Esta	ate					
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 all	ocations tha	t have not received planr	ning 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 Asse	essed					0 dwellings
Years 1 - !	5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
N/A							
Economic (sqm)	Not deliv	verable within the plan	period				7480 sqm
Office	e 0	Industrial	3740	Warehousing	3740	Leisure	0
Comparison reta	il O	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.



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HELAA Ref	38			Planning Status HELAA Result	Reasonab	le alternative					
Site Name	Ransom Woods Busine	ansom Woods Business Park (north of NHS Offices / Birch House / Hawthorne House)									
Site Address	Southwell Road West	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 suggestion	is from Planr	ning Officers and other Of	ficers							
Assessment											
Availability	Potentially avai	lable									
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

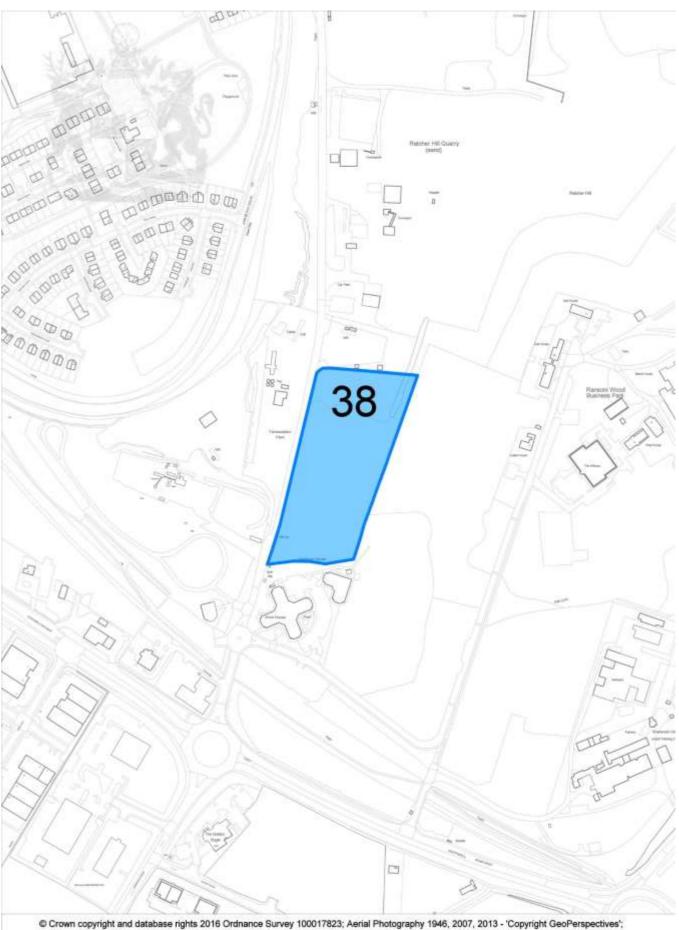
The site has good access and is within a commercial area.

Achievability	Potential	lv ach
	1 Occircian	19 001

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 Assess	sed					0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
N/A							
Economic (sqm)	Developat	ole (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.

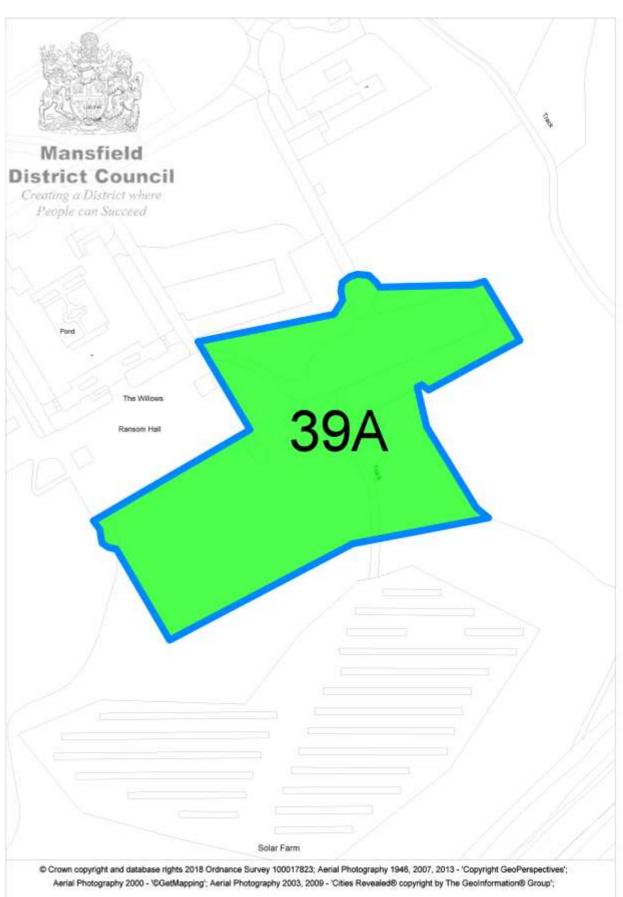


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HELAA Ref	39A			Planning Status HELAA Result	Reasonable alternative
Site Name	Ransom Wood Busine	ss Park			
Site Address	Southwell Road West				
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457634 , 359572	Plotted Site	Area (Ha) 1.35
Land Type	Mixed	Proposal	Economic		
Source	Existing or emerging a	llocations that	t have not received p	lanning permission	
Assessment					
Availability	Available				
developin Suitability Some sen	g other parts of the site f Potentially sui	or wider com able velopment cou	mercial uses.	this existing Business Par	k, which has good access and
Achievability	· · · ·				
Site is ope	rating as a sucessful busi	ness park and	some sensitive deve	loment is likely to be attra	active to the market.
Estimated Deliv	erability				
Housing	Not Assessed				0 dwelling
Ye N/A	ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0

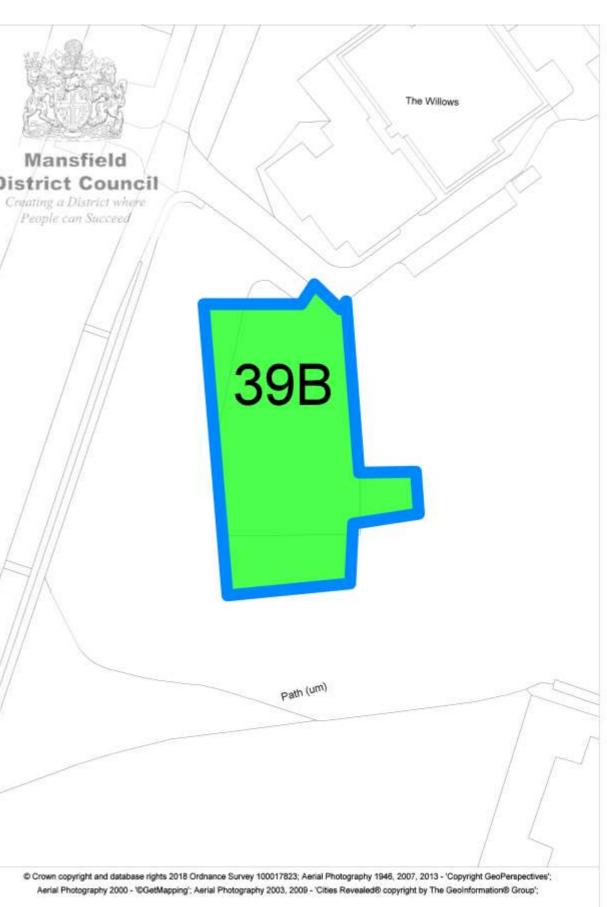
Economic (sqm)	Not del	iverable within the plan period		0 sqm
Office	0	Industrial 0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail 0		

Site is already performing as an attractive Business Park providing high quality jobs and could potentially accommodate some limited sensitive further growth if availability is confirmed by the site owner



HELAA Ref	39B			Planning Status HELAA Result	Reasonable alterr	ativo
Site Name	Ransom Wood Busine	ass Dark		HELAA Kesuk		lative
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	i lotted one	/iicu (iiu) 0.20	
Source		-	t have not received plan	ning permission		n
Assessment						
Assessment						
Availability	Available					
developin Suitability	g other parts of the site Potentially sui		mercial uses.			
	sitive small scale infill de proximity of public trans		uld be suitable within th	is existing Business Pa	rk, which has good ac	cess and
Achievability	Achievable					
Site is ope	rating as a sucessful bus erability	iness park and	some sensitive develor	nent is likely to be attr	active to the market.	
Housing	Not Assessed				C	dwellings
Ye N/A	ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period	0
Economic (so		le within the p				0 sqm
Comparis	Office 0 on retail 0 Co	Industri nvenience reta		rehousing 0	Leisure	0

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	Reasonab	le alternative			
Site Name	Land at Ratcher Hill Qu	and at Ratcher Hill Quarry (south west)							
Site Address	Southwell Road West	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 al	Existing or emerging allocations that have not received planning permission							

Assessment

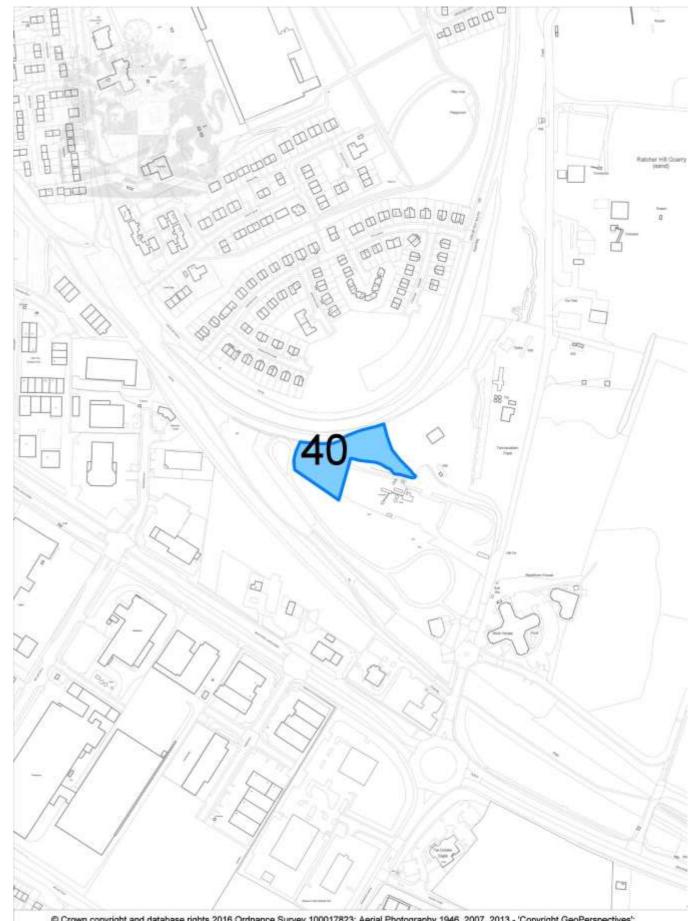
Available Availability

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

Suitability	Suitable
Ransom Wood	ood access and close to services and public transport and part of the frontage could form an extension to d's Business Park, however care will be needed in the treatment of the strategic green infrastructure and s part of the wider quarry reclamation plans.
Achievability	Achievable
prospect of be	to existing office developments with good access to the MARR. The is site is considered as having a good eing achievable.
Estimated Deliverab	ility

Estimated Deliverability							
Housing	Not Asse	essed					0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
N/A - employment	t only.						
Economic (sqm)	Develop	able (years 6-10)					3000 sqm
Office	0	Industrial	1500	Warehousing	1500	Leisure	0
Comparison retai	0	Convenience retail	0				

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



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HELAA Ref	41			Planning Status HELAA Result	Reasonabl	e alternative			
Site Name	Sherwood Oaks Busines	herwood Oaks Business Park							
Site Address	Southwell Road West	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								

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 Sł to public transport.		aks Business Park with	access (off Oakleaf Close and is	close to	the MARR and in close	proximity
Achievability	Achievable						
Site is likely to be at park.	ttractive to	the market given it's	location	close to the MARR and	within a	in existing attractive bu	siness
Estimated Deliverability							
Housing	Not Assess	ed					0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Economic (sqm)	Not delive	rable within the plan	period				0 sqm
Office	0	Industrial	0	Warehousing	0	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.

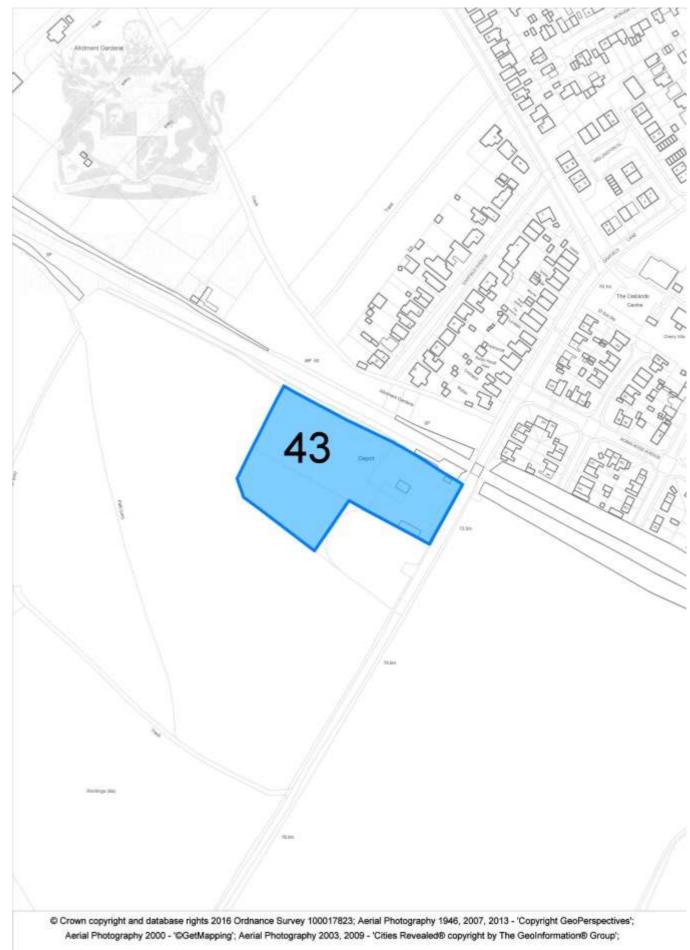


					Planning Statu			_
HELAA Ref	42				HELAA Result	Exclu	uded at Stage	2
Site Name	Land at former railway	station.						
Site Address	Mansfield Road							
Ward	Market Warsop							
Locality	Market Warsop	Grid Ref	456229,36	7238	Plotted	Site Area (H	a) 1.22	
Land Type	Brownfield	Proposal	Но	ousing				
Source	Development sites put	forward durii	ng a "Call for s	Sites" Local P	lan consultatio	n		
Assessment								
Availability	Available							
Land owner	r has identified this site a	ıs available fo	or developme	nt.				
Suitability	Unsuitable							
Although lo	cated close to facilities,	the site does	not appear to	have suitabl	e access.			
Achievability	Not Assessed							
Not assesse	ed - as site is not currentl	y considered	as suitable.					
Estimated Deliver	rability							
Housing	Not Assessed						37	7 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	0 0	Yea	ars 11+ 0	Post F	Plan Period	0
Site is not in	ncluded in the HELAA sup	oply as the sc	heme is not o	considered as	having suitable	e access.		
Economic (sqn	n) Not Assessed							0 sqm
	Office 0	Industria	al O	Wareh	ousing <mark>0</mark>		Leisure	0
Compariso	n retail 0 Conv	venience reta	il 0					
N/A								



				Planning Status	
HELAA Ref	43			HELAA Result	Reasonable alternative
Site Name	Oakfield Lane (land adj	acent recyclir	ng 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 suggestior	is from Planni	ing Officers and other O	fficers	
Assessment					
Availability	Potentially avai	lahle			
Availability	Fotentially avai				
Landowner	s intentions to be confir	med.			
Suitability	Potentially suit	able			
	considered to be suitable	for employm	nent uses. The site acce	ss is annronriate given	its size although the location
near to the					its size although the location
near to the	railway bridge and resid				
near to the Achievability		ential area w			
Achievability	railway bridge and resid	ential area w evable	ill need to be considered	J.	diation costs associated with
Achievability The location	railway bridge and resid	ential area w evable er value ecor	ill need to be considered	d. he potential for reme	diation costs associated with
Achievability The location the former	railway bridge and resid Potentially ach n may suit starter or low use. Overall it is conside	ential area w evable er value ecor	ill need to be considered	d. he potential for reme	diation costs associated with
Achievability The location the former Estimated Deliver	railway bridge and resid Potentially ach n may suit starter or low use. Overall it is conside rability	ential area w evable er value ecor	ill need to be considered	d. he potential for reme	diation costs associated with
Achievability The location the former	railway bridge and resid Potentially ach n may suit starter or low use. Overall it is conside	ential area w evable er value ecor	ill need to be considered	d. he potential for reme	diation costs associated with
Achievability The location the former Estimated Deliver Housing	railway bridge and resid Potentially ach n may suit starter or low use. Overall it is conside rability	ential area w evable er value ecor	ill need to be considered nomic uses and there is t elopment for employmn	d. he potential for reme	diation costs associated with te prospect.
Achievability The location the former Estimated Deliver Housing Yea	railway bridge and resid Potentially ach n may suit starter or low use. Overall it is conside rability Not Assessed	ential area w evable er value econ ered that deve	ill need to be considered nomic uses and there is t elopment for employmn	d. The potential for reme let uses has a moderat	diation costs associated with te prospect. 0 dwellings
Achievability The location the former Estimated Deliver Housing Yea	railway bridge and resid Potentially achi n may suit starter or low use. Overall it is conside rability Not Assessed ars 1 - 5 0 ed as economic use	ential area w evable er value econ ered that deve Years 6 - 1	ill need to be considered nomic uses and there is t elopment for employmn	d. The potential for reme let uses has a moderat	diation costs associated with te prospect. 0 dwellings
Achievability The location the former Estimated Deliver Housing Yea Not assesse	railway bridge and resid Potentially achi n may suit starter or low use. Overall it is conside rability Not Assessed ars 1 - 5 0 ed as economic use	ential area w evable er value econ ered that deve Years 6 - 1	ill need to be considered nomic uses and there is t elopment for employmn	d. The potential for reme let uses has a moderat	diation costs associated with te prospect. 0 dwellings Post Plan Period 0

Lower value location without planning permission. Assume developed after Year 11.



HELAA Ref	44			Planning Status HELAA Result	Reasonabl	e alternative
Site Name	Land off Baums Lane					
Site Address	Baums Lane					
Ward	Sandhurst					
Locality	Mansfield	Grid Ref	454018, 360348	Plotted Site A	rea (Ha)	0.24
Land Type	Brownfield	Proposal	Housing			
Source	Internal site suggestions	s from Plann	ing Officers and other Offic	cers		

Potentially available Availability

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 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	Developat	ble (years 6-10)		8 dwellings
Years 1 - 5	0	Years 6 - 10 8	Years 11+ 0	Post Plan Period 0

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 Asses	sed				0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure	0
Comparison retail	0	Convenience retail	0			

N/A



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				Planning Status	;	
HELAA Ref	45			HELAA Result	Reasonal	ble alternative
Site Name	Land at Spion Kop	(Adj 49 Mansfield	Road)			
Site Address	Off Mansfield Road	k				
Ward	Market Warsop					
Locality	Spion Kop	Grid Ref	455696 , 366351	Plotted S	ite Area (Ha)	2.47
Land Type	Greenfield	Proposal	Housing			
Source	Development sites	put forward duri	ng a "Call for Sites" Local	l Plan consultation		
Assessment						
Availability	Available					
Availability	Available					
Land own	ner has identified this s	site as available fo	r develoment.			
Suitability	Potentially	suitable				
	_		adjoining uses but is in a risk of flooding could reas			
required						
Achievabilit	y Potentially	achievable				
A mediur	n sized greenfield site	within a lower va	lue area. It is potentially	achievable depen	ding on develop	er, land owner
	y expectations.				0 1	
Estimated Deliv	verability					
Housing	Developab	le (years 11+)				85 dwellings
Y	'ears 1 - 5 0	Years 6 - 1	.0 <mark>60</mark> Y	'ears 11+ 25	Post Plan	Period 0
	-		ace or application submit	ted. Based on sta	ndard assumptio	ons delivery
expected	from 2023/24 at rate	of 25dpa.				
Economic (s	qm) Not Assess	ed				0 sqm
	Office 0	Industri	al 0 Ware	ehousing <mark>0</mark>	L	eisure 0
Compari	ison retail 0	Convenience reta		0		
N/A			-			

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				Planning Status		
HELAA Ref	46			HELAA Result	Reasonable	alternative
Site Name	Land at Debdale Lane / B	urlington Dr	ive			
Site Address	Debdale Lane					
Ward	Sherwood					
Locality	Mansfield	Grid Ref	452689, 362845	Plotted Site Are	ea (Ha)	5.97
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put fo	orward durin	g a "Call for Sites" Local P	lan consultation		

Availability

Land owner has identified this site as available for development.

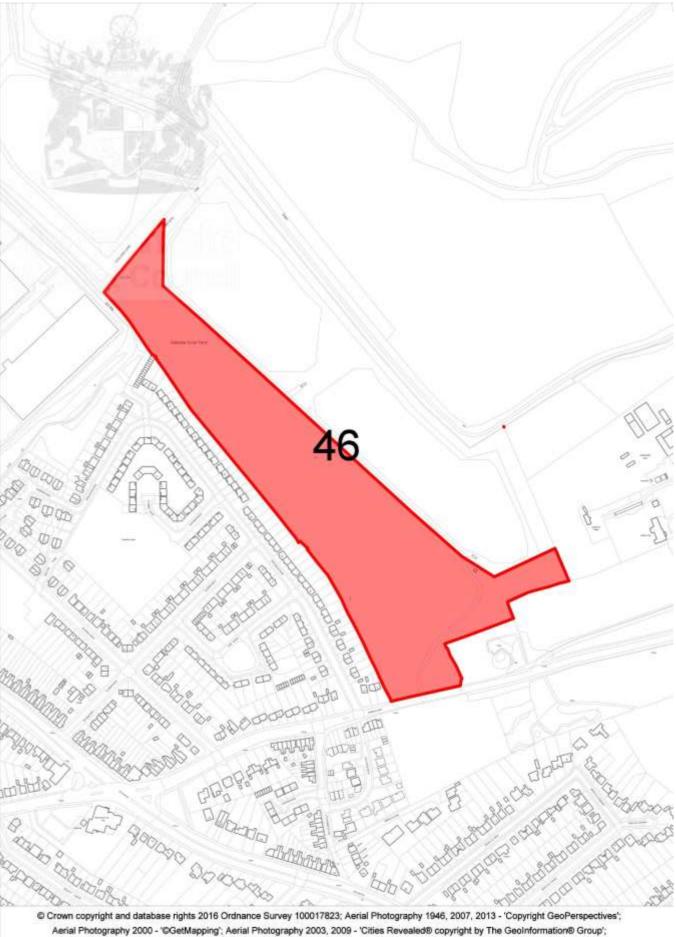
Suitability	Potentially suitable
opposite (ref 28). make this plot harc	s likley to be achievable on Debdale Lane subject to junction improvements and relationship with site Development may be affected by the existence of electricity pylons and the shape of the site which may ler to develop (especially the northern part of the site). The site is also adjacent to a solar panel farm 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.

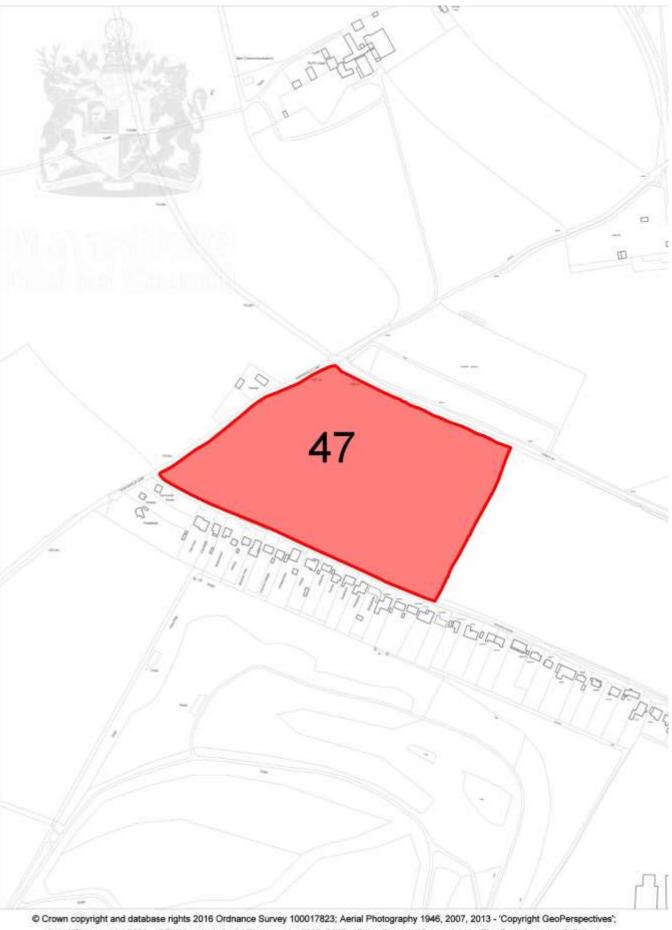
Estimated Deliverab	ility			
Housing	Developabl	e (years 11+)		157 dwellings
Years	1 - 5 0	Years 6 - 10 0	Years 11+ 157	Post Plan Period 0

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 As	ssessed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		



					Planning Status		
HELAA Ref	47				HELAA Result	Excluded a	at Stage 1
Site Name	Land off Northfield Lane	2					
Site Address	Northfield Avenue						
Ward	Woodhouse						
Locality	Mansfield Woodhouse	Grid Ref	452951,3	363901	Plotted Si	te Area (Ha)	5.27
Land Type	Greenfield	Proposal	I	Housing			
Source	Development sites put	forward duri	ng a "Call fo	r Sites" Local P	Plan consultation		
Assessment							
Availability	Not Assessed						
Not assesse	ed - excluded at stage 1.						
Suitability	Not Assessed						
Not assesse	ed - excluded at stage 1.						
Achievability	Not Assessed						
Not assesse	ed - excluded at stage 1.						
	_						
Estimated Delive	rability						
Housing	Not Assessed						138 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	10 0	Ye	ars 11+ 0	Post Plan Po	eriod 0
	ed - excluded at stage 1.		0		•		
101 8356356							
Economic (sqr	n) Not Assessed						0 sqm
	Office <mark>0</mark>	Industri	al O	Wareh	ousing <mark>0</mark>	Le	isure <mark>0</mark>
Compariso	on retail 0 Conv	enience reta	ail O				
N/A							



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				Planning Status				
HELAA Ref	48			HELAA Result	Reasonab	le alternative		
Site Name	Small holding off Peafiel	ld Lane						
Site Address	Peafield Lane							
Ward	Hornby							
Locality	Mansfield Woodhouse	Grid Ref	455715, 364122	Plotted Site A	Area (Ha)	1.95		
Land Type	Greenfield	Proposal	Housing					
Source	Development sites put forward during a "Call for Sites" Local Plan consultation							

Availability

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.

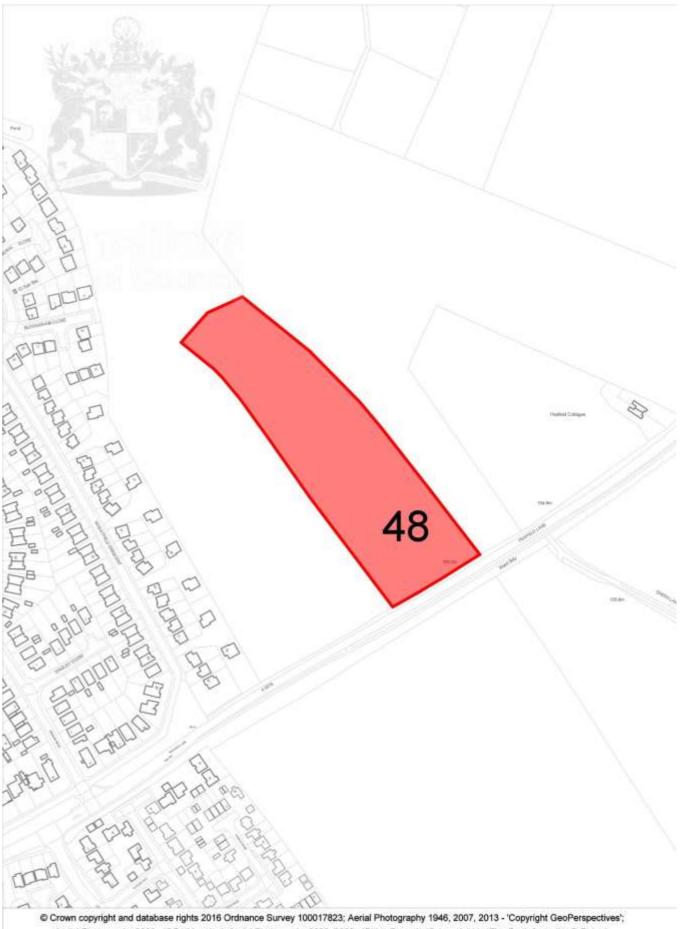
Suitability	Potentially suitable
	to the road network, the proposed use is compatible with adjoining uses and is reasonably close to transport. Site is suitable subject to being developed together with adjacent site (ref 50).
Achievability	Achievable

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 Deliverabil	ity			
Housing	Developabl	e (years 11+)		58 dwellings
Years 1	- 5 0	Years 6 - 10 10	Years 11+ 48	Post Plan Period 0

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 Asse	essed				0 sqr
Office	0	Industrial 0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail 0				
N/A						



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					Planning Status		
HELAA Ref	49				HELAA Result	Excluded a	at Stage 1
Site Name	Land off Mansfield Road	(A60)					
Site Address							
Ward	Market Warsop						
Locality	Market Warsop	Grid Ref	455740,36	57260	Plotted Si	te Area (Ha)	15.67
Land Type	Greenfield	Proposal	H	ousing			
Source	Development sites put for	orward durin	g a "Call for	Sites" Local Pl	an consultation		
Assessment							
Availability	Not Assessed						
Not assesse	d - excluded at stage 1.						
Suitability	Not Assessed						
Not assesse	d - excluded at stage 1.						
Achievability	Not Assessed						
Not assesse	d - excluded at stage 1.						
Estimated Deliver	ability						
Housing	Not Assessed						356 dwellings
Yea	rs 1 - 5 0	Years 6 - 10	0	Yea	rs 11+ 0	Post Plan P	eriod <mark>0</mark>
Not assesse	d - excluded at stage 1.						
Economic (sqm	n) Not Assessed						0 sqm
	Office 0	Industria	0	Wareh	ousing <mark>0</mark>	Le	isure 0
Compariso	n retail <mark>0 Conve</mark>	enience retai	0				
N/A							



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

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 services and public	to the road network, the proposed use is compatible with adjoining uses and is reasonably close to transport.
Achievability	Potentially achievable
A large greenfield si	ite within a higher value area. Likely to require a number of upgrades and improvements. Based on a

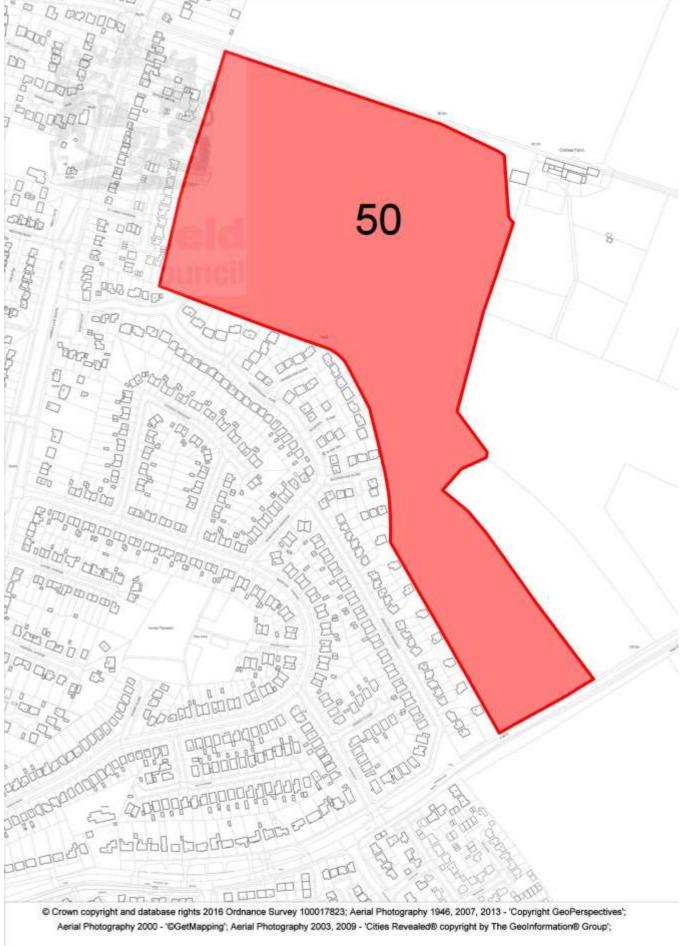
reasonable expectations on profit, land value and policy requirements, site is considered as having a reasonable prospect of achievability.

Estimated Deli	iverability							
Housing	l l	Developabl	e (years 11+)				40	0 dwellings
	Years 1 - 5	0	Years 6 - 10	35	Years 11+	350	Post Plan Period	15
	6 I I I I				 			

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 Ass	essed				0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure <mark>0</mark>	
Comparison retail	0	Convenience retail	0			

N/A



HELAA Ref	51			Planning Status HELAA Result	Reasonable alternative	
Site Name	Land off Netherfie	ld Lane				
Site Address	Netherfield Lane					
Ward	Netherfield					
Locality	Meden Vale	Grid Ref	457451,369427	Plotted Sit	te Area (Ha) 4.95	
Locality Land Type	Greenfield	Proposal	Housing	i lotted Sh		
Source			g a "Call for Sites" Lo	cal Plan consultation		
Assessment						
Availability	Available					
Land owr	ner has identified this	site as available for	develoment and a de	eveloper is in place.		
C						
Suitability	Suitable					
	nas good access, the p given size of settleme	•			close to services and public	
Achievabilit	y Achievable	3				
Acmevabilit		-				
	d site within a existing policy requirements,		•		le expectations on profit, land	
Estimated Deliv	/erability					
Housing	Developab	le (years 11+)			120 dwellings	
Y	'ears 1 - 5 0	Years 6 - 10	0	Years 11+ 120	Post Plan Period 0	
delivery f	•	pril 2018). Given tl	ne recent resolutions	to grant nearby (sites	erest. Developer indicates 5 35 and 36) this site is expected	
Economic (s	qm) Not Assess	sed			0 sqm	5
	Office 0	Industria	0 W	arehousing <mark>0</mark>	Leisure 0	R
Compari	son retail 0	Convenience retai	0			
N/A						ALL A
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HELAA Ref 52	HELAA Result	Reasonable alternative						
Site Name Pleasley Hill Farm								
Site Address Pleasley Hill								
Ward Bull Farm and Pleasley Hill	Bull Farm and Pleasley Hill							
Locality Mansfield Grid Ref 4	0952, 363400 Plotted Site A	Area (Ha) 32.16						
Land Type Greenfield Proposal	Mixed							
Source Development sites put forward during a	Development sites put forward during a "Call for Sites" Local Plan consultation							

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.

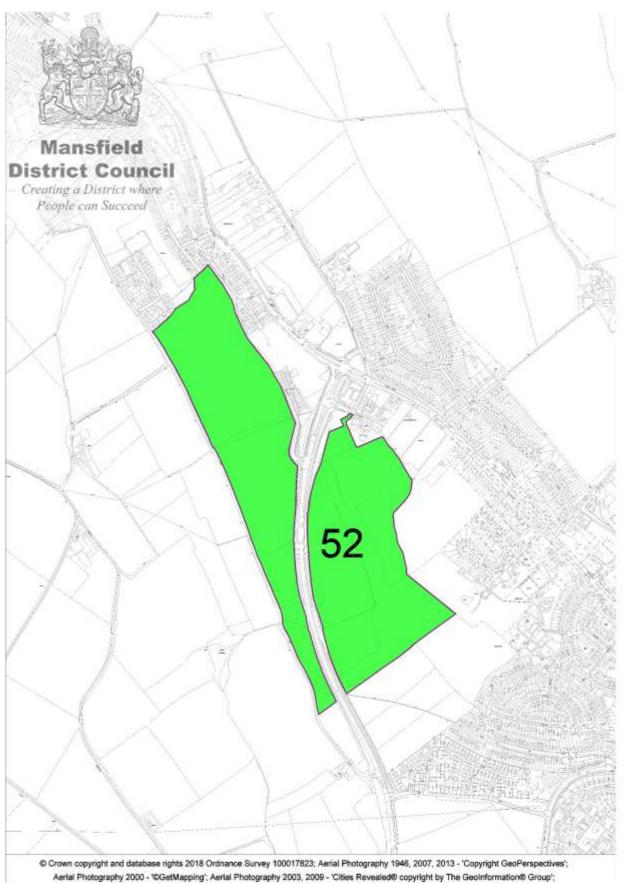
Estimated Deliverability

Housing	Deliverable	e (years 1-5)		660 dwellings
Years 1 - 5	0	Years 6 - 10 60	Years 11+ 17	5 Post Plan Period 425

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)	Developab	ole (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.



				Planning Status		
HELAA Ref	53			HELAA Result	Reasonab	ole alternative
Site Name	Land between Old N	lill Lane & New Mil	l Lane			
Site Address	Old Mill Lane & New	Mill Lane				
Ward	Maun Valley					
Locality	Forest Town	Grid Ref 4	55384 , 362945	Plotted Site	e Area (Ha)	8.73
Land Type	Greenfield	Proposal	Housing			
Source	Development sites p	ut forward during	a "Call for Sites" Local	Plan consultation		
Assessment						
Availability	Potentially av	vailable				
	er has identified this sit required through adjac				otential devel	oper. Access to
the site is		ent sites (both 50 a	and Stj willen hidy af	iect availability.		
Suitability	Potentially su	uitable				

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

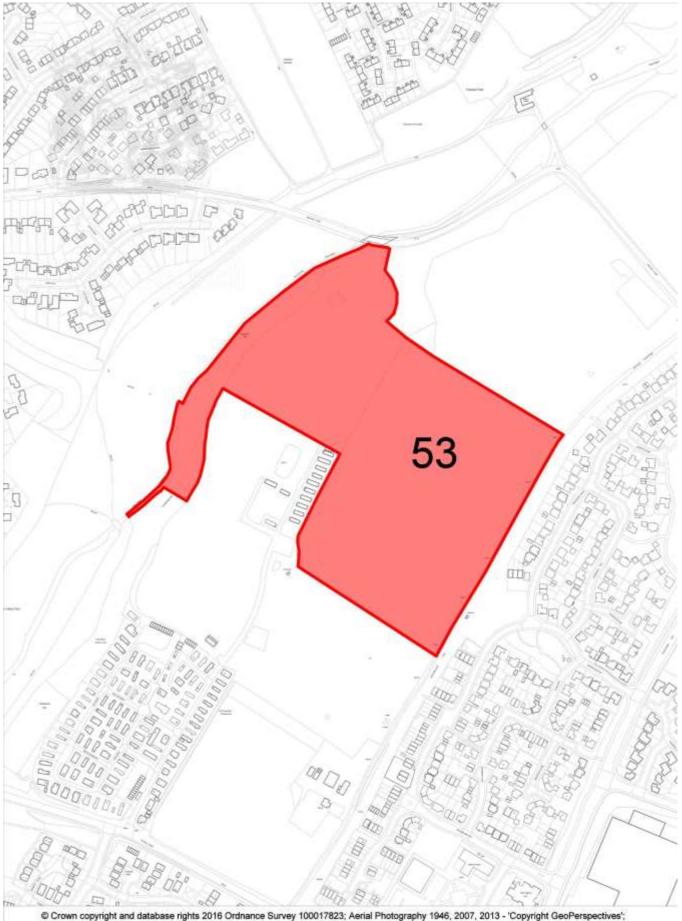
Potentially achievable

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 153 dwellings Years 11+ 128 Years 6 - 10 25 Post Plan Period 0 Years 1 - 5 0

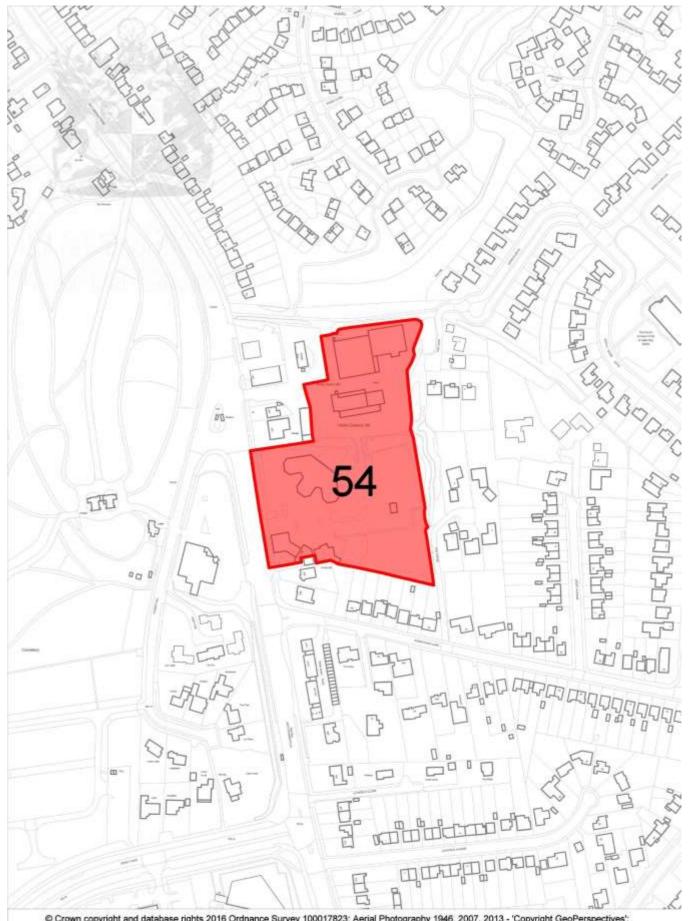
A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 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.





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					Planning Status	Permission gra	
HELAA Ref	54				HELAA Result	Reasonable al	ternative
Site Name	Former Evans Halshaws	site					
Site Address	Nottingham Road						
Ward	Berry Hill						
Locality	Mansfield	Grid Ref	454333,358	8941	Plotted Site	Area (Ha) 1.	.92
Land Type	Brownfield	Proposal	Но	using			
Source	Development sites put	forward durin	ng a "Call for Si	ites" Local P	lan consultation		
Assessment							
Availability	Available						
The site is u	nder construction						
Suitability	Suitable						
	good access, the propos rmisison granted 30/06/		mpatible with a	adjoining use	es and close to servi	ces and public tra	nsport.
Achievability	Achievable						
	site in a higher value area dered as having a good p			xpectations	on profit, land value	e and policy requi	rements, the
Estimated Deliver	ability						
Housing	Deliverable (yea	rs 1-5)					66 dwellings
			0 0	Vor	orc 11 1 0	Doct Dian Dorio	
	rs 1 - 5 66	Years 6 - 1			ars 11+ 0	Post Plan Perio	
01	rmisison granted 30/06/ wards with build rate risi			ell advanced	 Assumed that hor 	nes will be delive	red from
Economic (sqm	n) Not Assessed						0 sqm
Compariso	Office 0 n retail 0 Conv	Industria venience reta	_ `	Wareh	ousing 0	Leisur	re O



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N/A

				Planning Status		
HELAA Ref	55			HELAA Result	Reasonable	alternative
Site Name	Tall Trees mobile homes	Old Mill Lane	ć			
Site Address	Old Mill Lane					
Ward	Maun Valley					
Locality	Mansfield	Grid Ref	455151, 362847	Plotted Site Are	ea (Ha)	3.80
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put fo	orward during	g a "Call for Sites" Local P	lan consultation		

Availability

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

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 compatibable with surrounding uses and close to services though a footpath maybe required on Old Mill Lane to support this.

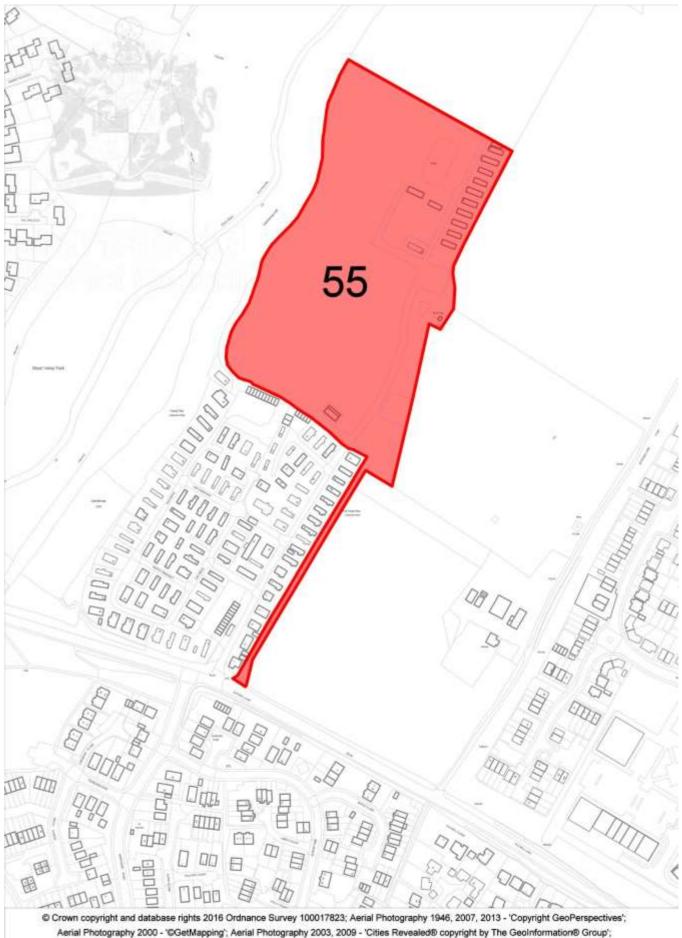
Achievability Potentially achievable

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.

stimated Deliverabil	lity			
Housing	Developa	ble (years 11+)		100 dwellings
Years 1	- 5 0	Years 6 - 10 25	Years 11+ 75	Post Plan Period 0

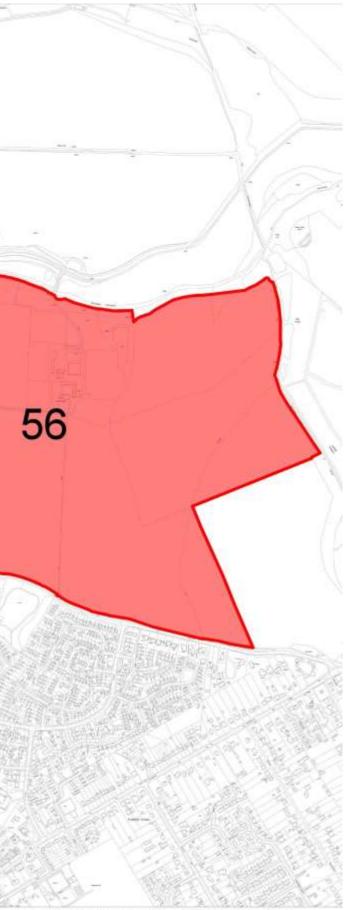
A medium greenfield site that forms part of wider site (inc refs 30, 31, 53 and 55). Delivery reflects the strategic connections including delivery of access and infrastructure. It is assumed that sites 30 and 31 will be developed first (given their location closest to the highway network) with sites 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.





			Planning Status		- A 1955	A. A
HELAA Ref	56		HELAA Result	Reasonable alternative		and a start of the
Site Name	Warren Farm, Land	d North of New Mill Road			A Market	No.
Site Address	Warren Farm, New	/ Mill Road				1000
Ward	Holly				15.7 Sec. 1	See. 1
Locality	Forest Town	Grid Ref 456406 , 363253	Plotted Site	e Area (Ha) 92.33		
Land Type	Greenfield	Proposal Housing				
Source	Development sites	put forward during a "Call for Sites" Lo	ocal Plan consultation			
Assessment						
Availability	Available					
Availability	Available				1 Harris	
The site is	considered available	and is being promoted by the owner an	nd master developer.		N-25-5	
Suitability	Potentially	suitable			0.00	
infrastruct	ture, other infrastruct k area and flood risk.	m scale, developable area, access, trans ture requirements, utilities capacity, im Appropriate protection of the listed bu achievable	pact of pylons, ground	investigations for possible		
mitigation policy requ	is to reflect this scale uirements, the site is	expected to have medium to high sales of development. At this stage, based o considered as having a good prospect o e promoter to provide viability evidence	on a reasonable expectant of achievability. If this s	tions on profit, land value and ite is progressed to the next		
Estimated Delive	erability					And a summer of
Housing	Developabl	le (years 11+)		1000 dwellii	100	N. S. C. S.
	ears 1 - 5 0	Years 6 - 10 60	Years 11+ 500	Post Plan Period 440	15-1 No. 1	41152521
						113 Ballins
Based on s	standard assumptions	o have a lead in time to reflect the need s and potential link with adjacent sites i er developer with 3 developers per site	t is considered likley th		in Alasta	
Economic (sq	ım) Not Assess	ed		0 s	ım	and the second sec
	Office 0	Industrial <mark>0</mark> W	/arehousing 0	Leisure 0		1/2/24-5%
Comparis	on retail 0	Convenience retail 0				Mary Mary

Confirmed by promoter that this is an entirely housing scheme.



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HELAA Ref	57			Planning Status HELAA Result	Reasonable alternative	
Site Name	Land off Mansfield	Road, Spion Kop	(adj The Gables)			
ite Address	Mansfield Road					
Vard	Market Warsop					
ocality	Spion Kop	Grid Ref	455851,366537	Plotted Site	Area (Ha) 0.41	
and Type	Greenfield	Proposal	Housing			
urce	Development sites	put forward duri	ng a "Call for Sites" Loca	I Plan consultation		
sessment						
Availability	Available					
Land ow	ner has identified this si	te as available fo	r develoment.			
Suitability	Potentially s	suitable				
applicati		h was refused; ho			e highway concerns with be overcome. SUDs may be	
Achievabilit	ty Potentially a	achievable				
requirem	nents, the site is conside				profit, land value and policy	
stimated Deli	verability					
	Not delivera	able within the pl	an period		8 dwellings	
Housing						
	Years 1 - 5 0	Years 6 - 1	0 8	Years 11+ 0	Post Plan Period 0	
An applic		and an appeal h			Post Plan Period 0 d possible to include the site as	

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



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HELAA Ref	58			Planning Status HELAA Result	Reasonable alternative
Site Name	Fields Farm, Abbott Roa	ad		HELAA Nesun	
Site Address	Abbott Road				
Ward	Brick Kiln				
Locality	Mansfield	Grid Ref	451407 , 361121	Plotted Site A	Area (Ha) 7.59
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation	
Assessment					
Availability	Available				
Multiple la interest.	ndowners but understoo	d that all hav	e signed up to promote s	ite. There is also unde	erstood to be developer
Suitability	Potentially suita	able			
The site ha	s good access, the propos	sed use is coi	mpatible with adjoining u	ses and close to servic	ces 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)

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.

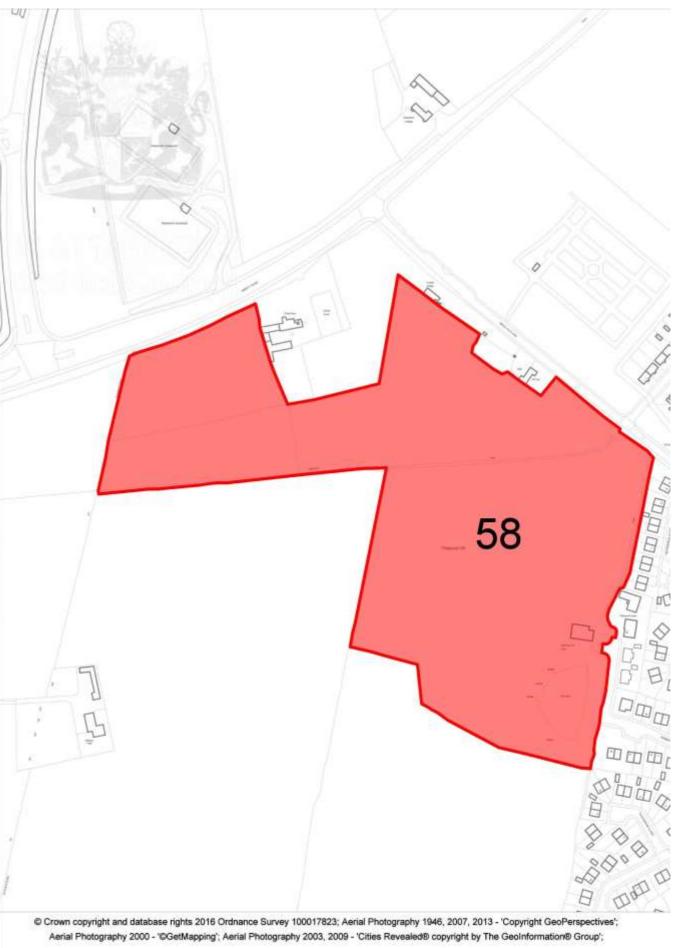
Years 6 - 10 137

Years 1 - 5 0

Years 11+ 63

Post Plan Period 0

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



HELAA Ref	59			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name	Land to the rear of 28 F	ligh Oakham	Hill	ILLAA Result	Reasonable alternative
Site Address	High Oakham Hill				
Ward	Oakham				
Locality	Mansfield	Grid Ref	453330 , 359486	Plotted Site A	Area (Ha) 2.37
Land Type	Mixed	Proposal	Housing		
Source	Development sites put	forward duri	ing a "Call for Sites" Loca	l Plan consultation	
Assessment					
Availability	Available				
The lando	wner has identified this sit	e as availabl	le for develoment and re	cently submitted a plar	nning application

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

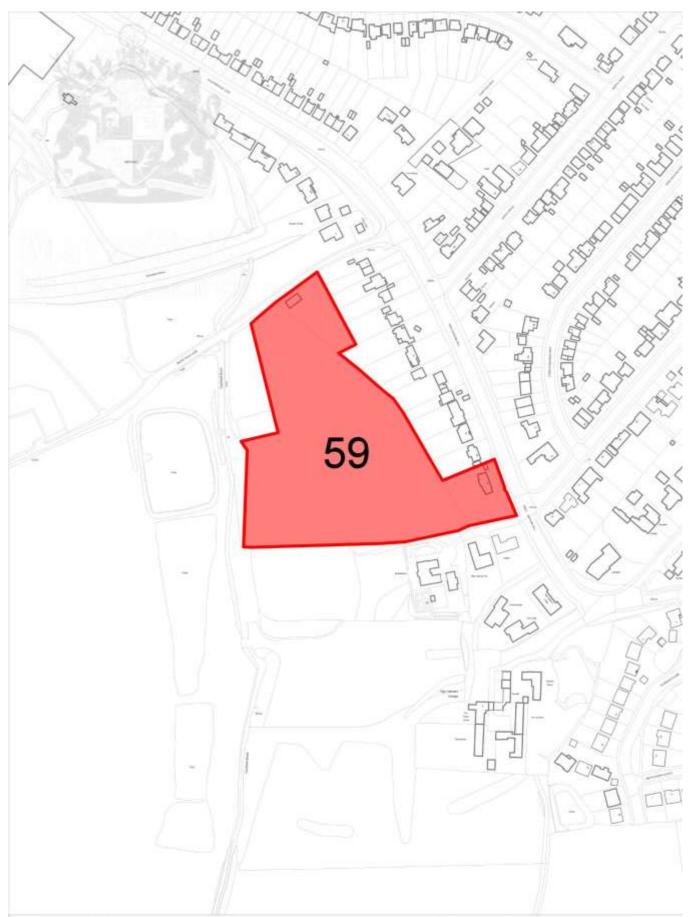
 Achievability
 Achievable

 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		Deliverable	(years 1-5)				39	e dwellings
	Years 1 - 5	9	Years 6 - 10	30	Years 11+	0	Post Plan Period	0
	ng application		1/OUT) approved. D	elivery ass	sumed from 2019/20 o	onwards at	a max rate of 15dpa	. Site is

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



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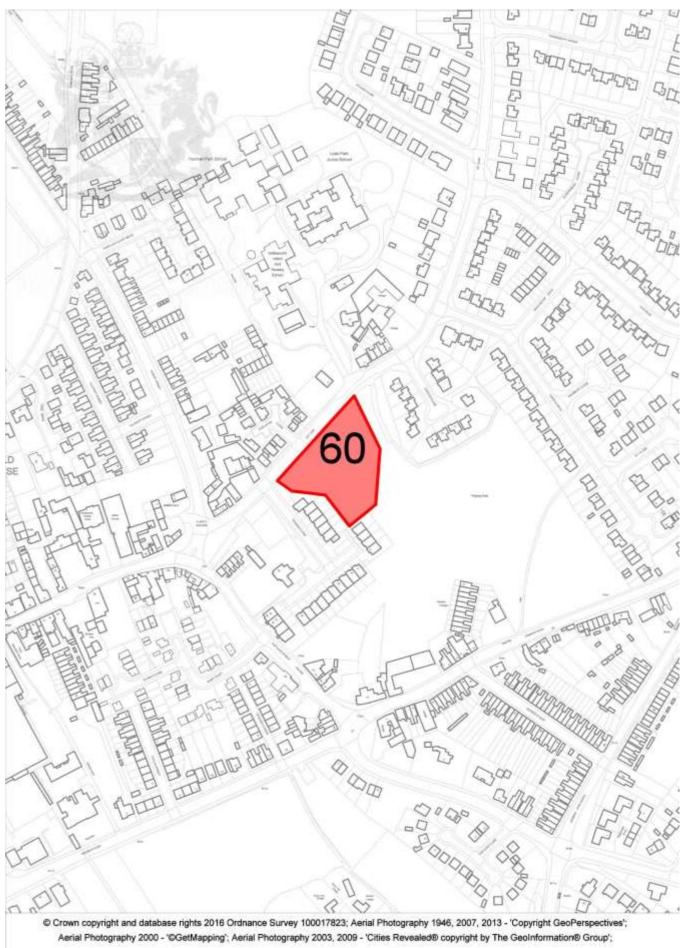
				Planning Status	
HELAA Ref	60			HELAA Result	Reasonable alternative
Site Name	Land off Ley Lane				
Site Address	Ley Lane				
Ward	Manor				
Locality	Mansfield Woodhouse	Grid Ref	454441 , 363587	Plotted Site Area (Ha) 0.42	
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put f	orward duri	ng a "Call for Sites" Local	Plan consultation	
Assessment					
Availability	Available				

Application submitted (2017/0047/FUL).

Suitability Suitable								
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								
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								
HousingDeliverable (years 1-5)14 dwelling								
Years 1 - 54Years 6 - 1010Years 11+0Post Plan Period0								
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 Assess	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



				Planning Status			
HELAA Ref	61			HELAA Result	Excluded	at Stage 2	
Site Name	Land East of Oakham P	ark					
Site Address	Land East of Oakham B	usiness 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 duri	ing a "Call for Sites" Local	l Plan consultation			

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Assessment

Availability

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.

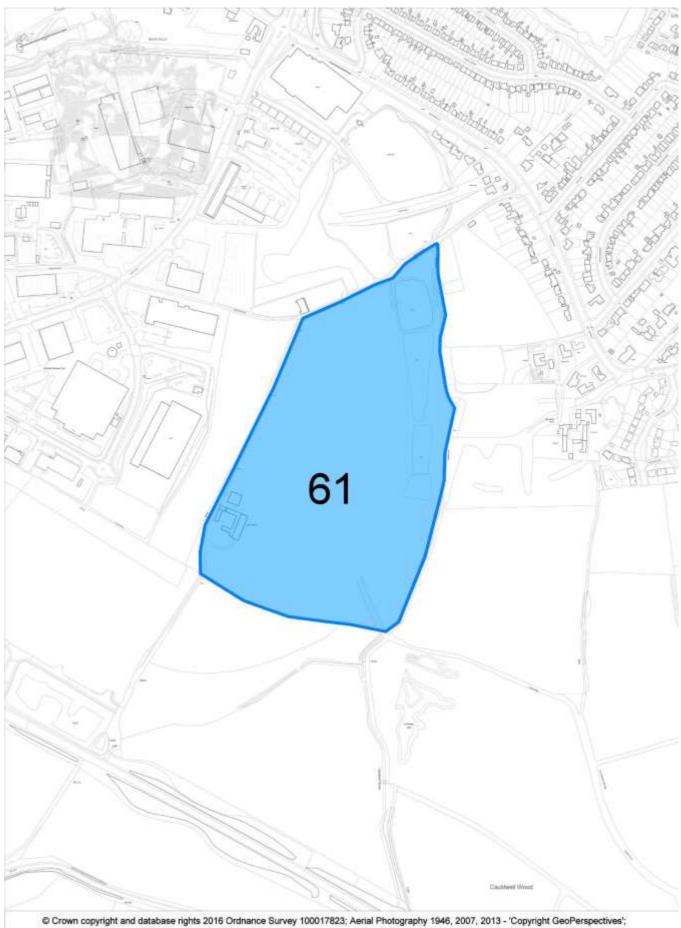
Achievability

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.

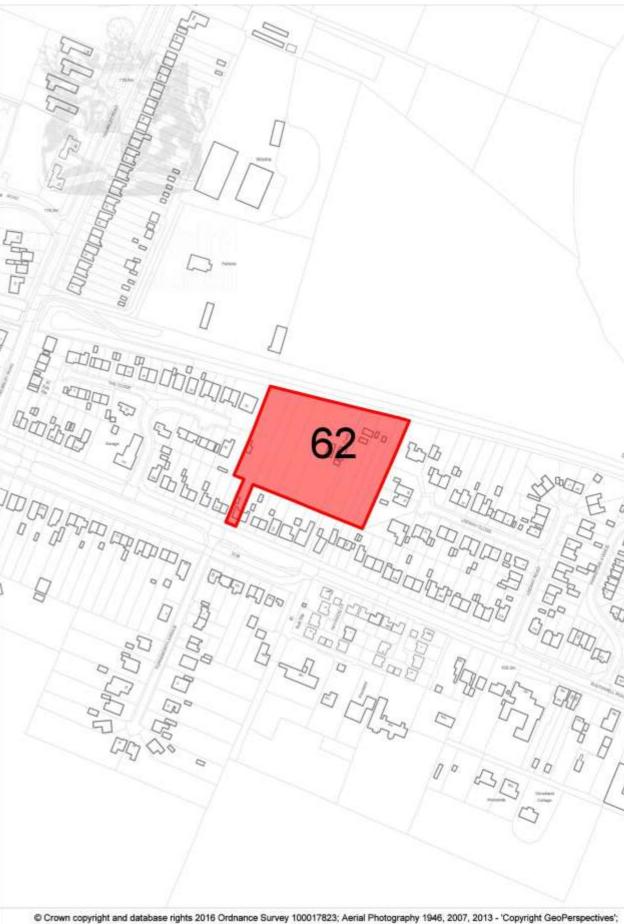
Estimated Deliverability Housing Not Assessed 0 dwellings Post Plan Period 0 Years 6 - 10 0 Years 11+ 0 Years 1 - 5 0 n/a 0 sqm Economic (sqm) Not Assessed Warehousing 0 Industrial 0 Leisure 0 Office 0 Comparison retail 0 Convenience retail 0

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



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			Planning Status				
HELAA Ref	62			HELAA Result	Excluded at Sta	ge 1	
Site Name	Land at Southwell	Road East					
Site Address	125 - 145 Southwe	ell Road East					
Ward	Ransom Wood						
Locality	Rainworth	Grid Ref	458302 , 358812	Plotted Site	e Area (Ha) 0.9	4	
Land Type	Greenfield	Proposal	Housing				
Source	Development sites	s put forward duri	ng a "Call for Sites" L	ocal Plan consultation			
Assessment							
Availability	Not Assess	ad					
Availability	NOT ASSESS						
Site exclud	ded as residential gar	den land					
Suitability	Not Assess	sed					
Site evolu	ded as residential gar	back land					
Sile exclud		den land					
Achievability	Not Assess	sed					
Site exclud	ded as residential gar	den land					
	1					_	
Estimated Delive	erability						
Housing	Not Assess	sed				28 dwellings	
Ye	ears 1 - 5 0	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period	0	
Site exclud	ded as residential gar	den land					
- • /						<u>^</u>	
Economic (sq			_		_	0 sqm	
	Office 0	Industria		Varehousing <mark>0</mark>	Leisure	0	
Comparis	on retail 0	Convenience reta	iil 0				
N/A							



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				Planning Status	
HELAA Ref	63			HELAA Result	Reasonable alternative
Site Name	Land at Oakfield Lane				
Site Address					
Ward	Market Warsop				
Locality	Market Warsop	Grid Ref	456591,366835	Plotted Site A	Area (Ha) 1.09
Land Type	Greenfield	Proposal	Economic		
Source	Development sites put f	forward durin	ng a "Call for Sites" Local	Plan consultation	
Assessment					
Availability	Available				
The site ha	s been promoted through	the Consulta	ation Draft (2016) and Pr	eferred Option (2017)	
Suitability	Potentially suita	ble			
	considered to be suitable railway bridge and reside	. ,			ts size although the location
	, 0				
Achievability	Potentially achie	evable			
	n may suit starter or lowe erate prospect.	er value econo	omic uses. Overall it is c	onsidered that develo	pment for employmnet uses
Estimated Delive	rability				
Housing	Not Assessed				0 dwellings
Yea	ars 1 - 5 0	Years 6 - 10	D 0 Ye	ears 11+ 0	Post Plan Period 0
Not assess	ed as not residential.				
Economic (sqr	n) Developable (ye	ars 11+)			4360 sqm
	Office 0	Industria	l 2180 Ware	housing 2180	Leisure 0
Compariso	on retail 0 Conv	enience retai	il O		

Lower value location without planning permission. Assume developed after Year 11.



HELAA Ref	64			Planning Status HELAA Result	Reasonabl	e alternative
Site Name	Pheasant Hill and Highf	ield Close				
Site Address	Highfield Close					
Ward	Sherwood					
Locality	Mansfield	Grid Ref	453472 , 362360	Plotted Site A	rea (Ha)	3.31
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation		

Availability Available

Land owner has identified this site as available for develoment.

Suitability	Potentially suitable								
	s compatible with adjoining use e and through adajcent site (ref		vices and public	transport.	Providing access is	expected			
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 dwelling			
Years 1 - 5	0 Years 6 - 10	12	Years 11+	86	Post Plan Period	0			

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 Asses	Not Assessed 0							
Office	0	Industrial	0	Warehousing 0	Leisure 0				
Comparison retail	0	Convenience retail	0						

N/A



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HELAA Ref	65		Planning S HELAA Res		d at Stage 2	- 6	South Dates &
Site Name	Former Blake Cre	sent Allotments					
Site Address	Alock Avenue						DO B DO
Ward	Carr Bank						9 martine
Locality	Mansfield	Grid Ref 455170,	361467 Plot	ed Site Area (Ha)	0.42		DODDDD A
Land Type	Greenfield	Proposal	Housing			1. pr	In TOTAL
Source	Development site	es put forward during a "Call fo	r Sites" Local Plan consulta	ition		=	A
Assessment						D LAT	
A	A settle balance						RAVENSDALE
Availability	Available					eth	- Haraban-
Land own	er has identified this	site as available for developm	ent.			ANDIE	De Barrow
Suitability	Unsuitable	е				A HA	A
is require	d and without confir	le with adjoining uses and clos mation from NCC is not consic pplication has been approved	ered suitable. It has been	decided to treat all	otments as		
Achievability	u Unlikely to	o be achievable				I long	
-		existing properties in a lower e site is not currently conside		ng a suitable access	is likely to make		
Estimated Deliv	erability						
Housing	Not Asses	sed			15 dwellings		
Y	ears 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 (so	am) Not Asses	sed			0 sqm		1. /2
	Office 0	Industrial 0	Warehousing 0		Leisure <mark>0</mark>		
Comparis		Convenience retail 0					
N/A							
,							

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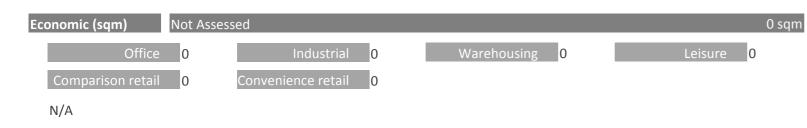
				Planning Status		
HELAA Ref	66			HELAA Result	Excluded a	at Stage 2
Site Name	Harrop White Road Allo	otments				
Site Address	Harrop White Road					
Ward	Broomhill					
Locality	Mansfield	Grid Ref	452283 , 361550	Plotted Site A	Area (Ha)	0.28
Land Type	Greenfield	Proposal	Housing			
Source	Development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

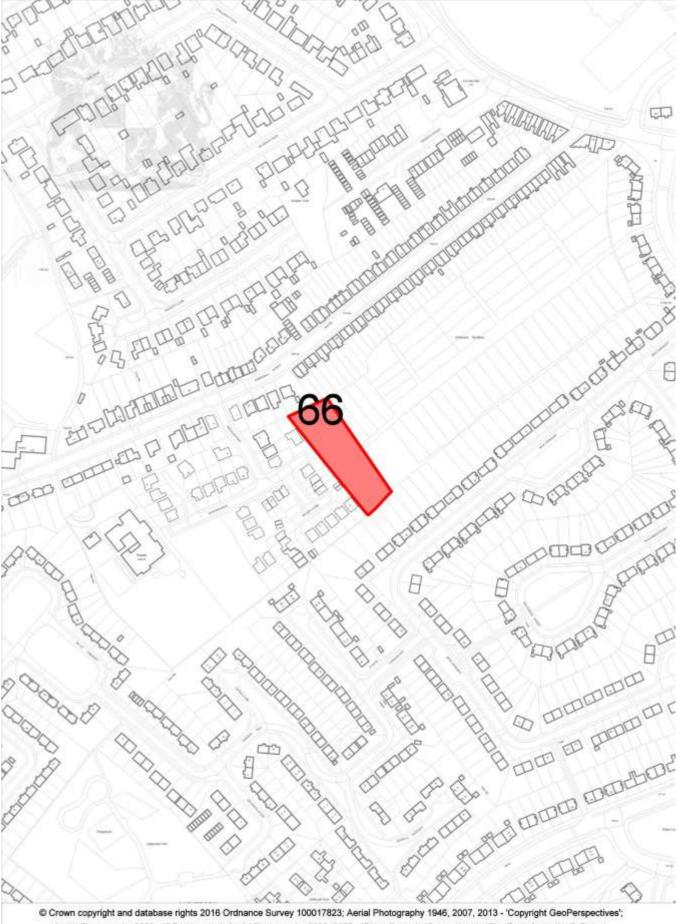
Potentially available Availability

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

Suitabilit	у	Unsuitable							
secure	ed. It has bee	en decided to	with adjoining uses treat allotments as lus to requirements	unsuitable					•
Achievab	ility	Potentially a	chievable						
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 D	eliverability								
Housing		Not Assesse	d						10 dwellings
	Years 1 - 5	0	Years 6 - 10	0		Years 11+	0	Post Plan Perio	d 0

Greenfield site without planning permission; as an allotment site it is not considered suitable at this stage.





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

Availability

Available

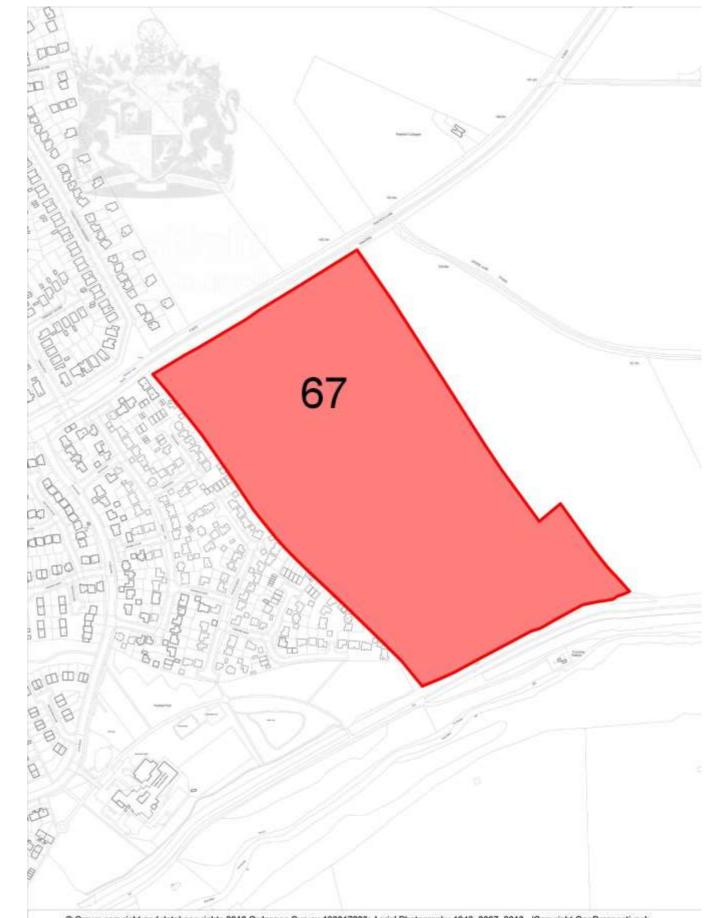
Land owner has identified this site as available for development and has developer interest.

Suitability	Suitable
The site has good a transport.	ccess, the proposed use is compatible with adjoining uses and is reasonably close to services and public
Achievability	Achievable
0	the edge of the urban area within a higher value sales area. Based on a reasonable expectations on nd policy requirements, site is considered as having a good prospect of achievability.

stimated Delivera	bility			
Housing	Deliverable	e (years 1-5)		330 dwellings
Years	s 1 - 5 0	Years 6 - 10 225	Years 11+ 105	Post Plan Period 0

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 Ass	sessed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		
N/A					



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HELAA Ref	68			Planning Status HELAA Result		n granted le alternative
HELAA KEI	08			HELAA Kesuli	Reasonau	
Site Name	Kirkland Avenue Industr	ial 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					

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 issues of compata	access and is close to services and public transport. Site is close to employment uses and there may be bility of uses.
Achievability	Potentially achievable
	velopment site within a medium value area. Based on a reasonable expectations on profit, land value and ts, the site is considered as having a moderate prospect of achievability.
Estimated Deliverability	

,				
Housing	Deliverab	le (years 1-5)		20 dwellings
Years 1 - 5	0	Years 6 - 10 20	Years 11+ 0	Post Plan Period 0

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 As	sessed					(0 sqm
Office	0	Industrial	0	Warehousing	0	Leisur	re 0	
Comparison retail	0	Convenience retail	0					
N/A								



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				Planning Status			
HELAA Ref	69			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 A	rea (Ha) 4.68		
Land Type	Brownfield	Proposal	Housing				
Source	Development sites put forward during a "Call for Sites" Local Plan consultation						

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Assessment

Availability Not available

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

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 delive	rable within the plan period		200 dwellings
Years 1 - 5	0	Years 6 - 10 0	Years 11+ 0	Post Plan Period 0

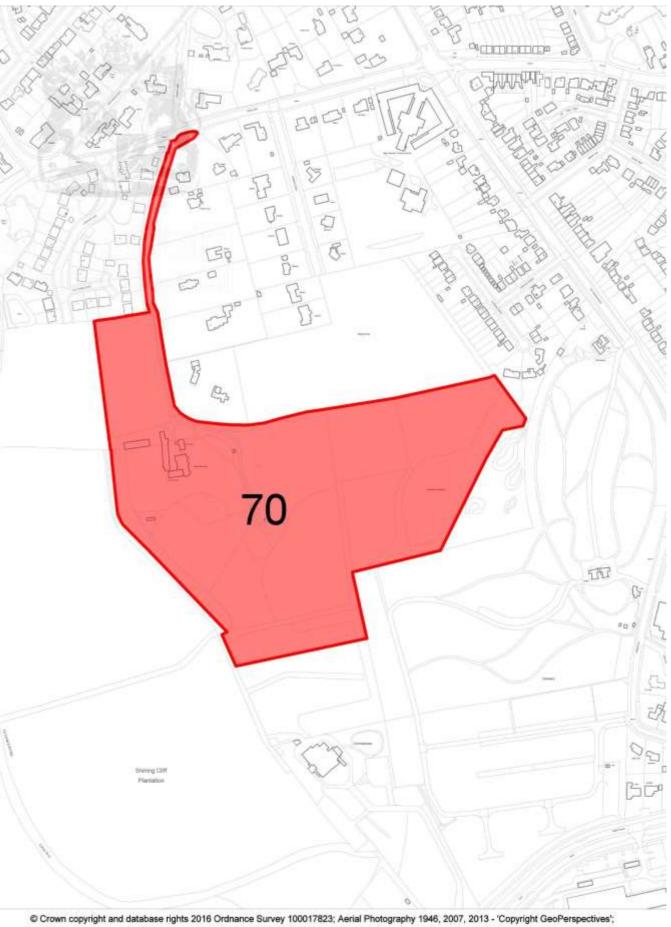
The site is not currently considered as available or suitable until an appropriate access can be provided and legal agreements are in place. Therefore the site is not included in the HELAA supply assessment.

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



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HELAA Ref	70			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name				HELAA Kesuit	
	Land at High Oakhar				
Site Address	High Oakham Drive				
Ward	Oakham				
Locality	Mansfield	Grid Ref	453771, 358989		e Area (Ha) 9.23
Land Type	Mixed	Proposal	Housin	-	
Source	Development sites p	out forward durir	ng a "Call for Sites"	["] Local Plan consultation	
Assessment					
Availability	Available				
Site has ext	ant planning permissi	on - assume ava	ilable for develop	ment.	
Suitability	Suitable				
The site has	s extant planning perr	nisison (2016/03	29/ST) for resider	itial use.	
Achievability	Achievable				
A low donsi	ity groonfield schome	in a high value a	roo. The site is so	nsidered to have a good p	recreat of achievablity
A low delisi	ity greenneid scheme	in a night value a	red. The site is co	nsidered to have a good p	i ospect of achievability.
Estimated Delive	rability				
Housing	Deliverable (vears 1-5)			28 dwellings
	ars 1 - 5 10	Years 6 - 1	0 18	Years 11+ 0	Post Plan Period 0
					dard assumptions it is expected
	e will deliver homes fi				dard assumptions it is expected
Economic (sqn	n) Not Assessed	d			0 sqm
	Office 0	Industria	al O	Warehousing 0	Leisure <mark>0</mark>
Compariso	on retail <mark>0</mark> C	onvenience reta	il <mark>O</mark>		
N/A					



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

Availability

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							
employment park a	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 O dwellings							
Years 1 - 5	0Years 6 - 100Years 11+0Post Plan Period0							
Not assessed as en	ployment use.							
Economic (sqm)	Developable (years 6-10) 9120 sqm							



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 HELAA Result	Reasonab	le alternative
Site Name	Site C, Long Stoop Way					
Site Address	Land at Long Stoop Way, S	South of Cr	rown Farm Way			
Ward	Ling Forest					
Locality	Forest Town	Grid Ref	456869 , 361513	Plotted Site	Area (Ha)	0.60
Land Type	Brownfield I	Proposal	Economic			
Source	Development sites put for	rward durii	ng a "Call for Sites" Local	Plan consultation		

Availability

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						
•	-	ntensification of em o services and public		The site has goo	d access, th	ne proposed use is c	ompatible
Achievability	Achievable	2					
•	-	intensification of an e to have good prospe	0 1 7		site forms	part of a well used e	xisting
Estimated Delivera	bility						
Housing	Not Assess	ed					0 dwellings
Years	1-5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0

Not assessed as employment use

Economic (sqm)	Developa	ble (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 a	it Stage 2
Site Name	Land at Clipstone Road	West				
Site Address	East of A6117 & South of	of B6030, Cli	pstone Road West			
Ward	Kingsway					
Locality	Forest Town	Grid Ref	456234 , 361830	Plotted Site A	Area (Ha)	1.26
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation		

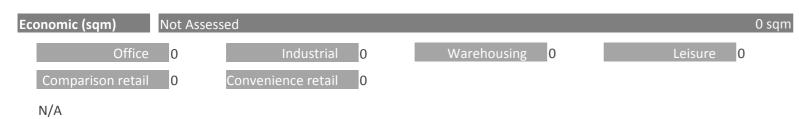
Availability

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 a However involves t playing pitches is ne	he loss of high qua			, ,				
Achievability	Potentially achie	vable						
This existing playing expectations on pro achievability.					•			
Estimated Deliverability								
Housing	Not Assessed							37 dwellings
Years 1 - 5	0	Years 6 - 10	0		Years 11+	0	Post Plan Perio	d 0

Not surrently considered avaliable or suitable.





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				Planning Status			
HELAA Ref	73			HELAA Result	Reasonab	le alternative	
Site Name	Three Thorn Hollow Far	rm					
Site Address	Three Thorn Hollow Far	rm, Blidworth	h Lane.				
Ward	Ransom Wood						
Locality	Rainworth	Grid Ref	457972, 358612	Plotted Site A	Area (Ha)	7.14	
Land Type	Greenfield	Proposal	Housing				
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation			

Availability Availa

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 Deliverabilit	у			
Housing	Deliverable	(years 1-5)		188 dwellings
Years 1 -	5 0	Years 6 - 10 188	Years 11+ 0	Post Plan Period 0

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 Asse	essed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		

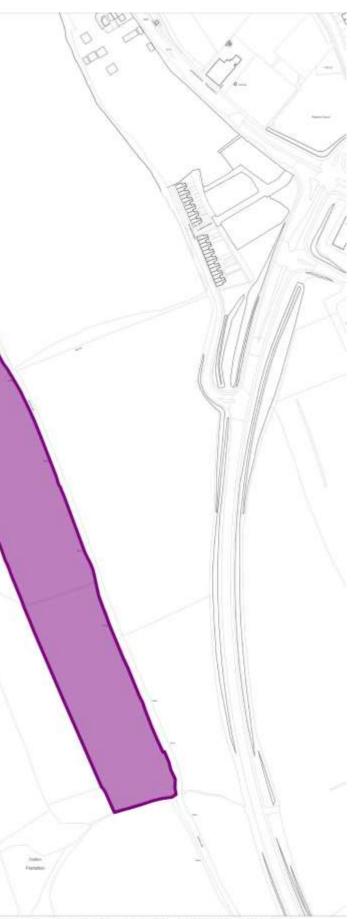


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	74-			Planning Status	E ucliede d		B. B. G.
HELAA Ref	74a			HELAA Result	Excluded	at Stage 2	N. A. Statistics & B
Site Name	Water Lane						
Site Address	Marr Route A616 P						
Ward	Bull Farm and Pleas						
Locality	Pleasley		736,363394	Plotted Site	Area (Ha)	7.74	
Land Type	Greenfield	Proposal	Mixed				
Source	Development sites	put forward during a "	Call for Sites" Local	I Plan consultation			
Assessment							74-
Availability	Not availab	le					(4a
was stated	÷ .	for this site to be cons be included in the wid HELAA assessment.		-			
Suitability	Unsuitable						EN V
strategic s		eld in March 2017 this dscape assessment and AA.			-	•	
Achievability	Potentially	achievable					
sales value good pros	es. Based on a reason	nected by another HEL able expectations on p out only if is considered	orofit, land value an	nd policy requirement	, site is cons	idered as having a	C HILL
Estimated Delive	erability						
	Not Assesse ears 1 - 5 0 sed as the site is not su	Years 6 - 10	D Y	'ears 11+ 0	Post Plan	152 dwellings Period 0	
Economic (so	m) Not Assesse	ed				7740 sqm	
Comparis	Office 0			ehousing 0	L	eisure 0	

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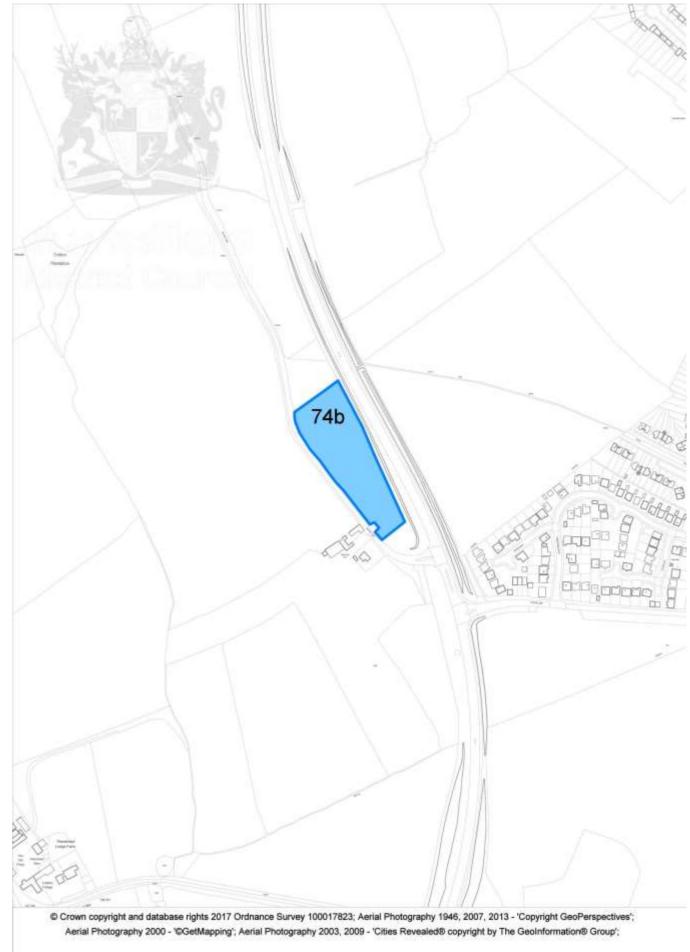


HELAA Ref	74b				ing Status A Result	Excluded	at Stage 2
Site Name	Water Lane						0
Site Address	Marr Route A616 Pl	easley					
Ward	Bull Farm and Pleas	ley Hill					
Locality	Pleasley	Grid Ref	451192 , 362	569	Plotted Site	Area (Ha)	0.85
Land Type	Greenfield	Proposal	Eco	nomic			
Source	Development sites	out forward duri	ng a "Call for Sit	tes" Local Plan cor	nsultation		
Assessment							
Availability	Not availabl	e					
Land own	ner has identified that t	his site is not ava	ailable for devel	opment.			
C		- 10 - 10 L					
Suitability	Potentially s	suitable					
location a	aybe possible linked to along the MARR and als osed adjoining uses. Th	o to be compati	ble with the adj	oining site. Empl	oyment use	would be be o	
Achievability	y Potentially a	chievable					
reasonab	egic site has a promine le expectations on prof ility providing it is devel	it, land value an	d policy require	ments, the site is			
Estimated Deliv	verability						
Housing	Not Assesse	d					0 dwelling
	'ears 1 - 5 0	Years 6 - 1	0 0	Years 11+	0	Post Plan I	
		<u> </u>	0				
Economic (se	qm) Not Assesse	d					3400 sqr
	Office 3400	Industri	al O	Warehousing	0	L	eisure <mark>0</mark>



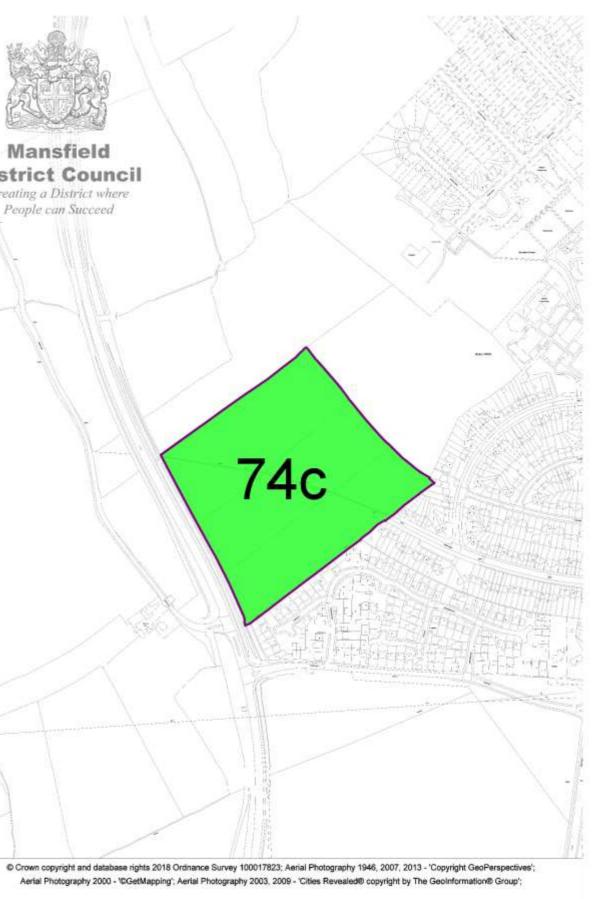
Convenience retail 0

Comparison retail 0

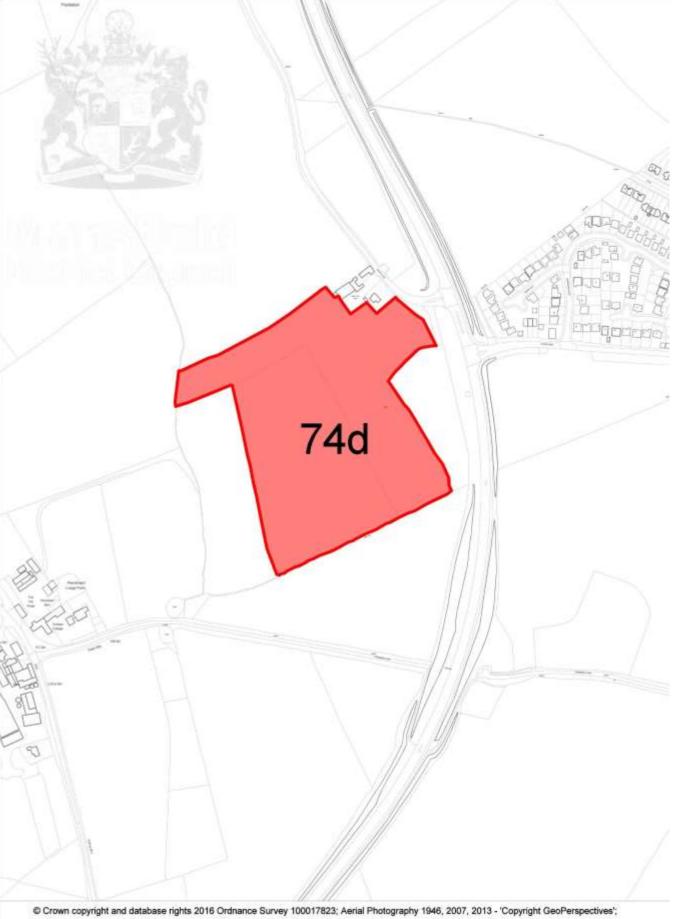


				Planning Status				
HELAA Ref	74c			HELAA Result	Reasonal	ble alternative	201 第17 · · · · ·	
Site Name	Water Lane						Silos Contraction	
Site Address	Marr Route A616 Plea	asley						Z
Ward	Bull Farm and Pleasle	ey Hill						
Locality	Pleasley	Grid Ref	451380 , 362601	Plotted Sit	e Area (Ha)	5.84		
Land Type	Greenfield	Proposal	Mixed				Mansfield	
Source	Development sites pu	ut forward duri	ng a "Call for Sites" Loca	al Plan consultation			District Council	
Assessment							Creating a District where People can Succeed	
A								
Availability	Potentially av	vailable						
			or develoment, however					
• •			e Pleaseley Hill Farm Rei der strategic site ref 52.	52 stated that they	are entering ir	nto legal		
negotiation		pure or the wi						
Suitability	Suitable							
The site ha	is good access, the pror	posed use is co	mpatible with adjoining	uses and close to ser	rvices and pub	lic transport. Site		/
is suitable	but should be develope	ed holistically a	s part of the strategic a					
will need to	o be considered further	r.						
Achievability	Achievable						A second se	7
			ve medium sales values. I as having moderate pro					
			minent frontage onto th	•				
of delivery								
Estimated Delive	erability							
								1
Housing	Developable (139 dwellings		1k
Ye	ars 1 - 5 0	Years 6 - 1	10 10	Years 11+ 129	Post Plan	Period <mark>0</mark>		
-	•		d in time to reflect the n			-		
		•	n 2012/22;this is based o owner, strategic connec		-		<u></u>	11
	÷		including the retiremen	÷	-	site including		a spirit
adjacent si	tes (52, 74c and 170).	Delivery reflect	ts strategic connections	and potential marke	t issues.			Turnin a
Economic (sq	m) Developable ((years 11+)				4672 sqm		11
	Office 2336	Industri	al 2336 Wai	rehousing <mark>0</mark>	L	eisure <mark>0</mark>		
Compariso	on retail 0 Co	onvenience reta						11

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



				Planning Status	
HELAA Ref	74d			HELAA Result	Excluded at Stage 1
Site Name	Water Lane				
Site Address	Marr Route A61	6 Pleasley			
Ward	Bull Farm and Pl	easley Hill			
Locality	Pleasley	Grid Ref	451188 , 362254	Plotted Site	Area (Ha) 5.11
Land Type	Greenfield	Proposal	Housing		
Source	Development sit	es put forward durir	ng a "Call for Sites" Lo	cal Plan consultation	
Assessment					
Availability	Not Asse	ssed			
Not assess	ed - excluded at st	age 1.			
Suitability	Not Asse	ssed			
Not assess	ed - excluded at st	age 1.			
Achievability	Not Asse	ssed			
Not assess	ed - excluded at st	age 1.			
Estimated Delive	erability				
Housing	Not Asse	ssed			134 dwellings
Ye	ars 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0
Not assess	ed - excluded at st	age 1.			
Economic (sq	m) Not Asse	ssed			0 sqm
	Office 0	Industria	al O W	arehousing 0	Leisure 0
Comparise	on retail 0	Convenience reta	il 0		
N/A					



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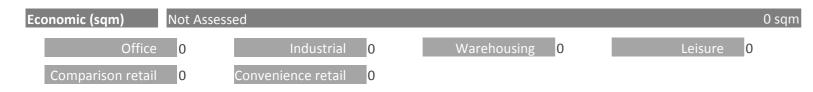
HELAA Ref	75			Planning Status HELAA Result	Permission granted Reasonable alternative					
Site Name	Former Mansfield	Hosiery Mill Car P	Park & Electricity Board w	vorkshops & social club)					
Site Address	Botany Avenue									
Ward	Ladybrook									
Locality	Mansfield	Grid Ref	452730 , 360797	Plotted Site	Area (Ha) 0.97					
Land Type	Brownfield	Proposal	Housing							
Source	Development sites	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 the site is currently in use which could affect when the site available.

Suitability		Suitable								
area, p	0	cess and is close titively developed ng.		•	•				•	
Achievabil	lity	Potentially achiev	vable							
		ite in a medium v te is considered a				•	•	, land value and	1 policy	
Estimated De	liverability									
Housing		Deliverable (year	·s 1-5)						29 d	lwellings
	Years 1 - 5	0	Years 6 - 10	29		Years 11+	0	Post Plan Pe	eriod ()
Small b	rownfield site	e. No planning pe	ermission in pla	ce. Develo	pment p	otentially lin	nked to ad	jacent site (ref	68) - refle	ected in

delivery. Assume homes delivered from 2021/22 onwards. Build rate rising of 10dpa has been applied.





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

Dianning Status

Assessment

Availability Ava

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 achievabl

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.

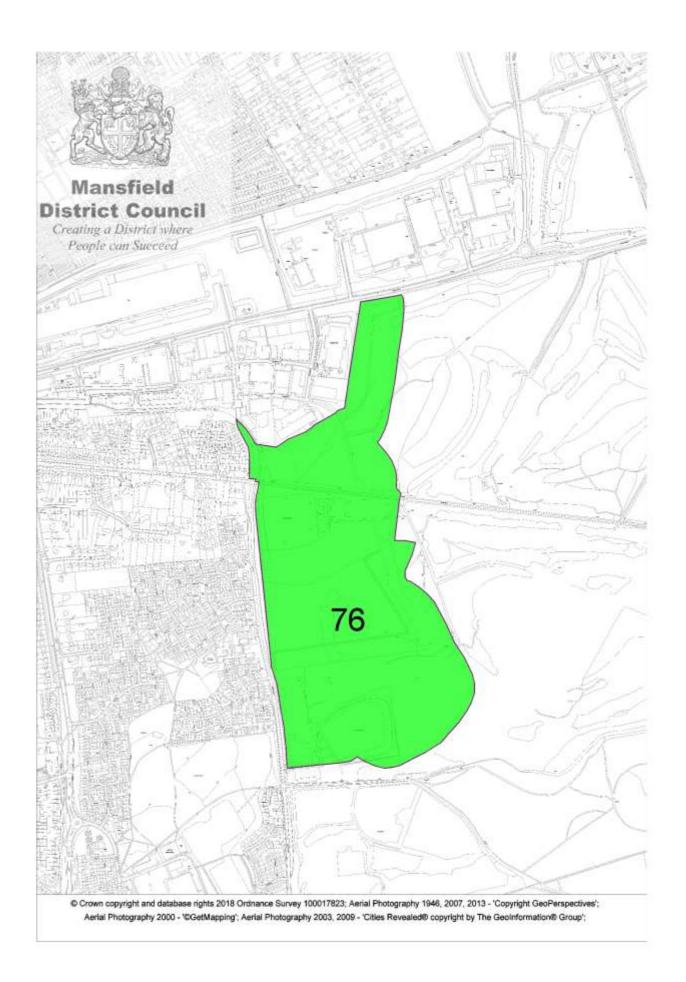
Estimated Deliverability

Housing	Deliverabl	e (years 1-5)		800 dwellings
Years 1 - 5	0	Years 6 - 10 125	Years 11+ 350	Post Plan Period 325

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.

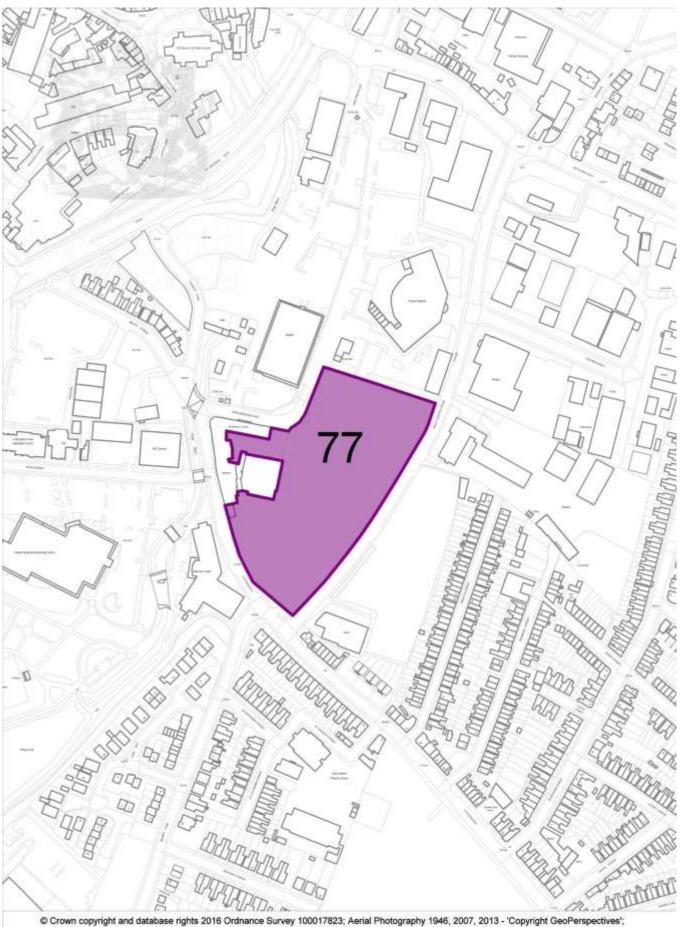
Economic (sqm)	Developable (years 6-10) 2							
Office	0	Industrial	26225	Warehousing	0	Leisure 0		
Comparison retail	0	Convenience retail	0					

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.



				Planning Status	
HELAA Ref	77			HELAA Result	Reasonable alternative
Site Name	Former Mansfield	Brewery (part A)			
Site Address	Great Central Roa	d			
Ward	Portland				
Locality	Mansfield	Grid Ref	454192 , 360687	Plotted Site A	Area (Ha) 1.63
Land Type	Brownfield	Proposal	Housing		
Source	Existing or emergi	ng allocations that	have not received plan	ning permission	
			•		
Assessment					
Availability	Available				
Availability	Available				
Land owr	ner has identified this	site as available for	develonment		
	ter has identified this				
Suitability	Potentially	suitable			
	nas good access and is to be considered.	close to services a	nd public transport. A	variety of town centre	related uses maybe suitable.
Achievabilit	v Potentially	achievable			
Brownfie			the site is considered to	be challenging but the	ere is now considered to be a
Estimated Deliv	verability				
Housing	Developab	le (years 6-10)			70 dwelling
Y	'ears 1 - 5 0	Years 6 - 10	50 9	'ears 11+ 20	Post Plan Period 0
			•	•	ongoing to develop the site. d after 2023/24 at a rate of

Eco	onomic (sqm)	Not Assess	sed			0 sqm
	Office	0	Industrial	0	Warehousing 0	Leisure 0
	Comparison retail	0	Convenience retail	0		



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				Planning Status						
HELAA Ref	78			HELAA Result	Excluded	at Stage 2				
Site Name	Land off Bosworth Stre	et								
Site Address	Bosworth Street	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									

Availability

Achievability

Not available

Unlikely to be achievable

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

Potentially suitable Suitability 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.

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 Asses	sed				1	.2 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Site is not curently	considered	avaliable or achievable					
Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							

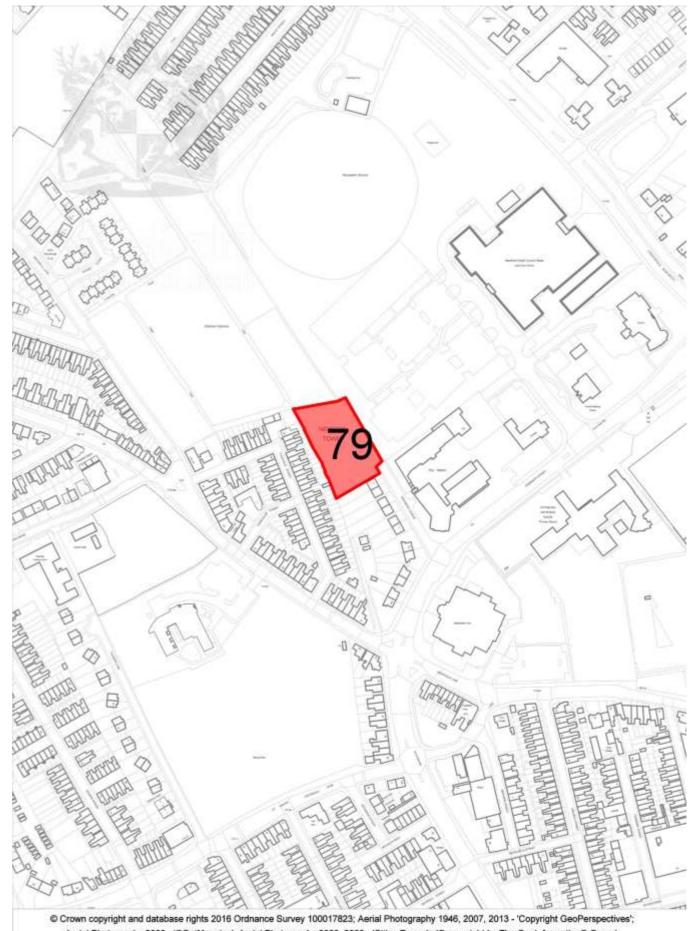


HELAA Ref	79			Planning Status HELAA Result	Reasonab	le alternative
Site Name	Land off Rosemary Str	eet				
Site Address	Rosemary Street					
Ward	Broomhill					
Locality	Mansfield	Grid Ref	453134 , 361707	Plotted Site	Area (Ha)	0.29
Land Type	Greenfield	Proposal	Housing			
Source	Internal site suggestion	ns from Plann	ing Officers and other Of	fficers		
Assessment						
Availability	Available					
Landowne	er has identified this site a	s available fo	r development.			
Suitability	Potentially suit	able				
will be red	as good access, the propo juired to address surface ived. Overall the site is s	water floodin	g. It is understood that		•	
Achievability	Potentially ach	ievable				
0	enfield site in a lower valu considered as having a m			ations on profit, land	value and po	licy requirements,
Estimated Delive	erability					
Housing	Deliverable (ye	ars 1-5)				10 dwellings
Ye	ears 1 - 5 10	Years 6 - 1	.0 0 Y	'ears 11+ 0	Post Plan F	Period 0

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



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HELAA Ref	80				anning Status LAA Result	Permission g Reasonable a	
Site Name	Land North of Skegby La	ane			.E. B. C. RCOULC	neusonusie	
Site Address	Skegby Lane						
Ward	Brick Kiln						
Locality	Mansfield	Grid Ref	451390 , 3607	//5	Plotted Site	Area (Ha)	7.55
Land Type	Greenfield	Proposal	Hous		i lotted site /		7.55
Source	Unimplemented / outst	-		0	nd employment	huildings	
	ommplemented y outst		g permissions	nor nousing u	na employment i	oununigo	
Assessment							
Availability	Available						
The site has	s planning permisison (20	13/0/35/ST) a	nd is available	for developm	ant		
The site flat		15/0455/51/a		ioi developii	ient.		
Suitability	Suitable						
The site has	s extant planning permiss	ion (2013/043	5/ST)				
The site fla.	extant planning permiss	1011 (2013) 043	5/51/				
Achievability	Potentially achie	evable					
A medium s	sized greenfield site in a r	nedium to low	value area. B	ased on a rea	sonable expectat	ions on profit. I	and value and
	irements, the site is cons						
Estimated Delive	rahility						
	lability						
Housing	Deliverable (yea	rs 1-5)					150 dwellings
Yea	ars 1 - 5 60	Years 6 - 10	90	Years	11+ 0	Post Plan Peri	iod 0
	anning permisison (2013)		s106 signed -	reserved matt	ters approved (20	016/0447/ST). [Delivery based
on promote	ers information (April 201	.8).					
Economic (sqn	n) Not Assessed						0 sqm
	Office 0	Industrial	0	Warehous	sing 0	Leisu	ure 0
Compariso		venience retail	0				
	Contraction of Contraction	entence retain	0				
N/A							



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	04			Planning Status		n granted
HELAA Ref	81			HELAA Result	Reasonab	le alternative
Site Name	Penniment Farm (Housi	ing)				
Site Address	Land at Penniment Farn	n, Abbott Ro	ad			
Ward	Penniment					
Locality	Mansfield	Grid Ref	451551, 362173	Plotted Site A	Area (Ha)	21.47
Land Type	Greenfield	Proposal	Housing			
Source	Unimplemented / outst	anding planr	ning permissions for hous	sing and employment b	ouildings	

Availability

Available

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

Suitability	Suitabla
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.

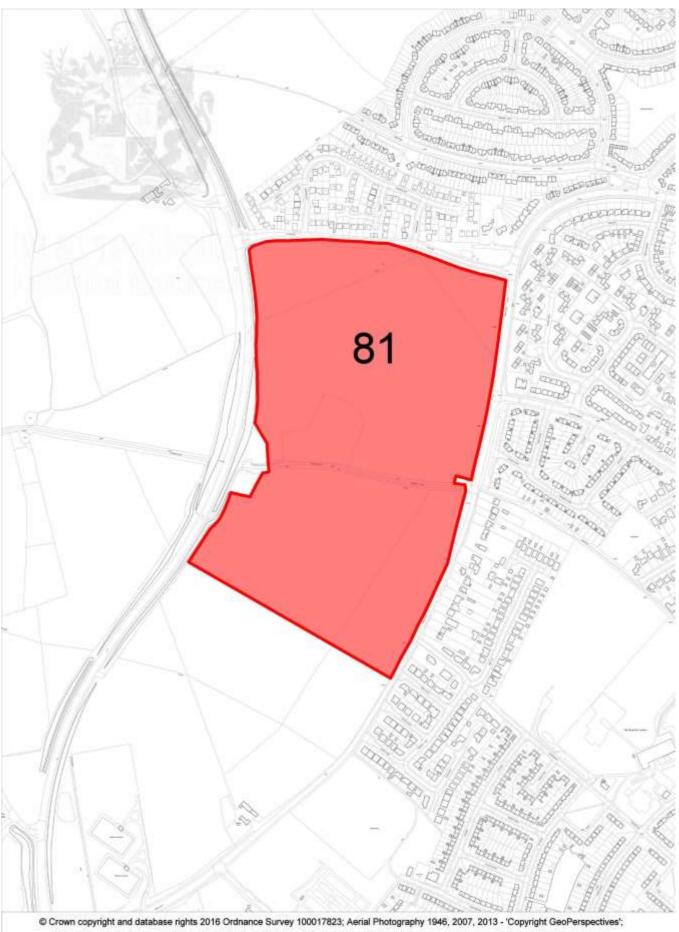
Achievability	Potentially achievable

At a developer surgergy 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	Deliverabl	e (years 1-5)				430 dwellings
Years 1 - 5	125	Years 6 - 10 2	50	Years 11+	55	Post Plan Period 0

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

Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
See HELAA ref 82							



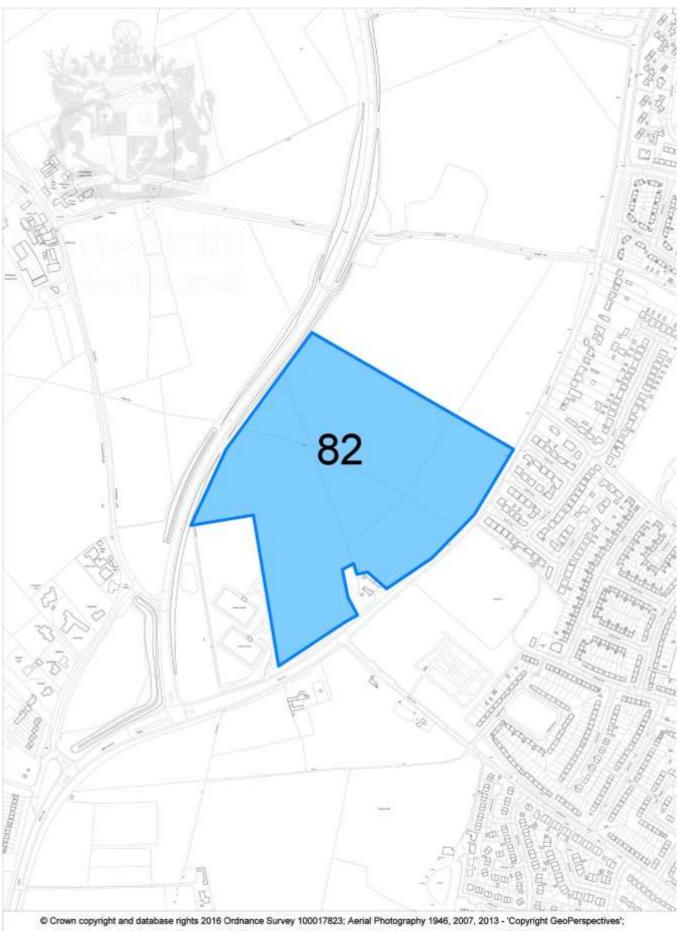
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HELAA Ref	82			Planning Status HELAA Result	Permission granted Reasonable alternative	
Site Name	Penniment Farm	(employment)				
Site Address	Land South of Per	nniment Farm, Abb	ott Road			
Ward	Penniment					
Locality	Mansfield	Grid Ref	451303 , 361658	Plotted Site A	Area (Ha) 12.70	
Land Type	Greenfield	Proposal	Economic			
Source	Unimplemented /	outstanding planr	ning permissions for hou	ising and employment I	ouildings	
Assessment						
						-
Availability	Available					
Site bac	an avtant planning pa	rmisison due to ev	pire in December 2017.			
SILE Has a	an extant planning pe		pire in December 2017.			
Suitability	Suitable					
The site I	has good access, the p	proposed use is cor	npatible with adjoining	uses and close to service	ces and public transport.	
Achievabilit	y Potentiall	y achievable				
						-
-		location for emplo	oyment. The site is con	sidered as having a mo	derate prospect of	
achievab	ility.					
Estimated Deliv	verability					
Housing	Not Asses	sed			0 dwellings	S
Y	(ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0	

Economic (sqm)	Developat	ole (years 6-10)				39384 sqm
Office	3300	Industrial	18000	Warehousing	18000	Leisure 0
Comparison retail	0	Convenience retail	84			

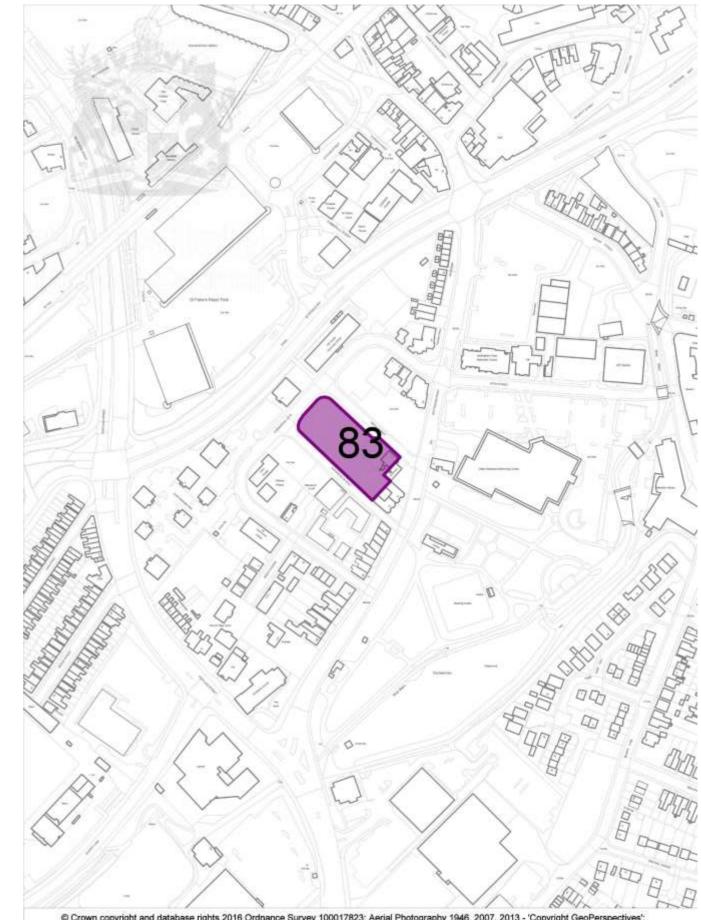
See HELAA ref 81 - landowner considers the site will be available within 5 to 10 years.

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



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				Planning Status	
HELAA Ref	83			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 A	Area (Ha) 0.29
Land Type	Brownfield	Proposal	Mixed		
Source	Land owned by the Cou	ncil			
Assessment					
Availability	Not available				
Informed b	by land owner that site is i	not currently	available.		
Suitability	Not Assessed				
Site not cu	rrently available.				
Achievability	Not Assessed				
Site not cu	rrently available.				
Estimated Delive	rability				
Housing	Not Assessed				23 dwellings
Ye	ars 1 - 5 0	Years 6 - 1	.0 0	/ears 11+ 23	Post Plan Period 0
Site not cu	rrently available.				
Economic (sq	m) Not Assessed				232 sqm
	Office 232	Industri	al <mark>0</mark> War	ehousing 0	Leisure 0
Comparise	on retail 0 Conv	enience reta	ail O		
Site not as	sessed as identified by lar	d owners as	not currently available.		
			-		



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HELAA Ref	84			Planning Status HELAA Result	Permissio Excluded a	0
Site Name	Land at Sheepbridge	ane/ 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 / out	standing plan	ning permissions for hou	ising and employment	buildings	

Achievability

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 planni	ng permisison previously (2010/0851/ST) - assume suitable for development on same basis.

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.

timated Deliverability	1					
Housing	Not Ass	essed				41 dwelling
Years 1 - 5	5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Not assessed as cu	urrently no	ot avaliable.				
Economic (sqm)	Not Ass	sessed				0 sqr
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retai	0	Convenience retail	0			
N/A						



	05			Planning Status HELAA Result	Dessenable alternative	
HELAA Ref	85			HELAA Kesult	Reasonable alternative	
Site Name	Land off Quarry Land	9				
Site Address	Quarry Lane					
Ward	Oakham					
Locality	Mansfield	Grid Ref	452927,360031	Plotted Site	e Area (Ha) 0.54	
Land Type	Greenfield	Proposal	Housing			
Source	Housing and Econon	nic Developmen	t sites under construc	ction		
Assessment						
Availability	Available					
Availability	Awanabic					
Site is unde	er construction (2013/	0426/ST)				
Suitability	Suitable					
Sito is und	er construction (2013/	0426/57)				
Site is unue		0420/31)				
Achievability	Achievable					
Site is unde	er construction (2013/	0426/ST)				
Estimated Delive	rability					
Housing	Deliverable (years 1-5)			17 dwellin	gs
Ye	ars 1 - 5 17	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0	
Site is com	plete as of March 201	8.				
						_
Economic (sq	m) Not Assessed	ł			0 sq	m
	Office 0	Industria	al <mark>0 v</mark>	/arehousing 0	Leisure 0	
Compariso	on retail <mark>0</mark> C	onvenience reta	il 0			
N/A						



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				Planning Status	Permissio	on granted	
HELAA Ref	86			HELAA Result	Reasonab	ole alternative	
Site Name	Land at the corner of	f Quarry Lane, N	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

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

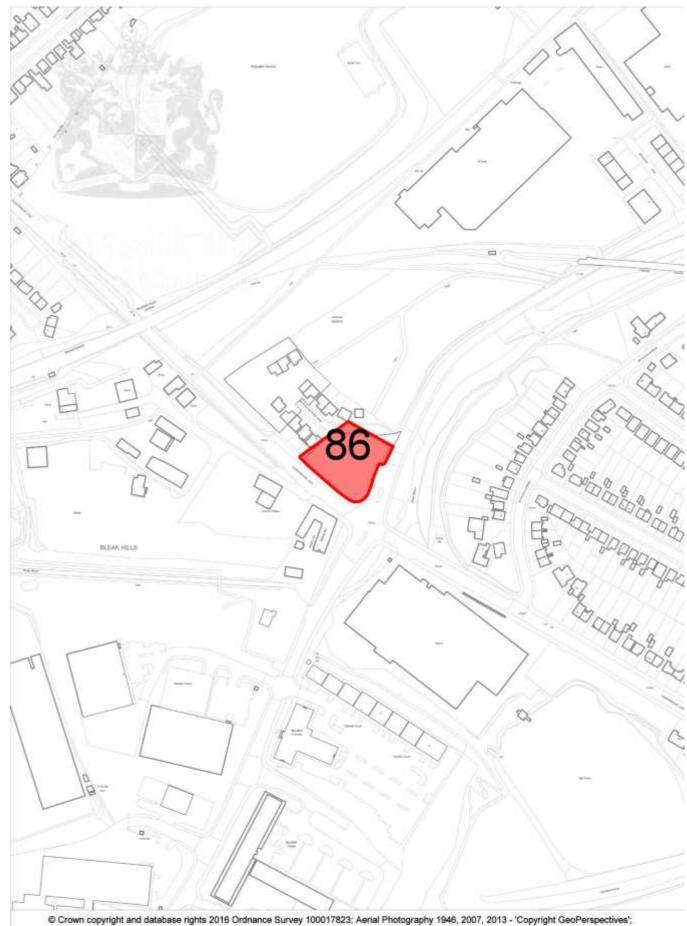
Suitability	Suitable
Site has planning p	ermission (2014/0715/ST)
Achievability	Achievable

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 good prospect of achievability.

Estimated Delivera	ability			
Housing	Deliverable	(years 1-5)		21 dwellings
Year	rs 1 - 5 21	Years 6 - 10 0	Years 11+ 0	Post Plan Period O

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 Asse	essed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



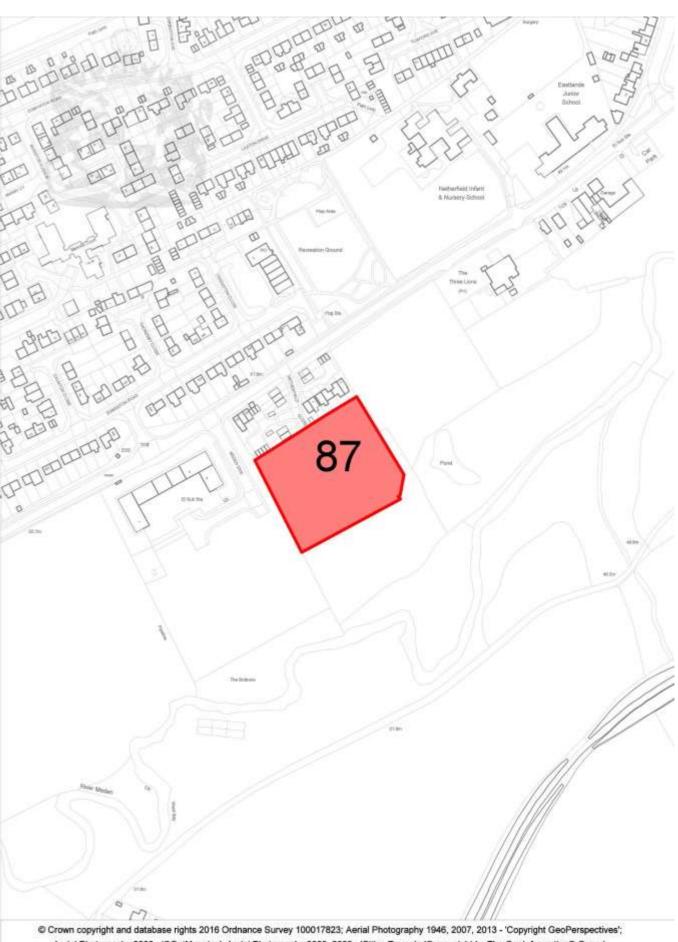
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					Planning Status	Permission	-
HELAA Ref	87				HELAA Result	Reasonable	alternative
Site Name	Welbeck Farm						
Site Address	Netherfield Lane						
Ward	Meden						
Locality	Meden Vale	Grid Ref	457939,30	59388	Plotted Site	Area (Ha)	0.80
Land Type	Greenfield	Proposal	Н	ousing			
Source	Undetermined plannin	g applications	s, including th	ose subject	to \$106		
Assessment							
Availability	Available						
Planning pe	ermission granted in Jun	e 2017 (2015/	′0635/NT).				
Suitability	Suitable						
,							
Planning pe	ermission granted in Jun	e 2017 (2015/	′0635/NT).				
Achievability	Achievable						
0	enfield site in a medium nts, the site is considered				1 1	and value and p	policy
Estimated Delive	rability						
llousing	Deliverable (ve						22 dwallings
Housing	Deliverable (ye						32 dwellings
Yea	ars 1 - 5 5	Years 6 - 1	.0 27	Ye	ears 11+ 0	Post Plan Per	riod <mark>0</mark>
•	nning permission grante mes being delivered; exp		-			ed matters and	initial works
Economic (sqr	n) Not Assessed						0 sqm
	Office 0	Inductri		Maro	housing 0	Lois	

Convenience retail 0

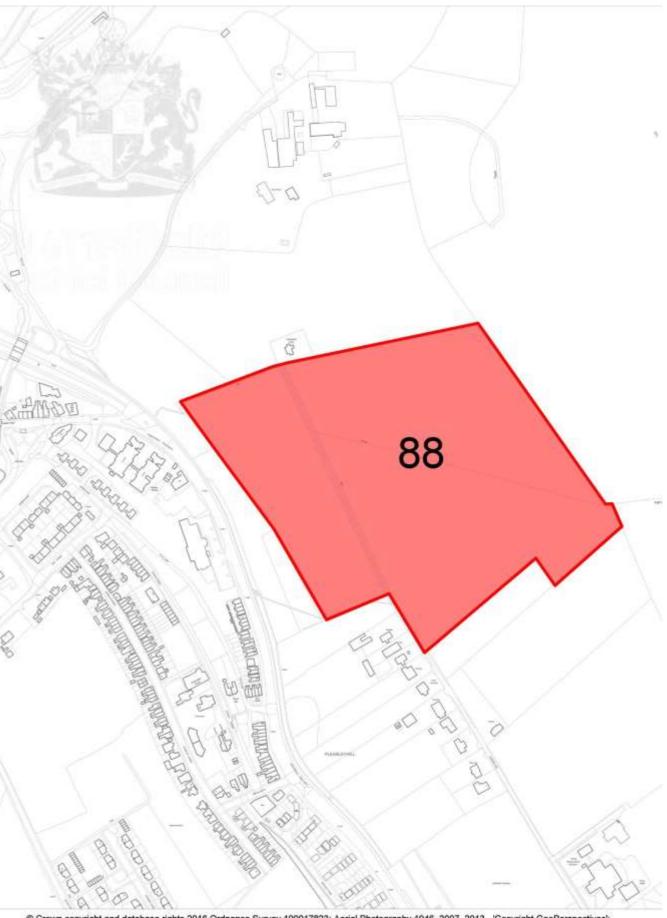
N/A

Comparison retail 0



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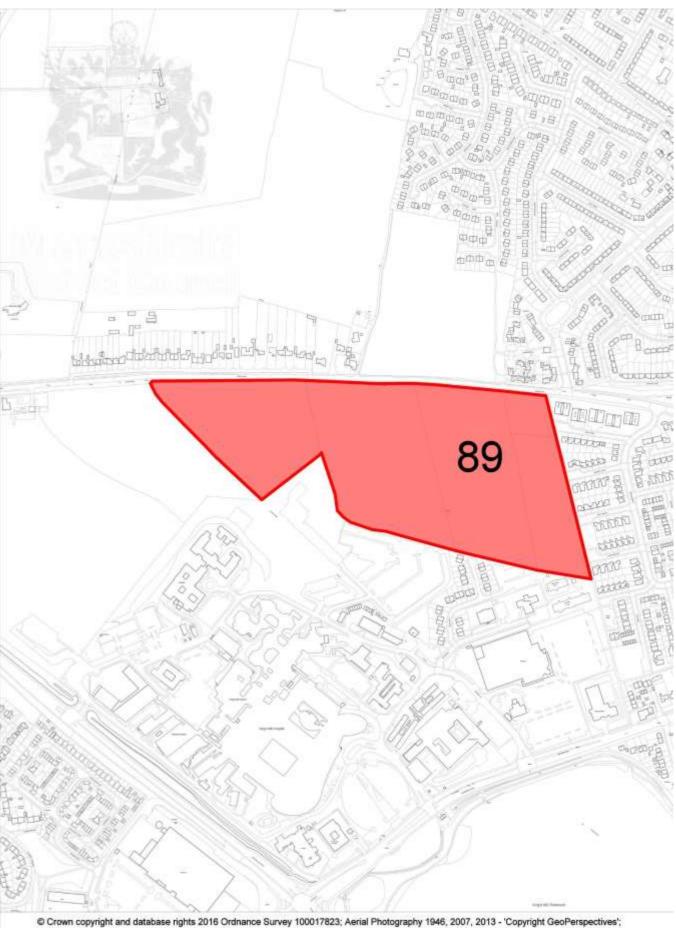
					Planning Status		
HELAA Ref	88				HELAA Result	Excluded	at Stage 1
Site Name	Land off Chesterfield F	Road					
Site Address	Chesterfield Road Nor	th					
Ward	Bull Farm and Pleasley	' Hill					
Locality	Pleasley	Grid Ref	451009,36	54194	Plotted Si	ite Area (Ha)	9.75
Land Type	Greenfield	Proposal	He	ousing			
Source	Sites already within th	e SHLAA (HELA	AA) process				
Assessment							
Availability	Not Assessed						
	ed - site excluded at stag	1 of					
101 0356556	eu - site excluded at stag	30 1.					
Suitability	Not Assessed						
Not assesse	ed - site excluded at stag	ge 1.					
Achievability	Not Assessed						
Not assesse	ed - site excluded at stag	ge 1.					
Estimated Delive	rability						
Housing	Not Assessed						256 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	0 0	Yea	rs 11+ 0	Post Plan F	Period <mark>0</mark>
Not assesse	ed - site excluded at stag	ge 1.					
Economic (sqr	n) Not Assessed						0 sqm
	Office 0	Industria	al O	Wareho	ousing 0	L	eisure <mark>0</mark>
Compariso	n retail 0 Cor	nvenience reta	il 0				
N/A							



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HELAA Ref	89				Planning Status HELAA Result	Reasonabl	e alternative
Site Name	Land off Skegby Lane						
Site Address	Land South of Skegby La	ane					
Ward	Grange Farm						
Locality	Mansfield	Grid Ref	451590,36	0403	Plotted Sit	e Area (Ha)	12.55
Land Type	Greenfield	Proposal	Ho	ousing			
Source	Sites already within the	SHLAA (HEL/	AA) process				
Assessment							
Availability	Available						
Availability	Available						
Landowne	r (NCC) confirmed that sit	e is avaliable	for developm	ient.			
Suitability	Potentially suita	ble					
The site he	d th						
	s good access, the propos required to address sur		•	adjoining us	es and close to ser	vices and public	c transport.
Achievability	Potentially achie	evable					
	site within a medium valu					and value and p	olicy
requireme	nts, the site is considered	as having a r	noderate pros	spect of achi	evability.		
Estimated Delive	rability						
Housing	Developable (ye	ars 11+)					215 dwellings
	ars 1 - 5 0	, Years 6 - 1	.0 10	Ye	ars 11+ 175	Post Plan P	
	nfield site with no applica						
	lan; deliver assumed fron						•
Economic (sq	m) Not Assessed						0 sqm
		Inductor		Warek	nousing 0		
Compariso	Office 0	Industria venience reta			nousing <mark>0</mark>	Le	isure <mark>0</mark>
		remence rela	U				
N/A							



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				Planning Status	Permission	n granted
HELAA Ref	90			HELAA Result	Reasonabl	le alternative
Site Name	Lindhurst					
Site Address	Land adjacent the MAR	R between N	lottingham Road and Sou	thwell Road West		
Ward	Berry Hill					
Locality	Mansfield	Grid Ref	455480,358251	Plotted Site A	Area (Ha)	145.15
Land Type	Greenfield	Proposal	Mixed			
Source	Housing and Economic	Developmer	nt sites under construction	n		

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 mize 2016/0599/ST & 20	xed use housing, employment and recreation uses. Outline applications approved (2015/0045/ST & 017/0014/RES).
Achievability	Achievable
This site is consider	ed as having good prospects of achievability being closely located to the MARR. There is a HCA up-front

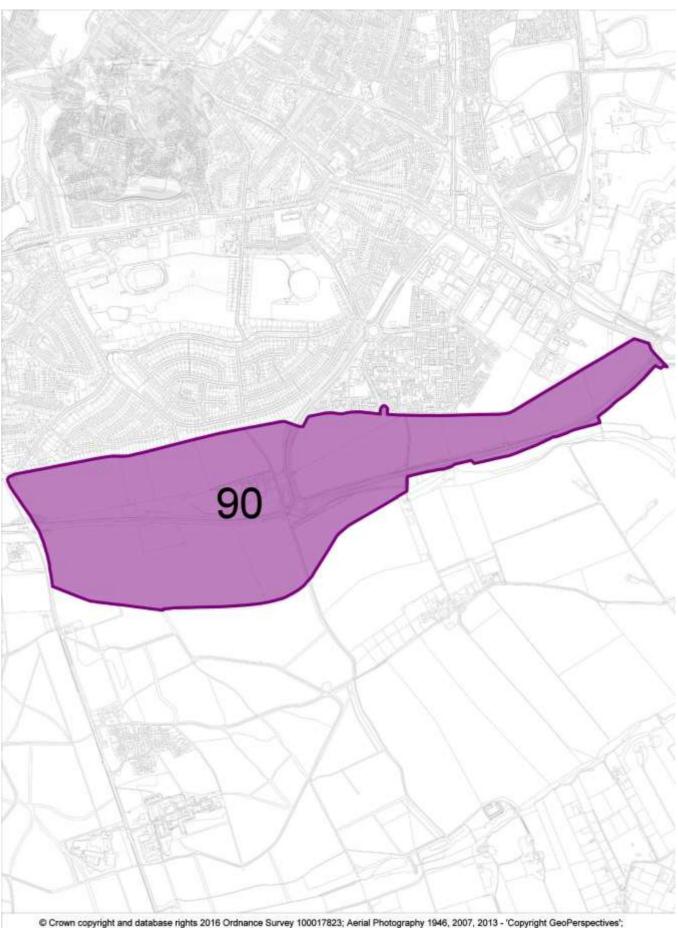
This site is considered as having good prospects of achievability being closely located to the MARR. There is a HCA up-front loan for infrastructure delivery to help with cash flow (Home Building Fund of the HCA) to support with cash flow.

Estimated Deliverability					
Housing	Deliverable	e (years 1-5)			1700 dwellings
Years 1 - 5	156	Years 6 - 10 450	Years 11+	630	Post Plan Period 464

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)	Developat	ole (years 6-10)				1	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.



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					Planning Status		
HELAA Ref	91				HELAA Result	Reasonable	e alternative
Site Name	Strip of land off Cauldwo	ell Road (opp	osite the (College)			
Site Address	Cauldwell Road						
Ward	Oakham						
Locality	Mansfield	Grid Ref	454272,	358398	Plotted Site A	rea (Ha)	1.30
Land Type	Greenfield	Proposal		Housing			

.....

Source

Assessment

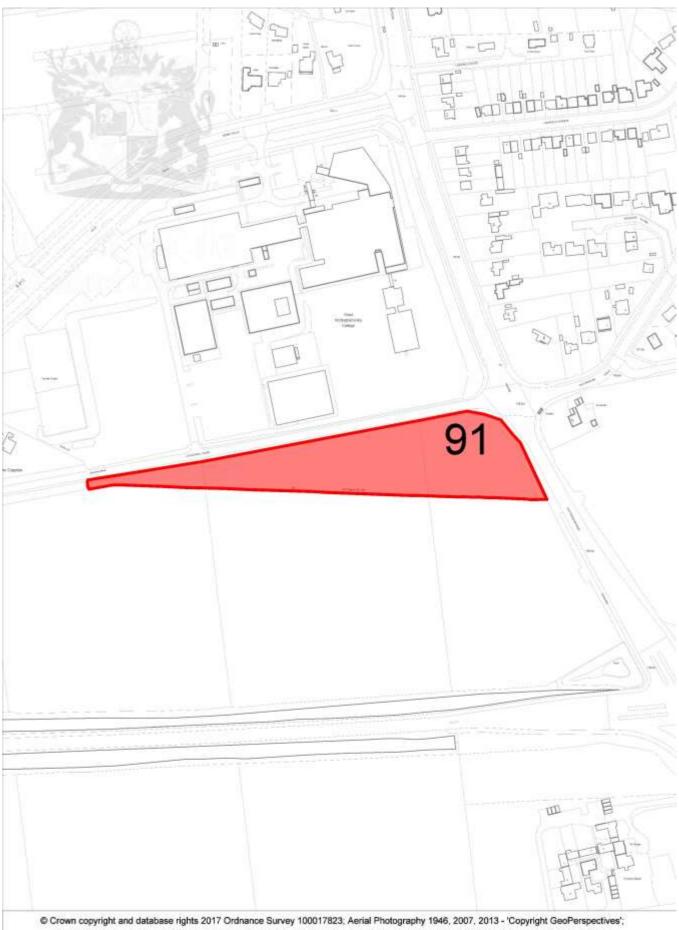
Availability Available

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.

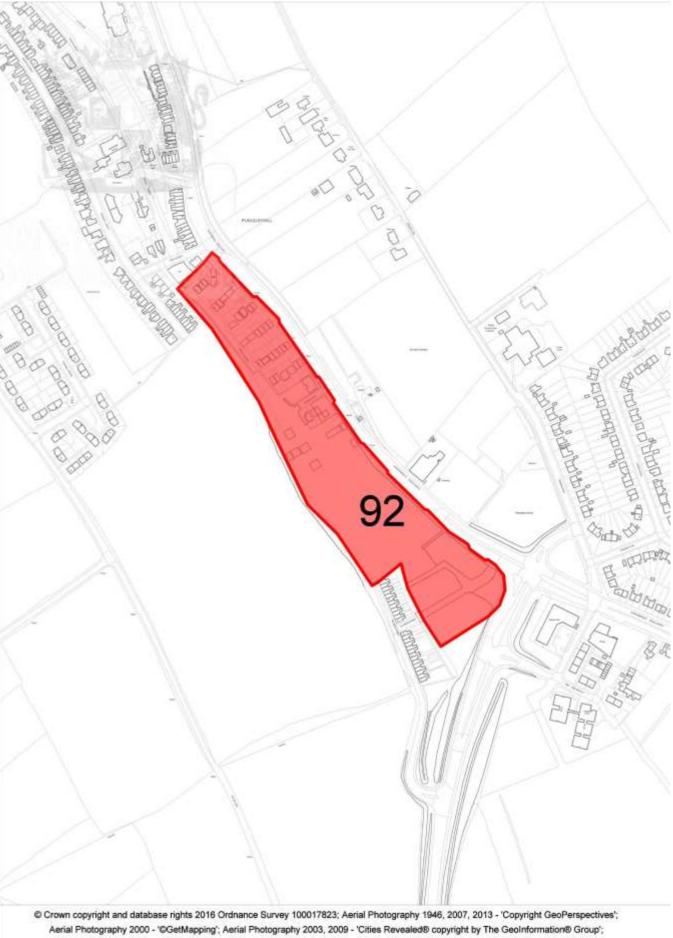
Achievability Achievable A greenfield site in a high value area. Small part of a larger site (ADC Alloation SKA3p - 207 homes). Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of

achievability. **Estimated Deliverability** Housing Deliverable (years 1-5) 42 dwellings Years 1 - 5 25 Years 11+ 0 Post Plan Period 0 Years 6 - 10 17 Delivery reflects ADC trajectory for Allocation SKA3p - 207 homes. Max of 25dpa. Economic (sqm) Not Assessed 0 sqm Warehousing 0 Leisure 0 Office 0 Industrial 0 Comparison retail 0 Convenience retail 0 N/A



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				Planning Status	Permission granted
HELAA Ref	92			HELAA Result	Reasonable alternative
Site Name	Pleasley Hill Regenerati	on Area			
Site Address	Chesterfield Road North	n			
Ward	Bull Farm and Pleasley	Hill			
Locality	Pleasley	Grid Ref 45	51056 , 363549	Plotted Site A	rea (Ha) 3.81
Land Type	Brownfield	Proposal	Housing		
Source	Large scale redevelopm	ent and redesign	n of existing residentia	l or economic areas	
Assessment					
Availability	Available				
Site is unde	r construction				
Suitability	Suitable				
Site is unde	r construction				
Achievability	Achievable				
Site is unde	r construction				
Estimated Deliver	ability				
Housing	Deliverable (yea	ars 1-5)			152 dwellings
Yea	ırs 1 - 5 132	Years 6 - 10	13 Ye	ars 11+ 0	Post Plan Period 0
	nt underway, (one more will continue to apply.	dwelling added)	with 29 homes constr	ructed in 2017/18. As	sumed that standard
Economic (sqn	n) Not Assessed				0 sqm
	Office 0	Industrial	0 Warel	nousing 0	Leisure 0
Compariso	n retail 0 Conv	venience retail	0		
N/A					

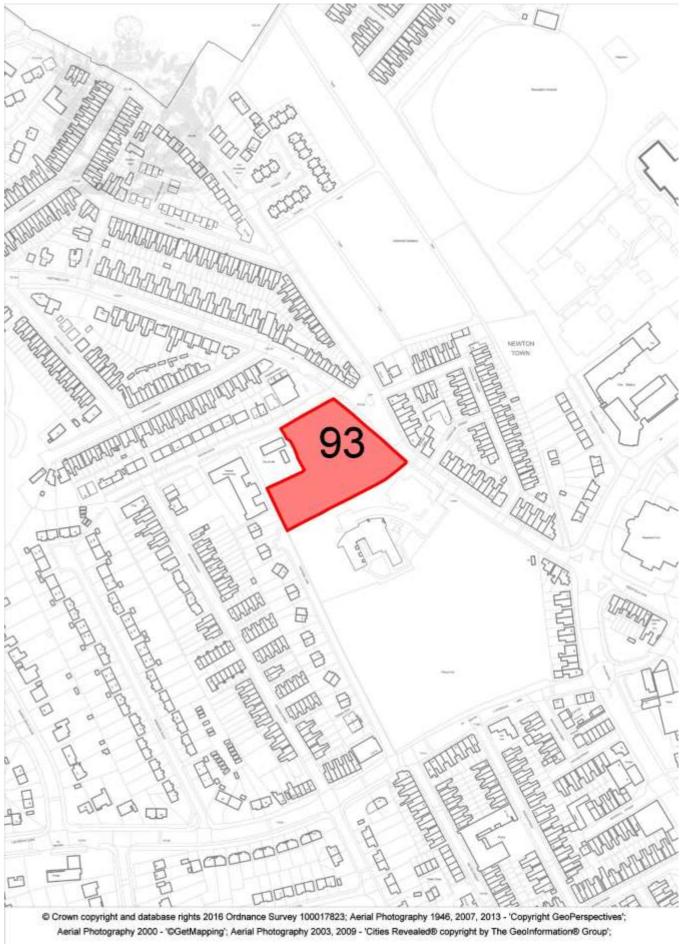


HELAA Ref	93			Planning Status HELAA Result	Permission granted Excluded at Stage 2
Site Name	Former Bowls Club				-
Site Address	Westfield Lane				
Ward	Broomhill				
Locality	Mansfield	Grid Ref	452981, 361642	Plotted Site A	rea (Ha) 0.57
Land Type	Greenfield	Proposal	Housing		
Source	Housing and Economic	Developmen	t sites under construction	1	
Assessment					
Suitability Site has pla Achievability Site has pla	Available anning permission and has Suitable anning permission (2012/0 Unlikely to be ad anning permission for 18 o d. We have therefore ass	0566/ST) chievable dwellings and		e unit under constructio	on, although appears to have
Estimated Delive					

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

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 Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



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

Availability

It is understood that the site is available; 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 permisison for a total of 18 dwellings (2015/0238/NT); assumed suitable on the same basis.

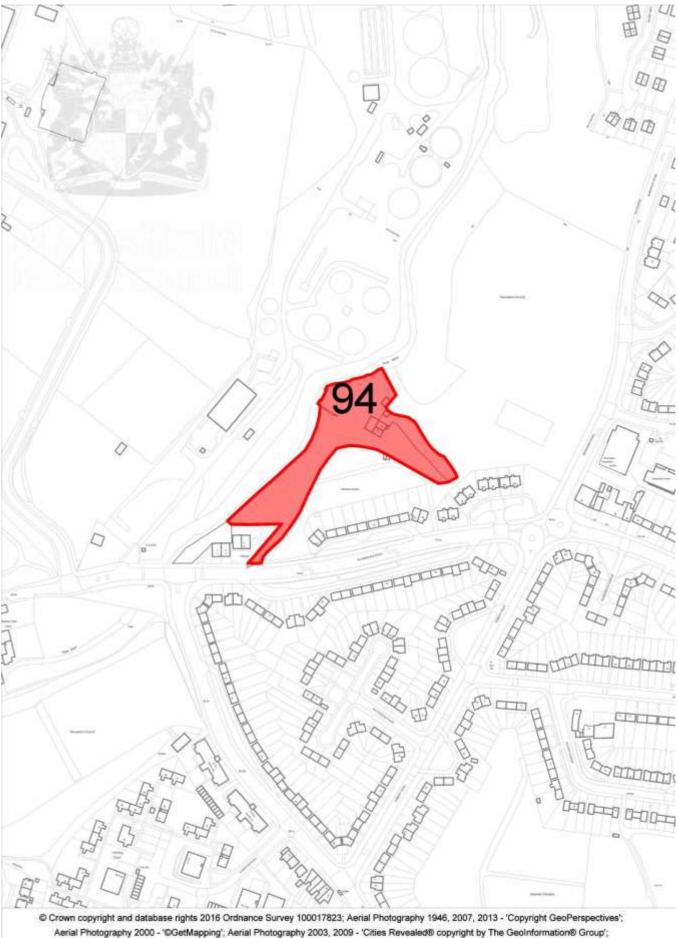
Achievability	Potentially achievable

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 permisison 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 Years 11+ 0 Post Plan Period 0 Years 1 - 5 14 Years 6 - 10

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 Asse	ssed					0 sqn
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



				Planning Status	Permissio	n granted
HELAA Ref	95			HELAA Result	Excluded	at Stage 2
Site Name	Vauxhall Garage					
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 / outst	anding planr	ning permissions for hou	ising and employment	buildings	

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 plannii	ng permission (2013/0288/ST).			
Achievability	Achievable			
		 	6	

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 deliv	erable within the plan period		41 dwellings
Years 1 - S	5 0	Years 6 - 10 0	Years 11+ 0	Post Plan Period 0

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 Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							

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HELAA Ref	96			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name	Land at Hermitage Lane	2			
Site Address	Hermitage Lane				
Ward	Grange Farm				
Locality	Mansfield	Grid Ref	452363 , 360055	Plotted Site A	Area (Ha) 0.90
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outst	anding planr	ning permissions for hou	sing and employment b	ouildings
Assessment					
Suitability	Available mission in place (2013/06 Suitable mission in place (2013/06 Achievable		s under construction		
Brownfield	d site in a higher value are sidered as having a good p			ns on profit, land value	and policy requirements, the

Housing	Deliverable	e (years 1-5)		25 dwellings
Years 1 - 5	25	Years 6 - 10 0	Years 11+ 0	Post Plan Period 0

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 Asses	sed						0 sqm
Office	0	Industrial	0	Warehousing	0	Le	eisure	0
Comparison retail	0	Convenience retail	0					
N/A								

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HELAA Ref	97				Planning Status HELAA Result	Permission granted Reasonable alternative	
Site Name	Land to the rear of 183	3 Clinstone Ro	ad West				
Site Address	Clipstone Road West						
Ward	Holly						
Locality	Forest Town	Grid Ref	456760,3	62555	Plotted Site A	rea (Ha) 0.58	
Land Type	Greenfield	Proposal		lousing			
Source	Housing and Economic	-		-			
Assessment							
Availability	Available						
Site has pla	nning permission and is	under constru	uction (2012	/0316/NT)			
Suitability	Suitable						
Site has plar	nning permission and is	under constru	uction (2012)	/0316/NT).			
Achievability	Achievable						
Site has plar	nning permisison and is	underconstru	iction (2014/	(0128/NT)			
Estimated Deliver	ability						
Housing	Deliverable (ye	ears 1-5)				12 dwelling	S
Yea	rs 1 - 5 12	Years 6 - 1	.0 0	Yea	ars 11+ 0	Post Plan Period 0	
Site is unde	r construction and is ex	pected to be f	fully delivere	d in 2018/19 -	inline with standard a	assumptions.	
- • /						<u>^</u>	
Economic (sqm		_		_		0 sqr	n
_	Office 0	Industri		Wareh	ousing 0	Leisure <mark>0</mark>	
Compariso	n retail <mark>0</mark> Cor	nvenience reta	ail <mark>O</mark>				
N/A							

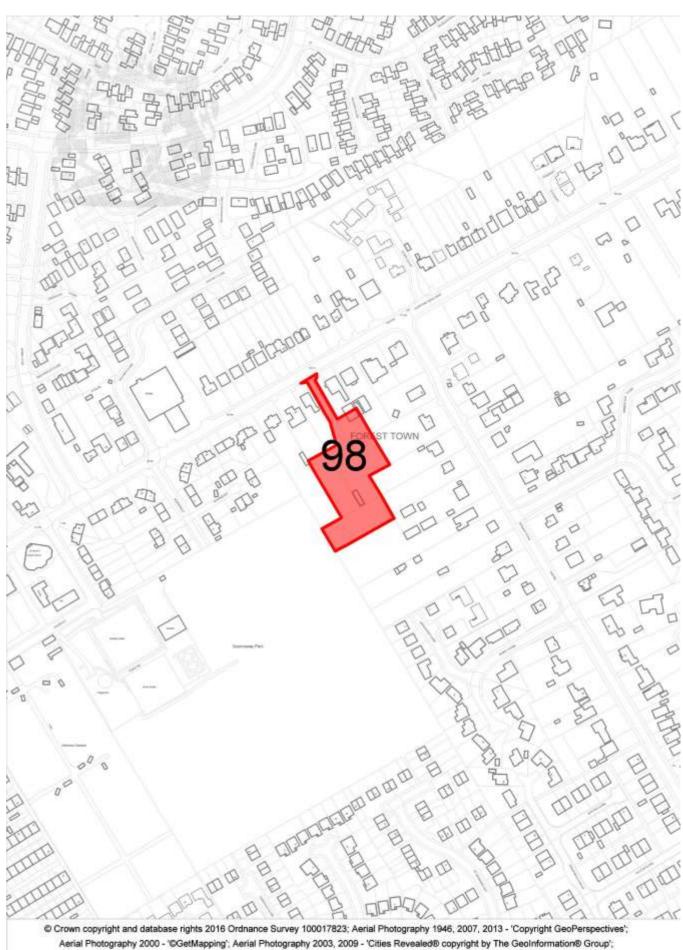


	98				Planning Status HELAA Result	Permission	n granted e alternative
HELAA Ref					HELAA Kesult	Reasonable	e alternative
Site Name	Land to the rear of 66-70	Clipstone Ro	oad west				
Site Address	Clipstone Road West						
Ward	Kingsway						
Locality	Forest Town	Grid Ref	456611,362	2278	Plotted Site	Area (Ha)	0.42
Land Type	Mixed	Proposal	Но	using			
Source	Unimplemented / outsta	nding planni	ng permissior	ns for housin	g and employment	: buildings	
Assessment							
Availability	Available						
Site comme	nced, Planning permission	n 2016/0003,	/NT				
Suitability	Suitable						
Suitability	Sultable						
Site comme	nced, Planning permission	n 2016/0003,	/NT				
Achievability	Achievable						
	n a medium value area. B dered as having a good pr			ectations on	profit, land value a	and policy requ	irements, the
Estimated Delivera	ability						
Housing	Deliverable (year	s 1-5)					14 dwellings
Year	rs 1 - 5 14	Years 6 - 10	0	Yea	ars 11+ 0	Post Plan Pe	eriod 0
	rmission 2016/0003/NT ir			ommenced	(20/1/17). Expected		
Economic (sqm) Not Assessed						0 sqm
	Office 0	Industrial	0	Wareh	ousing <mark>0</mark>	Lei	isure <mark>0</mark>

Convenience retail 0

Comparison retail	0

N/A



HELAA Ref	99			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name	18 Burns Street				
Site Address	Burns Street				
Ward	Ladybrook				
Locality	Mansfield	Grid Ref	453105 , 361349	Plotted Site A	rea (Ha) 0.17
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outst	anding planı	ning permissions for hous	sing and employment b	uildings
Assessment					
Availability Application Suitability	Available n submitted , approved su Suitable	bject to s10	6 sign off (2014/0195/ST).	

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.

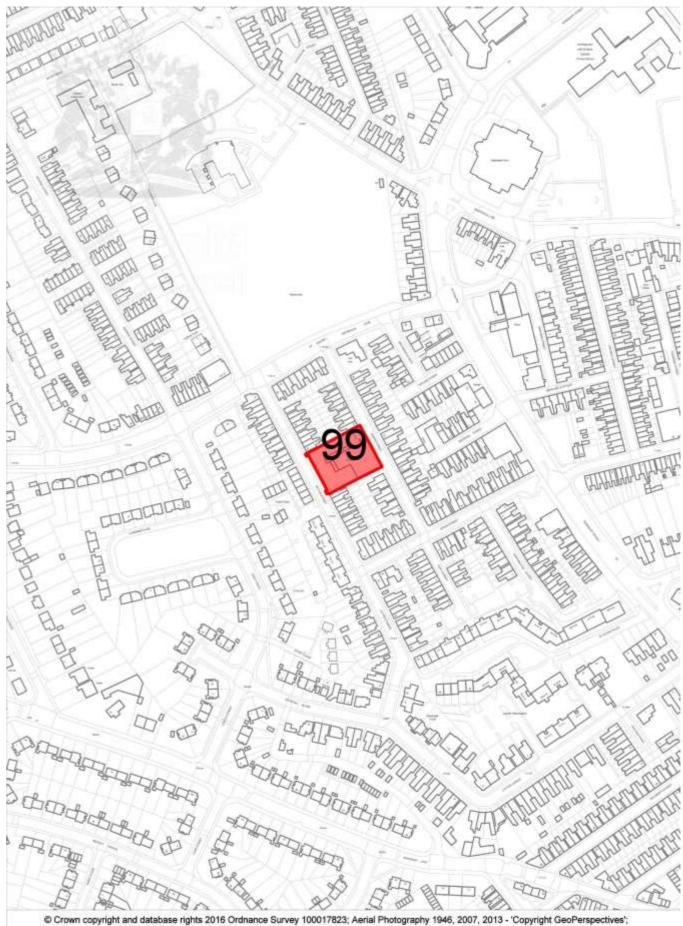
Estimated Deliverability	,				
Housing	Deliverabl	e (years 1-5)			21 dwellings
Years 1 - 5	5 21	Years 6 - 10 0	Years 11+	0	Post Plan Period 0
Commencement v	was as of 15/	2/17, as these are flats it woul	ld be expected that the	/ all c	complete in 2018/19.

 Economic (sqm)
 Not Assessed
 0 sqm

 Office
 0
 Industrial
 0
 Warehousing
 0
 Leisure
 0

 Comparison retail
 0
 Convenience retail
 0
 0
 Industrial
 0
 Industria
 <t

N/A



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				Planning Status		
HELAA Ref	100			HELAA Result	Excluded at	Stage 2
Site Name	Land at the rear of Cherr	y Paddocks				
Site Address	Off Cherry Grove					
Ward	Meden					
Locality	Market Warsop	Grid Ref	457195 , 367485	Plotted Site Are	ea (Ha)	0.70
Land Type	Greenfield	Proposal	Housing			
Source	Undetermined planning	applications,	including those subject to	o S106		
Assessment						

Availability Potentially available

Planning application submitted awaiting for s106 sign off (2012/0275/NT). However no sign of progress.

Suitability

Planning application submitted awaiting for s106 sign off (2012/0275/NT).

Achievability

Unlikely to be achievable

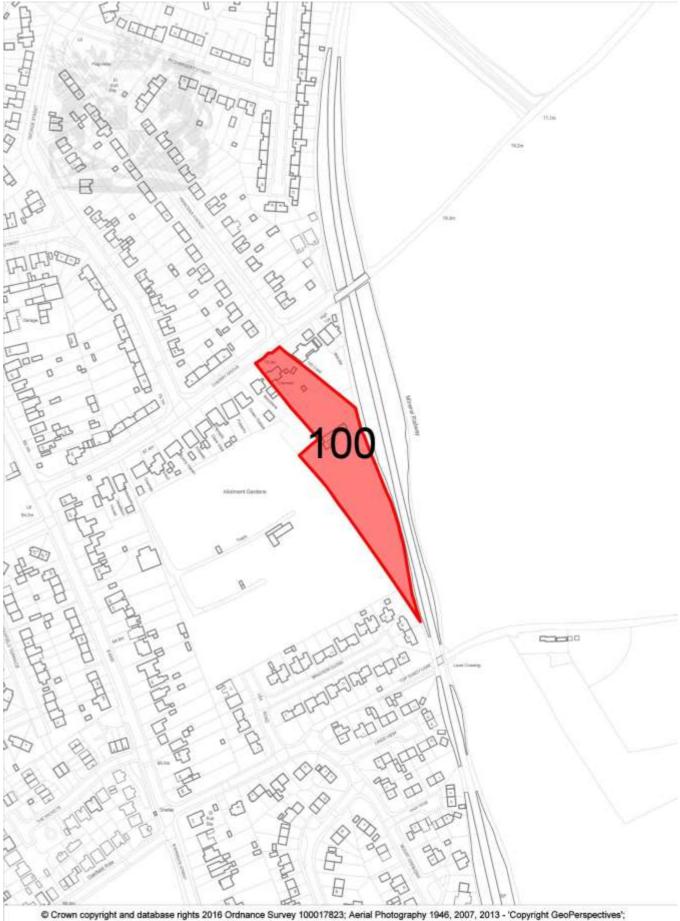
Suitable

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 del	verable 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 Asses	ssed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



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HELAA Ref	101			Planning Status HELAA Result	Reasonable	alternative		
Site Name	Land south of Clipstone	Road East (I	Land next to the pub)					
Site Address	Clipstone Road East							
Ward	Newlands							
Locality	Mansfield	Grid Ref	457396, 362583	Plotted Site A	Area (Ha)	10.56		
Land Type	Greenfield	Proposal	Housing					
Source	Undetermined planning	application	s, including those subject	to \$106				
Assessment								
Availability	Available							
Application submitted (2014/0248/NT) - awaiting S106 agreement.								

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

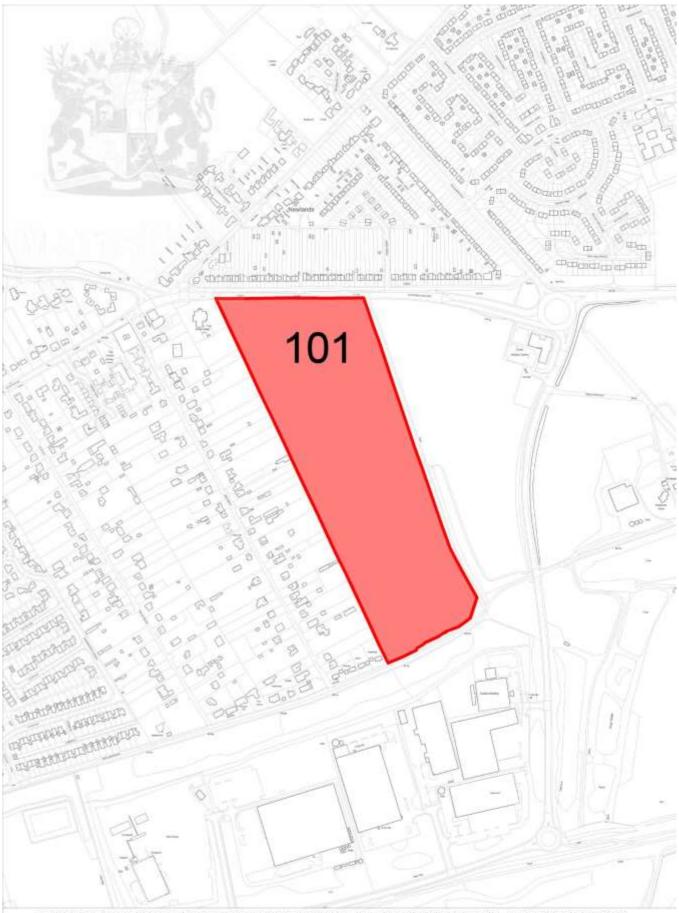
Achievability	Achievable

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 Deliverat	bility						
Housing	Deliverable	(years 1-5)				313 dv	wellings
Years	1-5 0	Years 6 - 10	113	Years 11+	175	Post Plan Period 2	5
Outline plann	ing permisison aw	aiting S106 to be sig	ned (unde	erstood to be close to	agreeme	nt). 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.

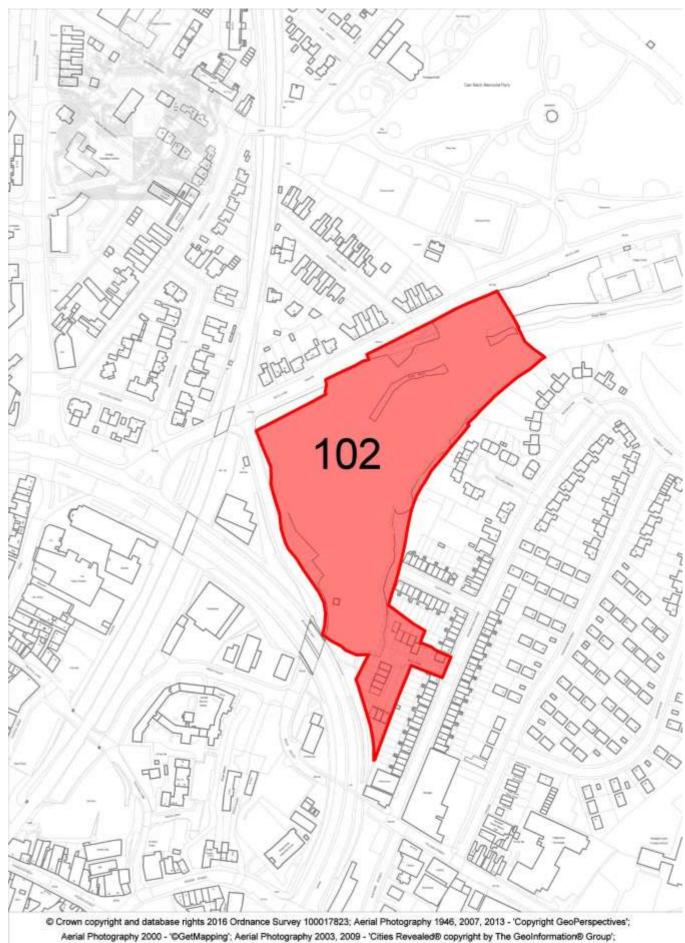
Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



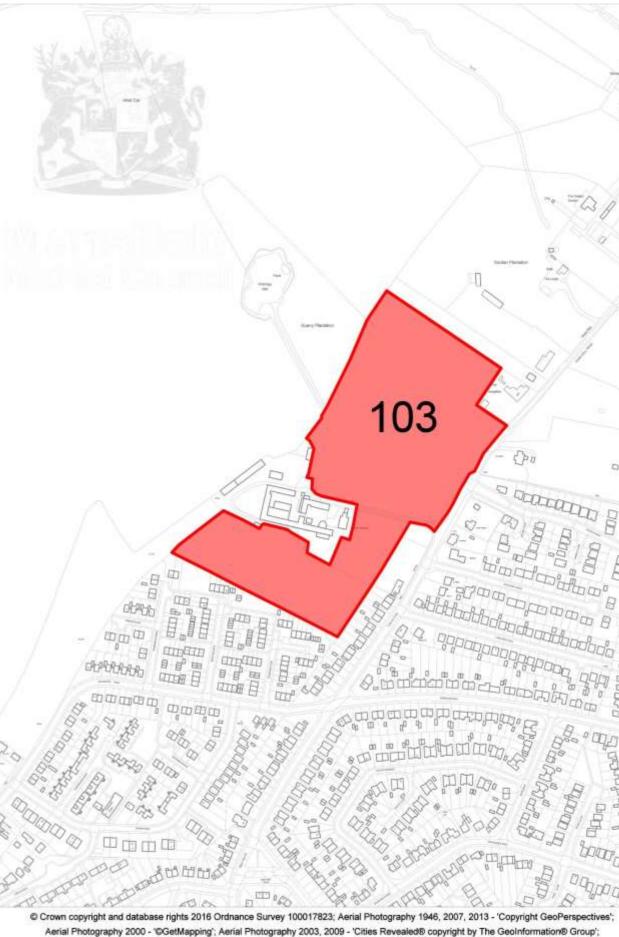
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HELAA Ref	102			Planning Status HELAA Result	Reasonable alternative	
Site Name	Old Metal Box Site			HELAA Kesult	Reasonable alternative	
Site Address	Old Metal Box Site					
	Deutleurd					
Ward	Portland					
Locality	Mansfield	Grid Ref	454217 , 361371	Plotted Site	Area (Ha) 2.74	
Land Type	Brownfield	Proposal	Housing			
Source	Unimplemented / o	outstanding plan	ning permissions for h	ousing and employment	buildings	
Assessment						
Availabilit	y Available					
Availabilit	Y Available					
Permiss	sion granted for resident	ial development	and complete (2014/	0083/ST)		
Suitability	Suitable					
currently	Suitable					
Permiss	sion granted for resident	ial development	and complete (2014/	0083/ST)		
Achievabil	ity Achievable					
Permiss	sion granted for resident	ial development	and complete (2014/	0083/ST)		
Estimated De	liverability					
Housing	Deliverable	(years 1-5)			14 dwelling	S
	Years 1 - 5 14	Years 6 - 1	LO O	Years 11+ 0	Post Plan Period 0	
Permiss	sion granted for resident	ial development	and complete (2014/	0083/ST). Site confirmed	as complete 2016/17.	
						_
Economic		ed	_		0 sqr	n
	Office <mark>0</mark>	Industri	al <mark>0 V</mark>	Varehousing <mark>0</mark>	Leisure <mark>0</mark>	
Compa	arison retail 0	Convenience reta	ail <mark>O</mark>			



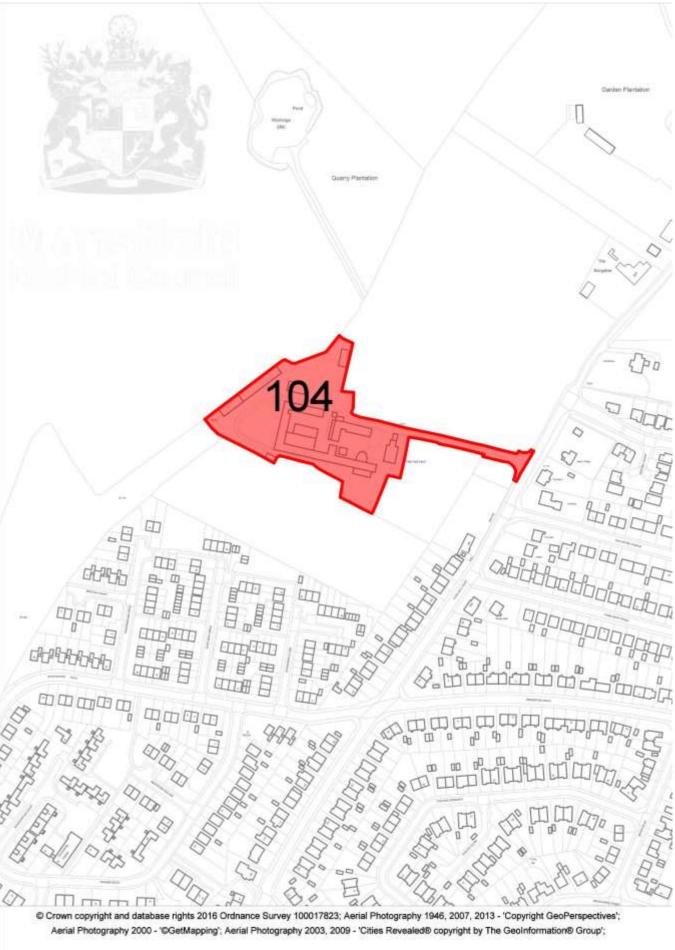
	400				Planning Status	Permission g	
HELAA Ref	103				HELAA Result	Reasonable a	alternative
Site Name	Park Hall Farm (Site A)						
Site Address	Park Hall Road						
Ward	Park Hall						
Locality	Mansfield Woodhouse	Grid Ref	454160,36	4977	Plotted Site	Area (Ha)	5.23
Land Type	Greenfield	Proposal	Ho	ousing			
Source	Unimplemented / outsta	anding plann	ing permissio	ns for housin	g and employment	buildings	
Assessment							
A	Associated						
Availability	Available						
Site has pla	nning permission (2013/0	593/NT)					
Suitability	Suitable						
Site has plar	nning permission (2013/0	593/NT)					
Achievability	Achievable						
	field site in a medium val ts, the site is considered a				•		nd policy
Estimated Deliver	ability						
Housing	Deliverable (year	rs 1-5)					140 dwellings
Yea	rs 1 - 5 140	Years 6 - 1	0 0	Yea	irs 11+ 0	Post Plan Peri	od 0
58 completi	ions as at March 2018, 46	commence	ments . Assun	ned will cont	inue to be develope	ed at similar pace	2.
Economic (sqm	n) Not Assessed						0 sqm
	Office 0	Industria	al O	Wareh	ousing <mark>0</mark>	Leisu	ire 0
Compariso	n retail 0 Conve	enience reta	il O				
N/A							



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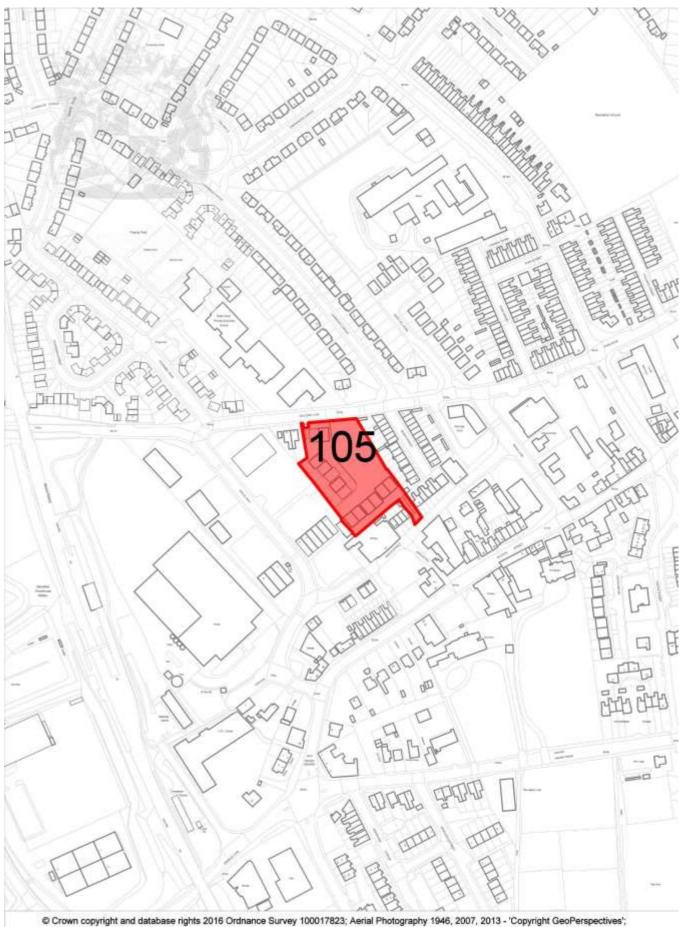
				Planning Status	Permission granted	
HELAA Ref	104			HELAA Result	Reasonable alternative	
Site Name	Park Hall Farm (Site B)					
Site Address	Park Hall Road					
Ward	Park Hall					
Locality	Mansfield Woodhouse	Grid Ref 4	54023,364912	Plotted Site	Area (Ha) 1.07	
Land Type	Greenfield	Proposal	Housing			
Source	Unimplemented / outst	anding planning	g permissions for ho	using and employment	buildings	
Assessment						
Availability	Available					11276-0
Availability	Available					
Planning	permission in place (2015/)032/NT).				
Suitability	Suitable					
Planning	permission in place (2015/	0032/NT).				
						_
Achievability	Achievable					
Medium	value area but with no high	er costs identifi	ed other than poter	ntially utility connection		
Estimated Deliv	erability					
11	Delivershie (ver				10 d	11:0
Housing	Deliverable (yea				10 dwel	lings
Y	ears 1 - 5 10	Years 6 - 10	0	Years 11+ 0	Post Plan Period 0	
	le site with planning permis plied standard assumption		015/0032/NT). Assu	umed delivered at same	time as adjacent site (ref	- /0
Economic (se	qm) Not Assessed				0	sqm
	Office 0	Industrial	0 Wa	arehousing 0	Leisure 0	回日七
Compari		venience retail	0			ED D
N/A						B
IN/A						D R
						T II
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						5/ EP
						5h



HELAA Ref	105			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name	Land at 7 Oxclose Lane				
Site Address	Grosvenor Close				
Ward	Woodhouse				
Locality	Mansfield Woodhouse	Grid Ref	453667, 363348	Plotted Site A	rea (Ha) 0.45
Land Type	Brownfield	Proposal	Housing		
Source	Undetermined planning	application	s, including those subje	ct to \$106	
Assessment					
Availability	Available				
Applicatio	n granted 2015/0334/NT.	Site is unde	r construction		
Suitability	Suitable				
Applicatio	n granted 2015/0334/NT				
Achievability	Potentially achie	evable			
	d site in a medium sales ar requirements, the site is o				ctations on profit, land value
Estimated Delive	erability				

Stimated Deliverability							
Housing	Deliverable	e (years 1-5)				17	7 dwellings
Years 1 - 5	17	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Application granted 2018/19.	(2015/0334	4/NT) -10 properties	complete	in 2016/17 and 6 in 20	017/18; as	sume site to complete	e in
Economic (sqm)	Not Assess	ed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

N/A



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

Availability

Available

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

Suitability	Suitable

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

Achievability	Achievable

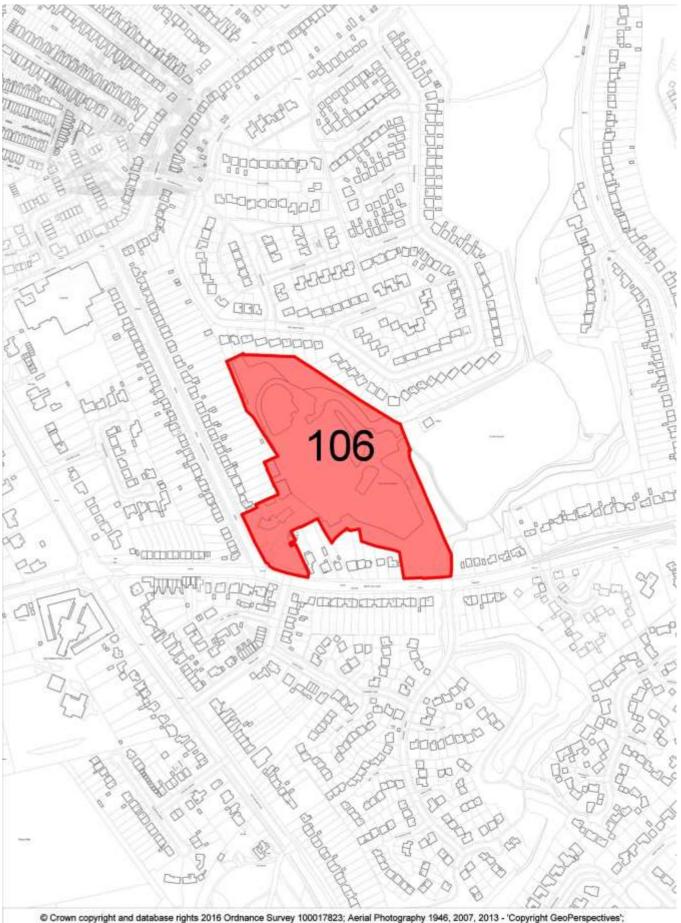
Large brownfield site (former quarry) in a higher value area. There maybe a requirement for remediations due to former use. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good prospect of achievability.

Estimated Deliverability	

Housing	Deliverable	e (years 1-5)				107 dwellings
Years 1 - 5	4	Years 6 - 10	103	Years 11+	0	Post Plan Period O

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 Asse	essed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



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				Planning Status	Permission §	granted
HELAA Ref	107			HELAA Result	Reasonable	alternative
Site Name	20 Abbott Road					
Site Address						
Ward	Abbott					
Locality	Mansfield	Grid Ref	452252 , 362518	Plotted Site Are	ea (Ha)	0.23
Land Type	Greenfield	Proposal	Housing			
Source	Unimplemented / outsta	inding planni	ng permissions for housir	ig and employment bui	ildings	
Assessment						
Availability	Available					

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

Suitable

Suitability

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

Achievability

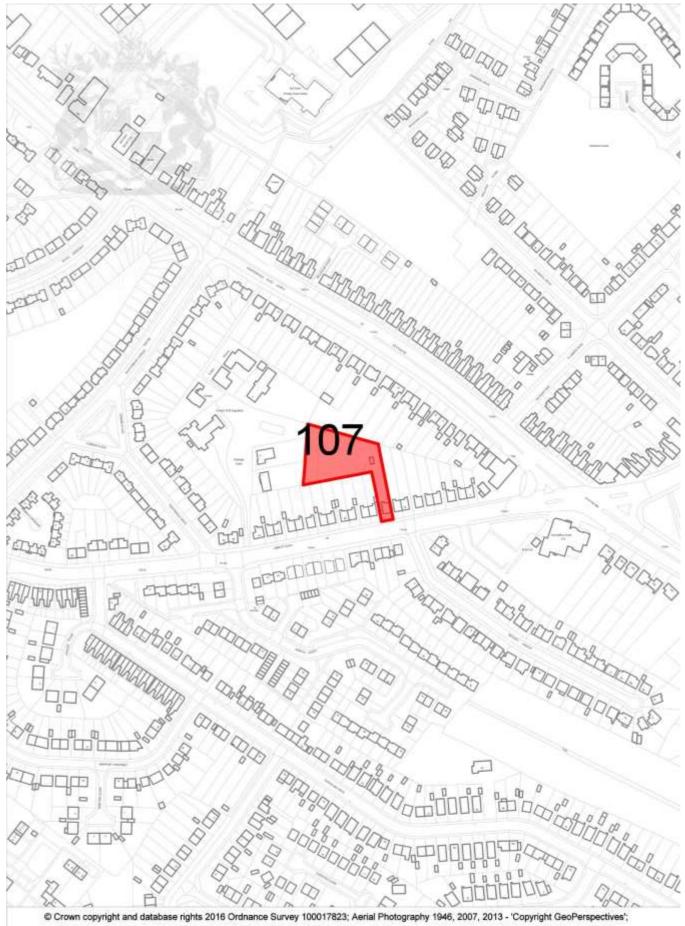
Potentially achievable

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 De	eliverability			
Housing	Delive	rable (years 1-5)		8 dwellings
	Years 1 - 5 8	Years 6 - 10 0	Years 11+ 0	Post Plan Period 0

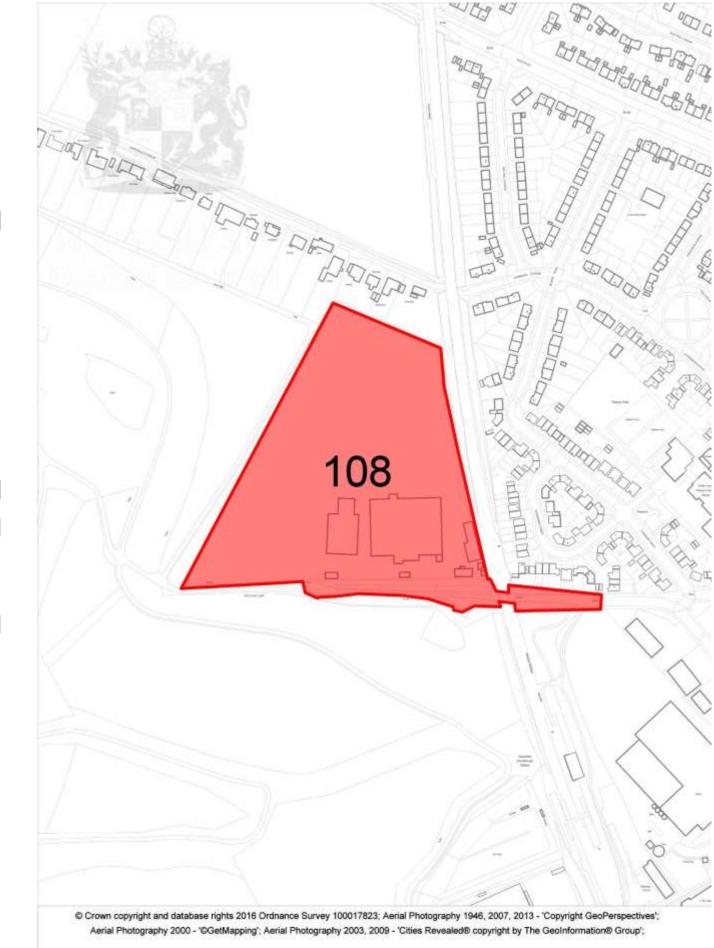
A small greenfield site with outline permisison in place (2015/0316/ST) - permission expires March 2019. Based on standard assumptions it is expected that homes will be delivered from 2019/20 onwards.

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



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					Planning Status		
HELAA Ref	108				HELAA Result	Excluded	at Stage 1
Site Name	Marshalls						
Site Address	Oxclose Lane						
Ward	Sherwood						
Locality	Mansfield Woodhouse	Grid Ref	453304,	363461	Plotted S	ite Area (Ha)	3.58
Land Type	Brownfield	Proposal		Housing			
Source	Undetermined planning	applications,	including	those subject	ct to \$106		
Assessment							
Availability	Not Assessed						
Not assesse	ed - site excluded at stage	1.					
Suitability	Not Assessed						
Not assesse	ed - site excluded at stage	1.					
Achievability	Not Assessed						
Not assesse	ed - site excluded at stage	1.					
Estimated Delive	rability						
Housing	Not Assessed						106 dwellings
Yea	ars 1 - 5 0	Years 6 - 10	0		Years 11+ 0	Post Plan P	Period 0
Not assesse	ed - site excluded at stage	1.					
Economic (sqr	n) Not Assessed						0 sqm
	Office 0	Industria	0	Wa	rehousing <mark>0</mark>	Le	eisure <mark>0</mark>
Compariso	on retail 0 Conv	enience retai	0				
N/A							



				Planning Status		
HELAA Ref	109			HELAA Result	Excluded	at Stage 2
Site Name	Land off Sutton Roa	d				
Site Address						
Ward	Grange Farm					
Locality	Mansfield	Grid Ref	451908, 359994	Plotted Site	e Area (Ha)	0.21
Land Type	Brownfield	Proposal	Housing			
Source	Unimplemented / o	outstanding planr	ning permissions for ho	using and employmen	t buildings	
Assessment						
Availability	Not availabl					
Availability	NOT availabl	e				
Residentia	l application supercee	eded by non-resid	dential application (201	7/0259/FUL).		
Suitability	Suitable					
Planning p	ermission in place (20	15/0082/ST).				
Achievability	Achievable					
Small brov	vnfield site within a hi	gher value sales	area.			
Estimated Delive	erability					
Housing	Not delivera	able within the pl	an period			7 dwellings
	ears 1 - 5 0	Years 6 - 1		Years 11+ 0	Post Plan I	
			dential application (201		103111011	und u
Nesidentia		aed by non-resid		77023371023.		
Economic (sq	m) Not Assesse	d				0 sqm
	Office 0	Industri	al <mark>0</mark> Wa	rehousing <mark>0</mark>	L	eisure <mark>0</mark>
Comparis	on retail 0	Convenience reta	ail O			
N/A						

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HELAA Ref	110			Planning Status HELAA Result	Permissio Excluded a	0
Site Name	Land to the rear of 5 We	elbeck Road				
Site Address	Welbeck Road					
Ward	Park Hall					
Locality	Mansfield Woodhouse	Grid Ref	454238, 363386	Plotted Site A	Area (Ha)	0.18
Land Type	Greenfield	Proposal	Housing			
Source	Unimplemented / outst	anding planr	ning permissions for hous	sing and employment b	ouildings	

Availability Available

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

Suitability Suitable

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

Achievability

Unlikely to be achievable

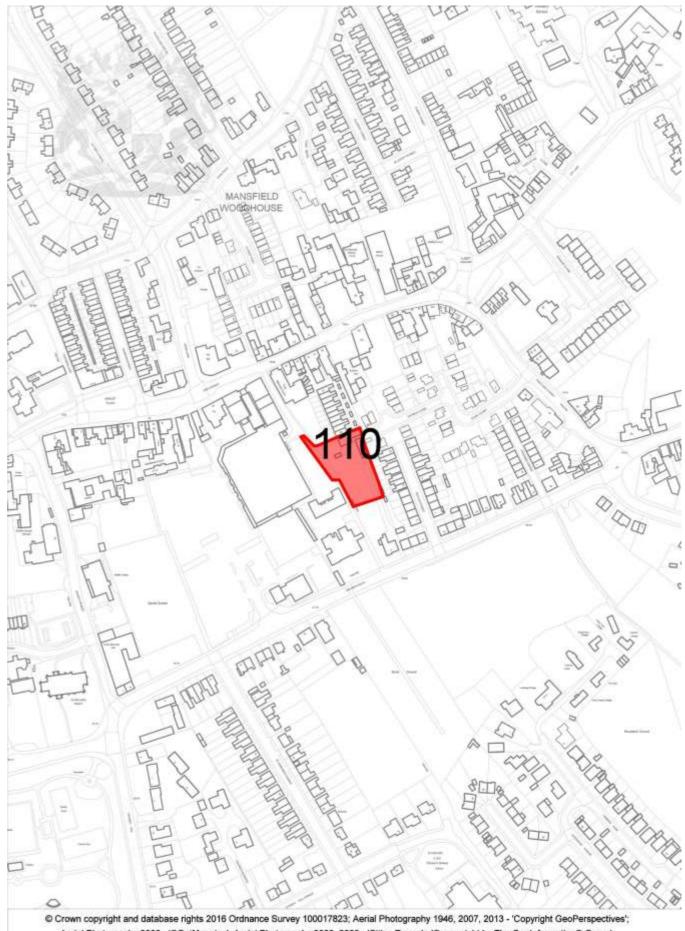
Small greenfield site and sales values expected to be low. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a moderate prospect of achievability. However, site lapses in May 2018 and no evidence of delivery.

Estimated Deliverability

Housing	Not delive	rable within the plan period		10 dwellings
Years 1 - 5	0	Years 6 - 10 0	Years 11+ 0	Post Plan Period O

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 Asses	sed				0 sqr	า
Office	0	Industrial	0	Warehousing	0	Leisure 0	
Comparison retail	0	Convenience retail	0				
N/A							



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					Planning Status	
HELAA Ref	111				HELAA Result	Reasonable alternative
Site Name	22 St John Street					
Site Address						
Ward	Woodlands					
Locality	Mansfield	Grid Ref	453467,3	61269	Plotted Site	e Area (Ha) 0.11
Land Type	Brownfield	Proposal	ŀ	lousing		
Source	Housing and Economic	Developmen	t sites under	construction		
Assessment						
Availability	Available					
Planning p	ermisison in place (2015,	/0267/ST)- sit	e cleared.			
Suitability	Suitable					
Planning p	ermission in place (2015,	/0267/ST).				
Achievability	Achievable					
	vnfield site in medium va te has been built external		. Site is und	er constructio	n and from 2016 ae	erial photgraphy it appears that
Estimated Delive	erability					
Housing	Deliverable (ye	ars 1-5)				8 dwellings
Ye	ears 1 - 5 8	Years 6 - 1	0 0	Ye	ars 11+ 0	Post Plan Period 0
Site compl	leted 6/12/16.					
Economic (sq	m) Not Assessed					0 sqm
	Office <mark>0</mark>	Industri	al O	Wareł	nousing <mark>0</mark>	Leisure <mark>0</mark>

Convenience retail 0



N/A

Comparison retail 0

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				Planning Status			
HELAA Ref	112			HELAA Result	Excluded	at Stage 1	
Site Name	Land at Moorfield Fa	arm					
Site Address	Bishops Walk						
Ward	Warsop Carrs						
Locality	Church Warsop	Grid Ref 45	6649 , 368943	Plotted Si	te Area (Ha)	0.58	
Land Type	Greenfield	Proposal	Housing				
Source	Unimplemented / o	utstanding planning	permissions for housi	ng and employme	nt buildings		
Assessment							
Availability	Not Assesse	d					
Excluded -	superceeded by Site 1	176					
Suitability	Not Assesse	d					
Excluded -	superceeded by Site 1	176					
Excluded	Superceduct by Site 1	170					
Achievability	Not Assesse	d					Thank of the s
Excluded -	superceeded by Site 1	176					
		-					
Estimated Delive	erability						MARTIN B
Housing	Not Assessed	d				8 dwellings	
Ye	ears 1 - 5 0	Years 6 - 10	8 Ye	ars 11+ 0	Post Plan F	Period 0	
	superceeded by Site 1						BARCO'S DALA BARCO'S DALA BARCO'S
Economic (sq	m) Not Assesse	d				0 sqm	
	Office 0	Industrial	0 Wareh	nousing <mark>0</mark>	L	eisure <mark>0</mark>	
Comparis	on retail <mark>0</mark> C	Convenience retail	0				
N/A							

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HELAA Ref	113			Planning Status HELAA Result	Permission Reasonable	-
_				HELAA Kesult	Reasonable	alternative
Site Name	284 Berry Hill Lane					
Site Address	Berry Hill Lane					
Ward	Lindhurst					
Locality	Mansfield	Grid Ref	455908 , 359724	Plotted Site	Area (Ha)	0.30
Land Type	Greenfield	Proposal	Housing			
Source	Housing and Econon	nic Developmen	t sites under constructi	on		
Assessment						
Availability	Available					
Planning	permisison in place (201	14/0216/ST) and	d construction started in	n June 2016.		
	((, • • , • . , •				
Suitability	Suitable					
Planning	permission in place (201	14/0216/ST) and	d construction started in	n June 2016.		
Ashisushilitu	Achievable					
Achievability	Achievable					
Small gree	enfield site in high value	e area. Constru	ction underway. Based	on a reasonable expect	ations on profi	t, land value
and policy	y requirements, the site	is considered a	s having a good prospe	ct of achievability.		
Estimated Deliv	verability					
Housing	Deliverable (vears 1-5)				5 dwellings
			0	Voors 11 . 0	Dest Dise Der	
	ears 1 - 5 5	Years 6 - 1		Years 11+ 0	Post Plan Per	
	permission in place (202 commencement.	L4/0216/ST). Bu	ilding commenced 3/6/	'16. Assume last plot wi	ll be built out ir	n 2018/19 as it
Economic (so	qm) Not Assessed	b.				0 sqm
	Office 0	Industri	al <mark>0</mark> Wa	rehousing 0	Leis	ure 0
Comparis	son retail 0 C	onvenience reta	ail O			

N/A



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				Planning Status	Permissior	n granted
HELAA Ref	114			HELAA Result	Excluded a	t Stage 2
Site Name	Dallas Street					
Site Address						
Ward	Portland					
Locality	Mansfield	Grid Ref	453443 , 360827	Plotted Site A	rea (Ha)	0.12
Land Type	Brownfield	Proposal	Housing			
Source	Unimplemented / outst	anding planr	ning permissions for hous	ing and employment b	ouildings	

Availability Available

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

Suitability	Suitable
Planning permissio	n in place (2014/0696/ST).

Achievability

F

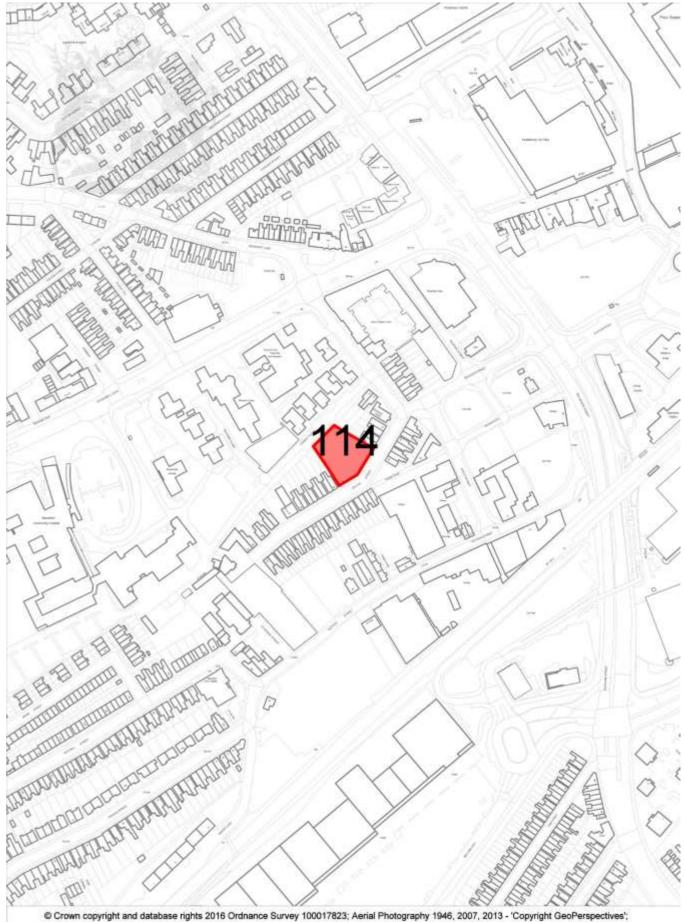
Unlikely to be achievable

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.

stimated Deliverability	/			
Housing	Not delive	erable within the plan period		14 dwellings
Years 1 - S	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 Ass	essed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		



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

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).

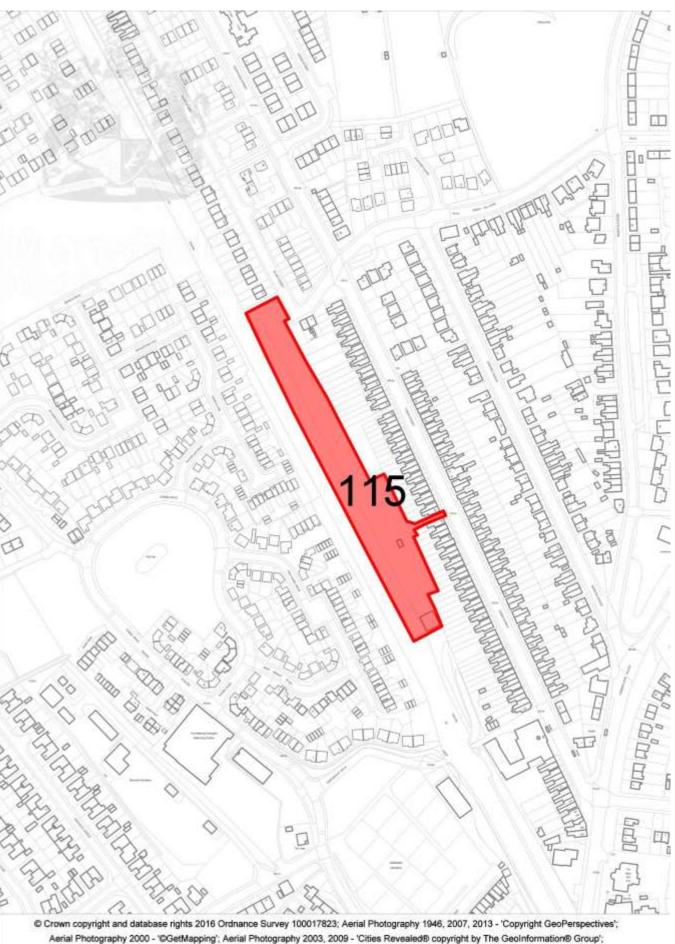
Estimated Deliverability

Housing	Not delive	rable within the plan period		24 dwellings
Years 1 - 5	0	Years 6 - 10 0	Years 11+ 0	Post Plan Period O

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 As	ssessed				0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0	
Comparison retail	0	Convenience retail	0			





				Planning Status	
HELAA Ref	116			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 site	es put forward duri	ng a "Call for Sites" Lo	ocal Plan consultation	
Assessment					
Availability	Not Asse	ssed			
Not assess	sed as garden land.				
Suitability	Not Asse	ssed			
Not assess	sed as garden land.				
Achievability	Not Asse	ssed			
Not assess	sed as garden land.				
Estimated Delive	erability				
Housing	Not Asses	ssed			0 dwellings
Ye	ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0
Not assess	sed as garden land.				
Economic (sq	m) Not Asse	ssed			0 sqm
	Office 0	Industria	al <mark>O V</mark>	/arehousing 0	Leisure 0
Comparis	on retail <mark>0</mark>	Convenience reta	il 0		
N/A					



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HELAA Ref	117			Planning Status HELAA Result	Excluded a	t Stage 2
Site Name	Ravensdale Allotment s	ite				
Site Address	off Ravensdale Road					
Ward	Carr Bank					
Locality	Mansfield	Grid Ref	454789 , 361668	Plotted Site A	rea (Ha)	0.39
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation		

Availability Not available

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

Suitability Unsuitable 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 Delivera	ability			
Housing	Not delive	rable within the plan period		14 dwellings
Year	s 1 - 5 0	Years 6 - 10 0	Years 11+ 0	Post Plan Period 0
The site is no	ot considered as av	vailable or achievable and is not in	cluded in the HELAA supply, h	nowever the site could form

part of the potential HELAA supply if availability and achievability can be confirmed by the landowner.

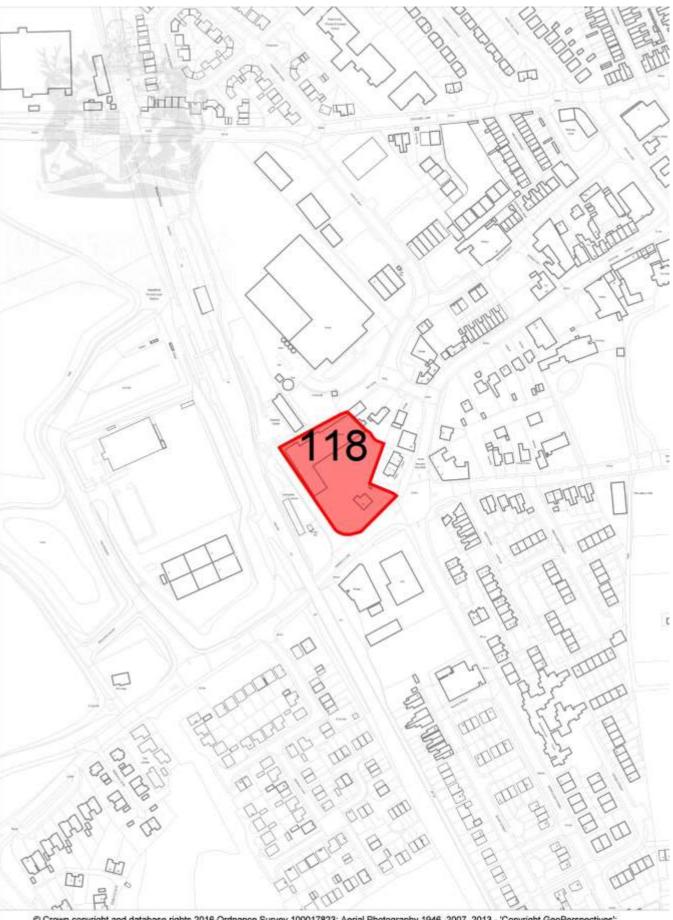
Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
N/A							



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HELAA Ref	118				lanning Status ELAA Result	Evoludod	at Stage 2
Site Name	Land and buildings off D	obdalo Lano		n	LLAA Kesun	LXCIUUEU	at Stage 2
Site Address	Off Debdale Lane						
Ward	Woodhouse						
Locality	Mansfield Woodhouse		453574 , 363118		Plotted Site	e Area (Ha)	0.48
Land Type	Brownfield	Proposal	Housin	-			
Source	Development sites put f	orward durir	ng a "Call for Sites"	' Local Plai	n consultation		
Assessment							
Availability	Potentially availa	blo					
Availability	Potentially availa	able					
Potentially a	available, site submitted	to HELAA bu	t appears to be in a	active emp	oloyment use.		
Cuitability	Detertially avita	blo					
Suitability	Potentially suita	ole					
Located clos	se to public transport and	l facilities bu	it potential for acco	ess issues	and conflict with	neighbouring	uses.
Achievability	Unlikely to be ac	hievable					
	wnfield site within a lowe lance the site is not curre			tion, railw	ay station and su	irrounded by e	employment
Estimated Deliver	ability						
Housing	Not deliverable v	within the pla	an period				17 dwellings
Yea	rs 1 - 5 0	Years 6 - 1	0 0	Years	11+ 0	Post Plan F	Period <mark>0</mark>
	icluded in the HELAA sup e site could form part of t						
Economic (sqm) Not Assessed						0 sqm
	Office 0	Industria	al O	Warehou	ising 0	Le	eisure 0
Comparison	n retail <mark>0 C</mark> onv	enience reta	il O				

N/A



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HELAA Ref	119			Planning Status HELAA Result		on granted at Stage 2
Site Name	Land off Bath Lane					
Site Address	Bath Lane					
Ward	Carr Bank					
Locality	Mansfield	Grid Ref	454390, 361512	Plotted Site A	Area (Ha)	0.20
Land Type	Brownfield	Proposal	Housing			
Source	Internal site suggestion	ns from Plann	ing Officers and other Offic	ers		

Availability

Office <mark>0</mark>

Comparison retail 0

N/A

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
0	access, the proposed use is compatible with adjoining uses and close to services and public transport. d (2005/0408/ET).
Achievability	Unlikely to be achievable
The developer has under periodic rev Estimated Deliverability	
Housing	Not deliverable within the plan period 72 dwellings
Years 1 - S	0Years 6 - 100Years 11+0Post Plan Period36
This site is not cur	rently achievable, however this could form part of the potential HELAA supply if this changes in the future.
Economic (sam)	Not Assessed

Industrial <mark>0</mark>

Convenience retail 0

Warehousing 0

Leisure <mark>0</mark>

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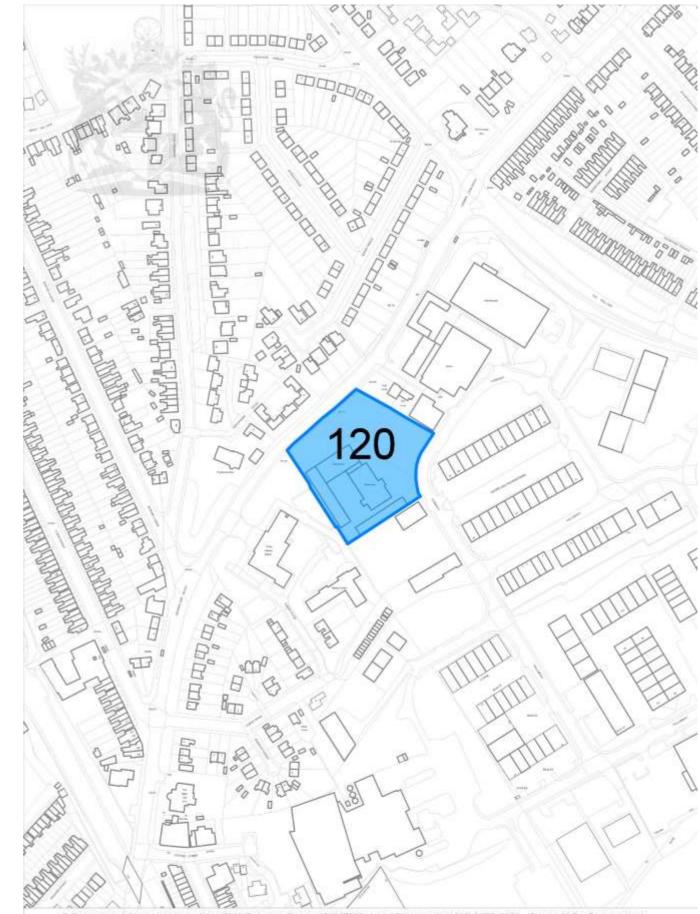
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HELAA Ref	120			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name				HELAA Kesult	Reasonable alternative
	Land at Old Peggs				
Site Address	Leeming Lane South				
Ward	Yeoman Hill				
Locality	Mansfield Woodhouse	Grid Ref	454185 , 362496	Plotted Site A	Area (Ha) 0.78
Land Type	Brownfield	Proposal	Economic		
Source	Housing and Economic I	Developmen	it sites under construction	on	
Assessment					
	_				
Availability	Available				
Planning p	ermission in place and site	e cleared for	development.		
Suitability	Suitable				
The site ha	is good access, the propos	ed use is co	mpatible with adjoining	uses and close to servic	ces and public transport.
Achievability	Achievable				
Well servi	ced site with good access	off the A60 ·	- assumed to have good	prospects of achievabil	ity.
Estimated Delive	rahility				
Estimated Delive	ability				
Housing	Not Assessed				0 dwellings
Ye	ars 1 - 5 0	Years 6 - 1	LO 0	Years 11+ 0	Post Plan Period 0
Economic (sq	m) Deliverable (yea	rc 1_5)			1700 sgm
	Office 0	Industri	al 0 War	rehousing 0	Leisure 0

Comparison retail 340 Convenience retail 1360

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



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				Planning Status				
HELAA Ref	121			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							

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

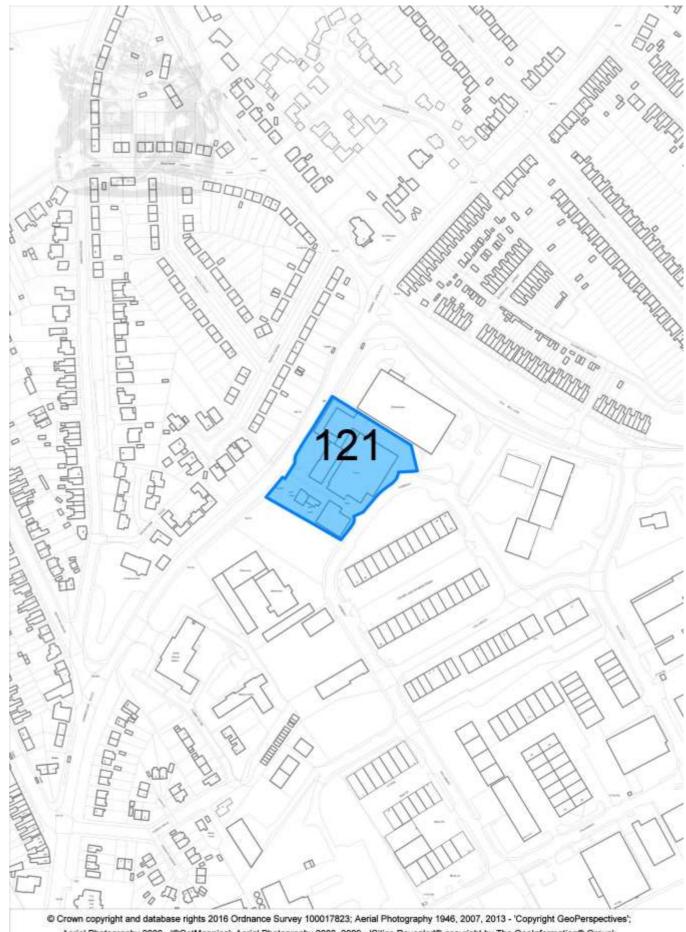
Site has good access, is in close proximity to public transport and is currently in mixed employment and residential area.

Achievability

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 0 dwellings Not Assessed Years 6 - 10 0 Years 11+ 0 Post Plan Period 0 Years 1 - 5 0 N/A Not deliverable within the plan period Economic (sqm) 0 sqm Warehousing 0 Industrial 0 Leisure <mark>0</mark> Office 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.



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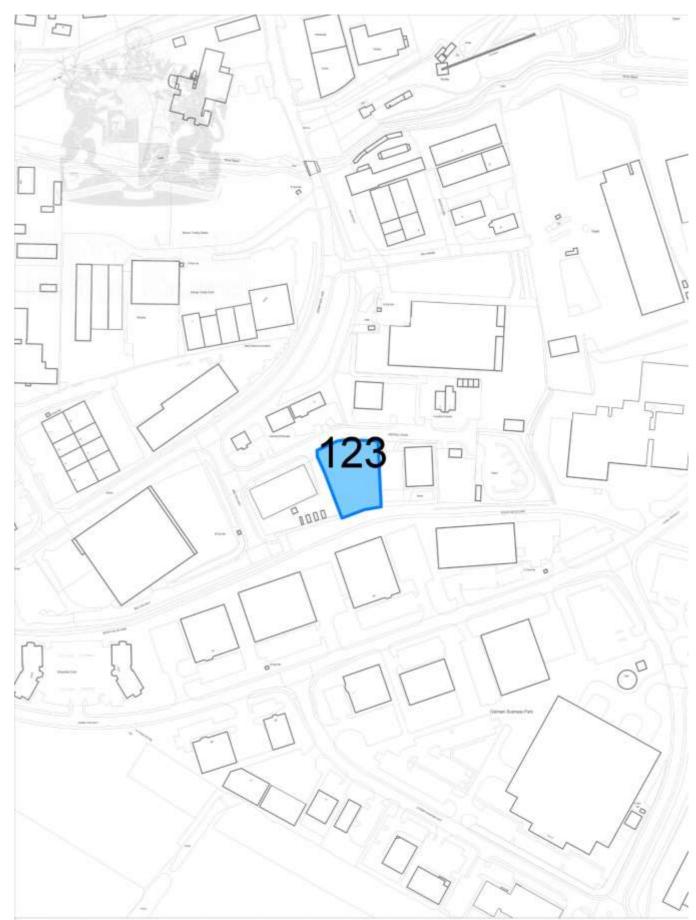
				Planning Status			
HELAA Ref	122			HELAA Result	Excluded at	Stage 1	
Site Name	Moorfield Farm						
Site Address	Memorial Club Bishop	os Walk					
Ward	Warsop Carrs						
Locality	Church Warsop	Grid Ref 4567	19 , 368943	Plotted Si	te Area (Ha)	0.81	
Land Type	Brownfield	Proposal	Housing				
Source	Undetermined planni	ng applications, inclue	ling those subject to	o \$106			
Assessment							
A ! ! . !						_	
Availability	Not Assessed						
Excluded -	superceeded by Site 17	6					
Suitability	Not Assessed						
	10071000000						3 TT
Excluded -	superceeded by Site 17	6					
Achievability	Not Assessed						
Evoludod	superceeded by Site 17	6					
Excluded -	Superceeded by Site 17	0					Church W.
Estimated Delive	erability						TEL A: He -
Housing	Not Assessed					17 dwellings	
	ears 1 - 5 17	Years 6 - 10 0	Yea	ars 11+ 0	Post Plan Pe		
	superceeded by Site 17						second se
	Superceeded by Site 17	0					
Economic (sq	m) Not Assessed					0 sqm	
	Office 0	Industrial <mark>0</mark>	Wareh	nousing <mark>0</mark>	Leis	sure <mark>0</mark>	
Comparis	on retail 0 Co	nvenience retail 0					
N/A							

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HELAA Ref	123			Planning Status HELAA Result	Permission granted Reasonable alternative
Site Name	Land off Kestral Road			HELAA Kesult	
Site Address	Oakham Business Park				
Ward	Oakham				
Locality	Mansfield	Grid Ref 4	52514,359582	Plotted Site A	rea (Ha) 0.22
Land Type	Brownfield	Proposal	Economic		
Source	Unimplemented / outst	anding planning	g permissions for hous	ing and employment b	uildings
Assessment					
Availability	Available				
Planning pe	ermission in place (2016/0	0002/ST) - avail	able for development.		
Suitability	Suitable				
Existing acc	cess in place and forms pa	rt of an employ	vment park.		
Achievability	Achievable				
Part of an e	exisitng employment area	with a range o	f uses. Site is considere	ed to have reasonable	prospects of achievability.
Estimated Delive	rability				
Housing	Not Assessed				0 dwellings
Yea	ars 1 - 5 0	Years 6 - 10	0 Y	ears 11+ 0	Post Plan Period 0
Economic (sqr	m) Deliverable (yea	rs 1-5)			592 sqm
	Office 0	Industrial	592 Ware	housing 0	Leisure 0
Compariso	on retail <mark>0</mark> Conv	enience retail	0		

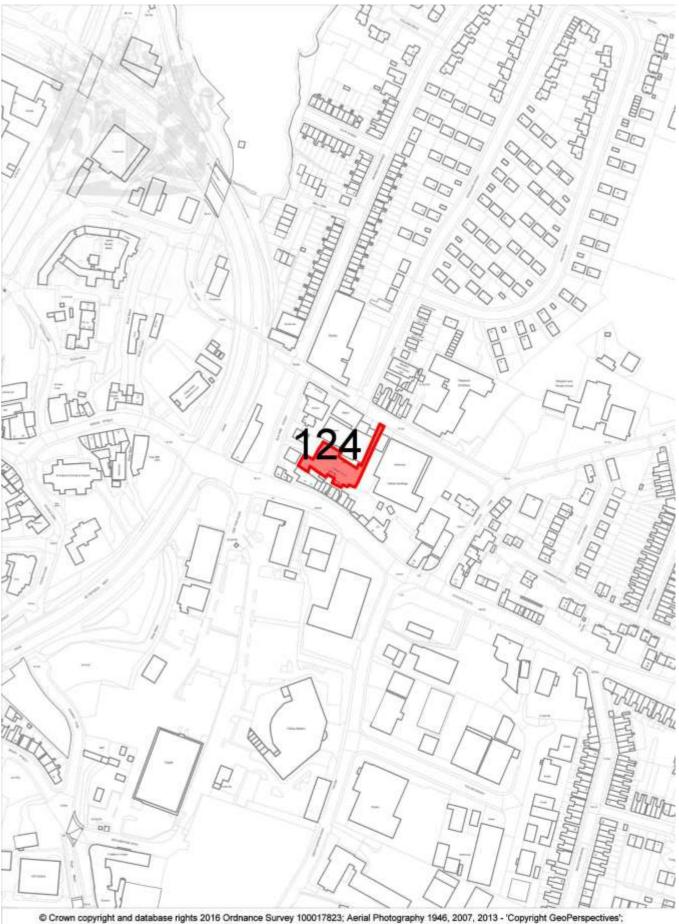
Site has planning permission and is located within a well established industrial estate.



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HELAA Ref	124			Planning Status HELAA Result	Excluded a	at Stage 2
Site Name	Land off Pelham Stre	eet				at Juge 2
Site Address	Pelham Street	τει				
Ward	Portland					
Locality	Mansfield	Grid Ref	454276 , 361022	Plotted Site	Area (Ha)	0.10
Land Type	Brownfield	Proposal	Housing			
Source	Unimplemented / or	utstanding plan	ning permissions for ho	using and employmen	t buildings	
Assessment						
Availability	Available					
Resolution	n to grant subject to S1	06 (2017/0356/	/FUL).			
Suitability	Suitable					
Resolution	n to grant subject to S1	06 (2017/0356/	/FUL).			
Achievability	Unlikely to b	e achievable				
		value area. Site	provides 14 flats to the	rear of existing emplo	yment uses. T	he site is not
considere	d achievable.					
Estimated Delive	erability					
Housing	Not delivera	ble within the p	lan period			14 dwellings
Ye	ears 1 - 5 0	Years 6 - 2	10 0	Years 11+ 0	Post Plan P	eriod <mark>0</mark>
The site is	not considered achiev	able.				
Economic (so	m) Not Assessed	d				0 sqm
	Office 0	Industri		rehousing 0	Le	eisure <mark>0</mark>
Comparis	on retail <mark>0</mark> C	Convenience retain	ail <mark>O</mark>			



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				Planning Status					
HELAA Ref	125			HELAA Result	Excluded at	t 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		4.04			
Land Type	Greenfield	Proposal	Housing						
Source	Planning application refusals or withdrawn								

Availability

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

Suitability

Unsuitable

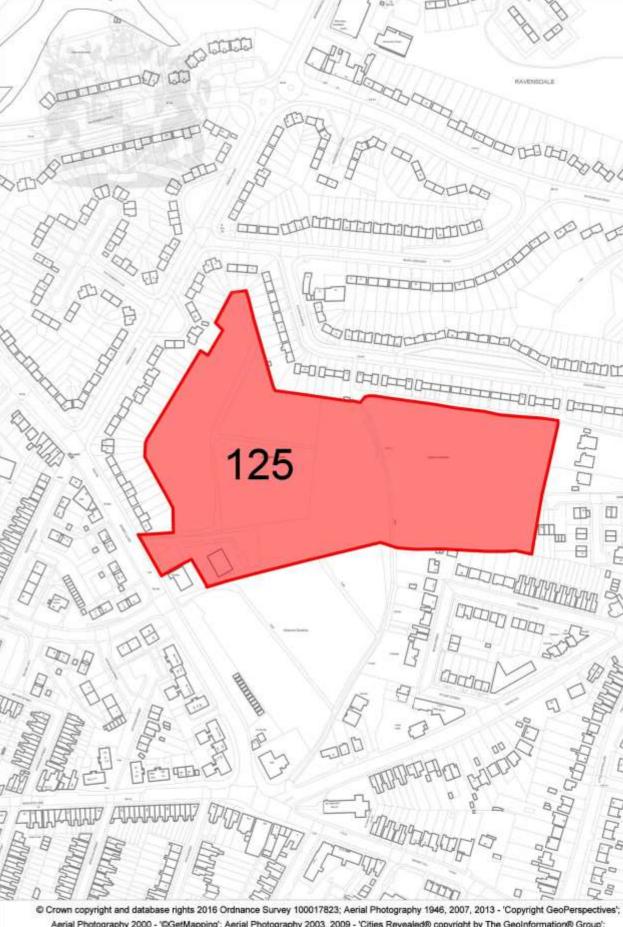
The proposed use is compatible with adjoining uses and close to services and public transport. Subject to access to the site and the loss of any allotments being addressed the site could be suitable for development. It has been decided to treat allotments as unsuitable unless a planning application has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

Estimated Deliverabil	lity					
Housing	Not As	sessed				0 dwellings
Years 1	5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Not considered	l suitable at	present.				
Economic (sqm)	Not As	sessed				0 sqm
Of	fice 0	Industrial	0	Warehousing	0	Leisure 0
Comparison re	etail <mark>0</mark>	Convenience retail	0			
N/A						



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				Planning Status						
HELAA Ref	126		HELAA Result	Excluded a	at Stage 2					
Site Name	William IV Public House	William IV Public House								
Site Address	210 Stockwell Gate	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 ref	Planning application refusals or withdrawn								

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.

Achievabil	ity Poten	tially achievable					5
		in a lower value area. Located or developer, land owner and policy	, ,	bus depot	. It is considered as p	ootentially	A
Estimated Del	iverability						Es r
Housing	Not d	eliverable within the plan period			1	0 dwellings	
	Years 1 - 5 0	Years 6 - 10 0	Years 11+	0	Post Plan Period	0	
This site	e is not currently b	eing promoted by land owner thr	ough the HELAA and so i	s assessed	as not available, how	vever this	~

could form part of the potential HELAA supply if the availability is confirmed by the landowner.

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



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HELAA Ref	127			Planning Status HELAA Result	Reasonab	le alternative
Site Name	Former bus station site					
Site Address	Stockwell Gate North					
Ward	Woodlands					
Locality	Mansfield	Grid Ref	453526,361067	Plotted Site A	Area (Ha)	0.59
Land Type	Brownfield	Proposal	Economic			
Source	Internal site suggestion	s from Plann	ing Officers and other Offic	cers		

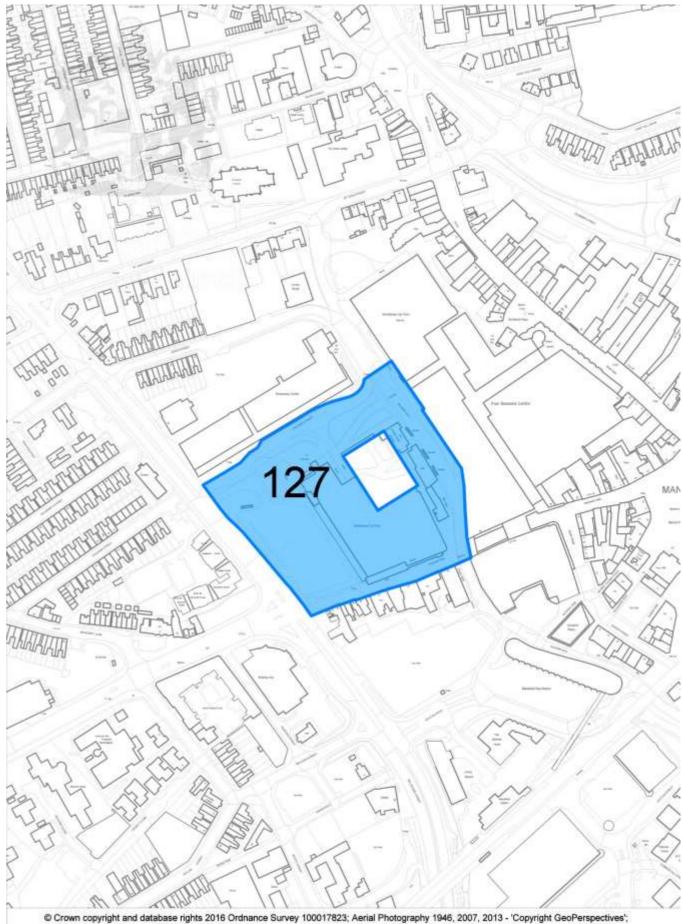
Availability Available

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

Suitability	Suitable	
0	access, the proposed uses will be compatible with town centre location. The site is close to services The loss of any carparking spaces will need to be considered as part of the wider transport strategy.	
Achievability	Potentially achievable	
, , ,	sed uses to be considered - Based on a reasonable expectations on profit, land value and policy e site is considered as having a moderate prospect of achievability.	
Estimated Deliverability	y .	
Housing	Not Assessed 0 c	dwellings
Years 1 -	5 0 Years 6 - 10 0 Years 11+ 0 Post Plan Period 0	0
N/A as the site is	proposed for retail / economic development.	

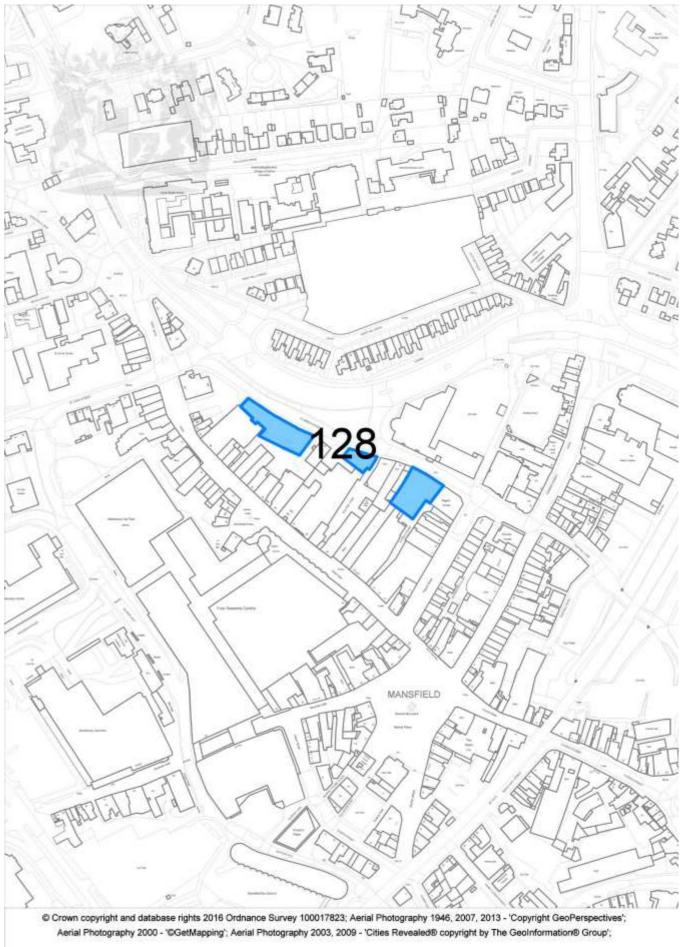
Ec	onomic (sqm)	Developal	ble (years 6-10)				15775	sqm
	Office	0	Industrial	0	Warehousing	0	Leisure 775	
	Comparison retail	7500	Convenience retail	7500				

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.

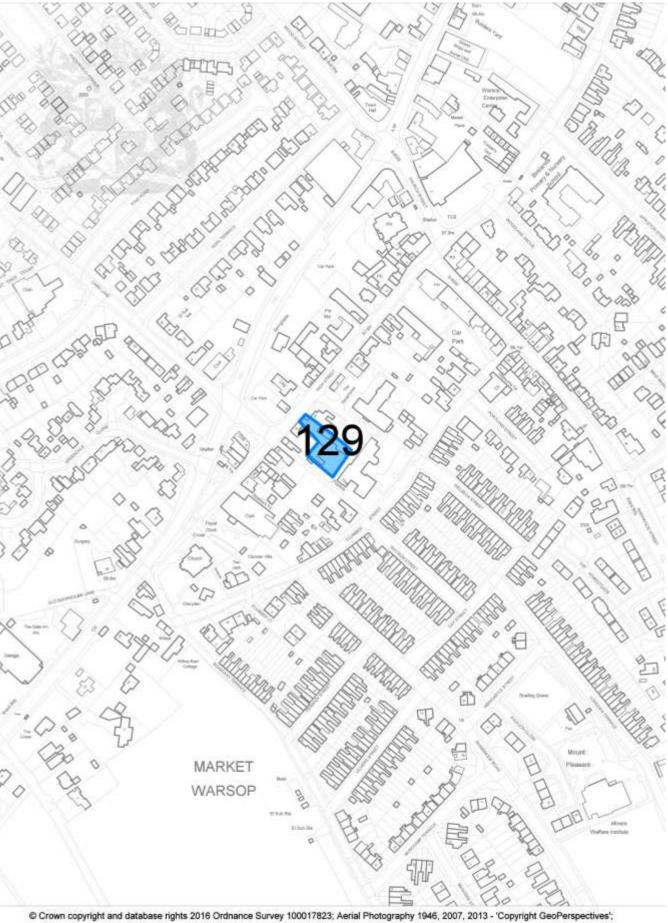


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				Planning Status		
HELAA Ref	128			HELAA Result	Excluded at Stag	ge 1
Site Name	Clumber Street Car Park	Ξ.				
Site Address	Clumber Street					
Ward	Woodlands					
Locality	Mansfield	Grid Ref	453736, 361306	Plotted Site	Area (Ha) 0.2	0
Land Type	Brownfield	Proposal	Economic			
Source	Internal site suggestions	from Plann	ing Officers and other Of	ficers		
Assessment						
Availability	Not Assessed					
Avanability	NotAssessed					
Site exclude	ed at Stage 1 as it is below	v the thresho	old.			
Suitability	Not Assessed					
Site exclude	ed at Stage 1 as it is below	v the thresho	old.			
Achievability	Not Assessed					
Site exclude	ed at Stage 1 as it is below	v the thresho	old.			
Estimated Delive	rability					
Housing	Not Assessed		_			0 dwellings
	ars 1 - 5 0	Years 6 - 1		ears 11+ 0	Post Plan Period	0
Site exclude	ed at Stage 1 as it is below	v the thresho	old.			
Economic (sqn	n) Not Assessed					0 sqm
	Office 0	Industria	al O Ware	ehousing 0	Leisure	0
Compariso	n retail 0 Conv	enience reta	ail O			
Site exclude	ed at Stage 1 as it is below	v the thresho	old.			

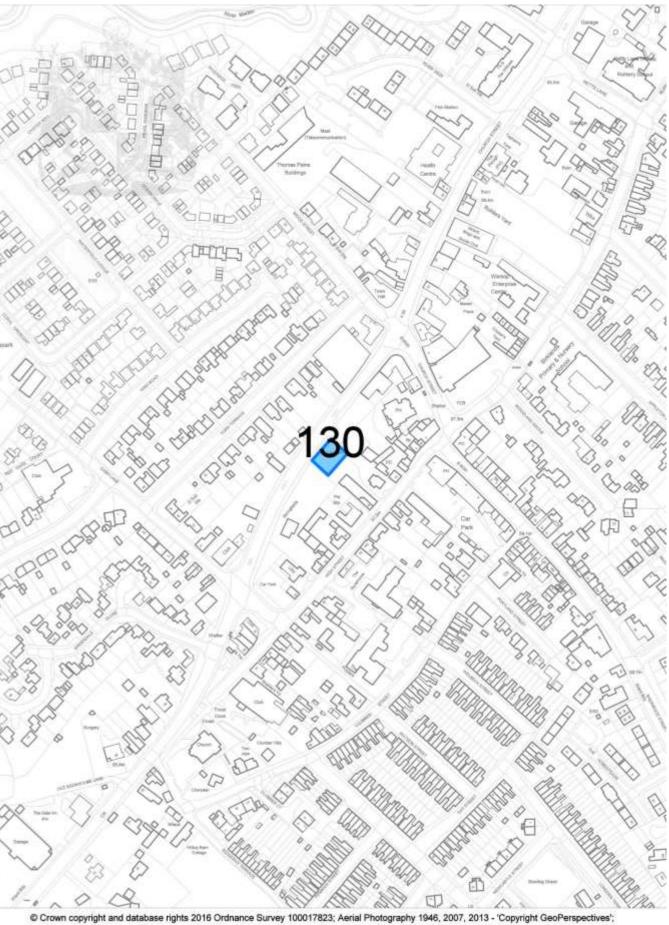


	120				nning Status	Evoluted		
HELAA Ref	129			HEL	AA Result	Excluded a	at Stage 1	
Site Name	Land adjacent Crates a	ind Grapes PH	1					
Site Address	High Street							
Ward	Market Warsop							
Locality	Market Warsop	Grid Ref	456618,36		Plotted Site	e Area (Ha)	0.08	
Land Type	Brownfield	Proposal		onomic				
Source	Internal site suggestion	ns from Plann	ing Officers ar	nd other Officers				
Assessment								
Availability	Not Assessed							
Site exclud	ed at Stage 1 as it is belo	ow the thresh	old.					
Suitability	Not Assessed							
Cite evalua	ad at Ctara 1 as it is hale		ماط					
Site exclud	ed at Stage 1 as it is belo	ow the thresh	010.					
Achievability	Not Assessed							
Site exclud	ed at Stage 1 as it is belo	ow the thresh	old.					
	_							
Estimated Delive	rability							
Housing	Not Assessed						0 dwell	ings
Yea	ars 1 - 5 0	Years 6 - 1	LO O	Years 1	1+ 0	Post Plan P	eriod 0	
Site exclud	ed at Stage 1 as it is belo	ow the thresh	old.					
Economic (sqr	m) Not Assessed						0 9	sqm
	Office 0	Industri	al <mark>0</mark>	Warehousi	ing <mark>0</mark>	Le	eisure <mark>0</mark>	
Compariso	on retail <mark>0</mark> Cor	nvenience reta	ail <mark>0</mark>					
Site exclud	ed at Stage 1 as it is belo	ow the thresh	old.					



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				I	Planning	Status		
HELAA Ref	130			1	HELAA Re	esult	Excluded at Sta	ge 1
Site Name	Church Street car park							
Site Address	Church Street							
Ward	Market Warsop							
Locality	Market Warsop	Grid Ref	456612,3	67897	Plo	otted Site A	rea (Ha) 0.0	04
Land Type	Brownfield	Proposal	E	conomic				
Source	Internal site suggestions	from Planni	ing Officers a	and other Office	ers			
Assessment								
Availability	Not Assessed							
Site exclude	ed at Stage 1 as it is below	<i>i</i> the thresho	old.					
Suitability	Not Assessed							
Site exclude	ed at Stage 1 as it is below	v the thresho	old.					
Achievability	Not Assessed							
Site exclude	ed at Stage 1 as it is below	v the thresho	old.					
Estimated Deliver	ability							
Housing	Not Assessed							0 dwellings
Yea	rs 1 - 5 0	Years 6 - 1	0 0	Year	rs 11+	0	Post Plan Period	0
Site exclude	ed at Stage 1 as it is below	<i>the thresho</i>	old.					
Economic (sqn	n) Not Assessed							0 sqm
	Office 0	Industria	al O	Wareho	ousing	0	Leisure	0
Compariso	n retail 0 Conv	enience reta	il 0					
Site exclude	ed at Stage 1 as it is below	v the thresho	old.					



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				Planning Status		
HELAA Ref	131			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 A	Area (Ha)	0.19
Land Type	Brownfield	Proposal	Mixed			
Source	Internal site suggestion	s from Plann	ing Officers and other Offic	ers		

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.

stimated De	liverability							
Housing		Not Assess	ed					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						
Office	0	Industrial	0	Warehousing 0	Leisure 0		
Comparison retail	0	Convenience retail	0				

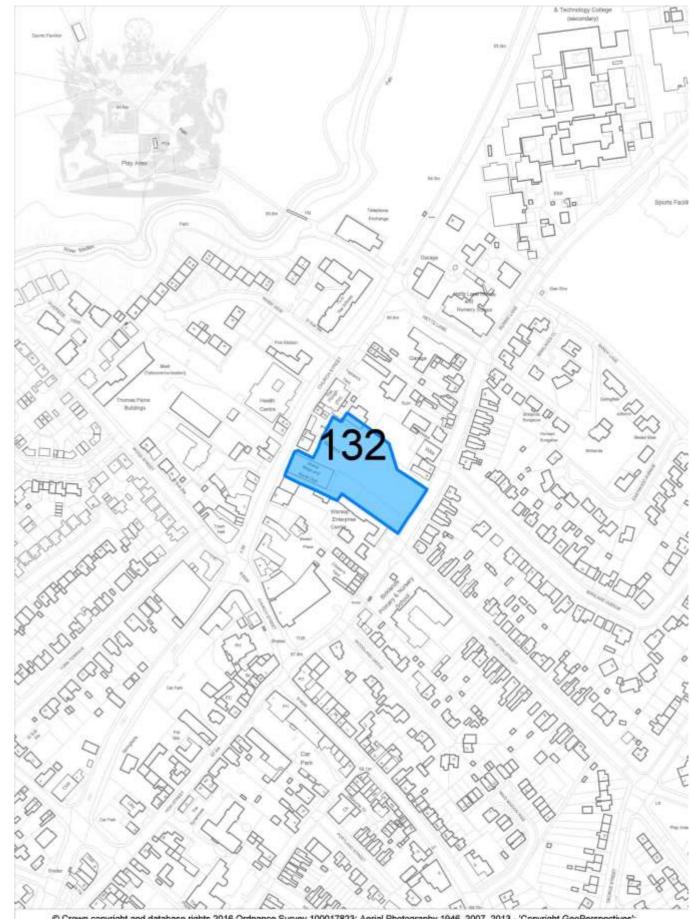
This site is not currently being promoted by land owner through the HELAA and so is assessed as not available, however this could form part of the potential HELAA supply if the availability is confirmed by the landowner.



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	L 32					
Site Name F				HELAA Result	Reasonable alter	native
Site Name	ormer Strand cinema					
Site Address B	Burns Lane / Church Stre	et				
Ward N	Vleden					
Locality N	Market Warsop	Grid Ref	456754 , 368078	Plotted Site A	rea (Ha) 0.49	
Land Type B	Brownfield	Proposal	Economic			
Source Ir	nternal site suggestions	from Plannir	ng Officers and other O	fficers		
Assessment						
Availability	Available					
Planning appli	ication (2016/0136/NT)	approved Ju	ly 2016			
Suitability	Suitable					
Planning appl	ication (2016/0136/NT)	approved Ju	ly 2016			
Achievability	Achievable					
	nisison in place; site is cl ts of achievability.	lose to town	centre and likely to pr	ove attractive for retail.	Site is considered	to have
Estimated Deliverat	bility					
Housing	Not Assessed					0 dwellings
Years	51-5 0	Years 6 - 10	0	Years 11+ 0	Post Plan Period	0
Economic (sqm)	Deliverable (year	·s 1-5)				800 sqm
	Office 0	, Industria	l <mark>0</mark> Wa	rehousing 0	Leisure	0
Comparison		enience retai				

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



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				Planning Status			
HELAA Ref	133			HELAA Result	Excluded	at Stage 2	
Site Name	Handley Arcade Car Pa	ark					
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 perm	issions					

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 Assesse	ed				0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11-	+ 0	Post Plan Period 0
	,	romoted by land own HELAA supply if the a		•		ssed as not available, however this wner.

Economic (sqm)	Not Ass	sessed			0 sqr
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.



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				Planning Status	Permissio	0	
HELAA Ref	134			HELAA Result	Reasonab	le alternative	
Site Name	Land at Belvedere Stree	et					
Site Address	Stockwell Gate						
Ward	Portland						
Locality	Mansfield	Grid Ref	453623, 360961	Plotted Site A	rea (Ha)	0.51	
Land Type	Brownfield	Proposal	Economic				
Source	Unimplemented / outstanding planning permissions for housing and employment buildings						

Availability

Available

Outline planning permission in place and owner promoting development.

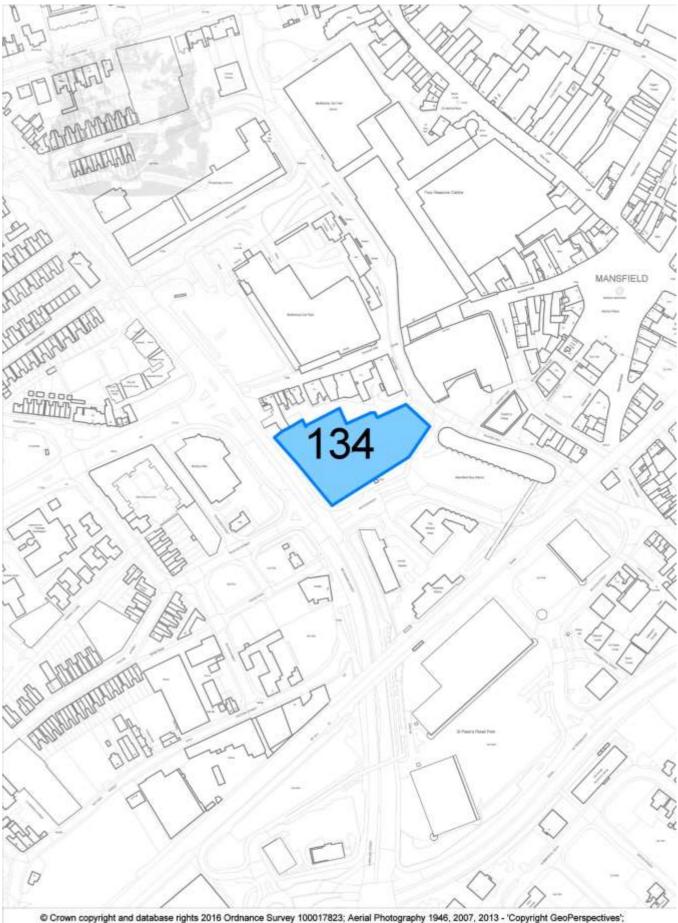
Suitability	Suitable

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

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 Asses	sed					0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Not assessed							
Economic (sqm)	Developa	ble (years 11+)					2608 sqm
Office	1020	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	1588				

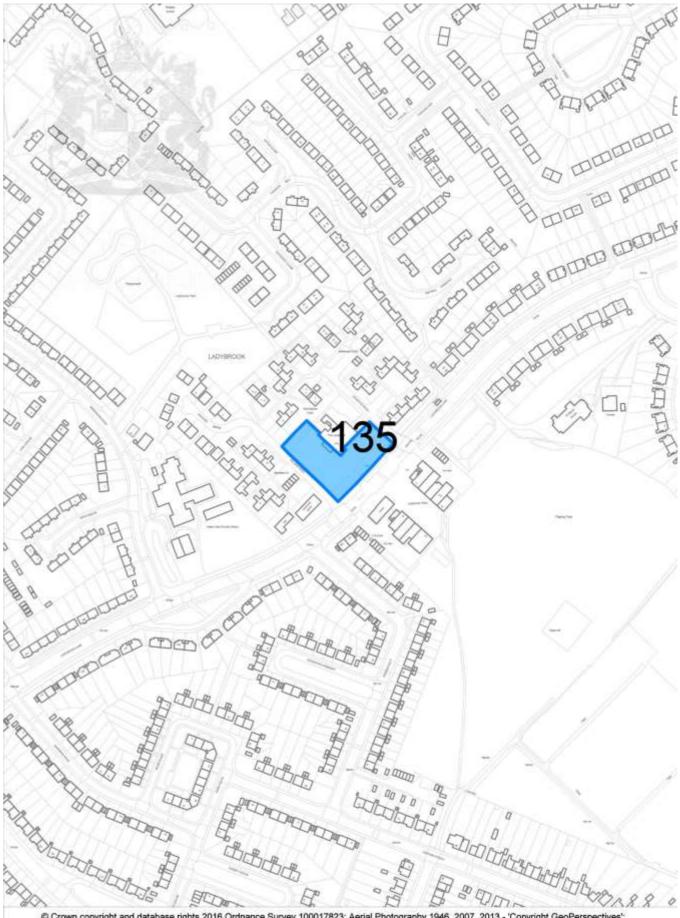
Although there is a willing owner in place the site has had planning permisison for a number of years and no occupier has been identified, unlikely to be delivered in the short term.



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					ing Status		1
HELAA Ref	135			HELA	A Result	Reasonable	alternative
Site Name	190 Ladybrook Lane						
Site Address							
Ward	Ladybrook						
Locality	Mansfield	Grid Ref	452294, 3611	02	Plotted Site	Area (Ha)	0.26
Land Type	Brownfield	Proposal	Econ	omic			
Source	Unimplemented / outsta	inding plannii	ng permissions	for housing and	employment	buildings	
Assessment							
Availability	Available						
Land owner	has identified this site as	available for	development.	Planning permis	sison in place	(2014/0587/ST).
Suitability	Suitable						
Planning per	rmission granted (2014/0	587/ST).					
Achievability	Potentially achie	vable					
The site is co	onsidered to have reason	able prospect	ts of achievabil	ity but needs to	identify end u	ser.	
Estimated Delivera	ability						
Housing	Not Assessed						0 dwelling
Yea	rs 1 - 5 0	Years 6 - 10	0	Years 11+	0	Post Plan Pe	riod <mark>0</mark>
Economic (sqm) Deliverable (year	rs 1-5)					400 sqm
	Office 0	Industrial	0	Warehousing	g 0	Lei	sure <mark>0</mark>
Comparisor	n retail 0 Conve	enience retail	400				

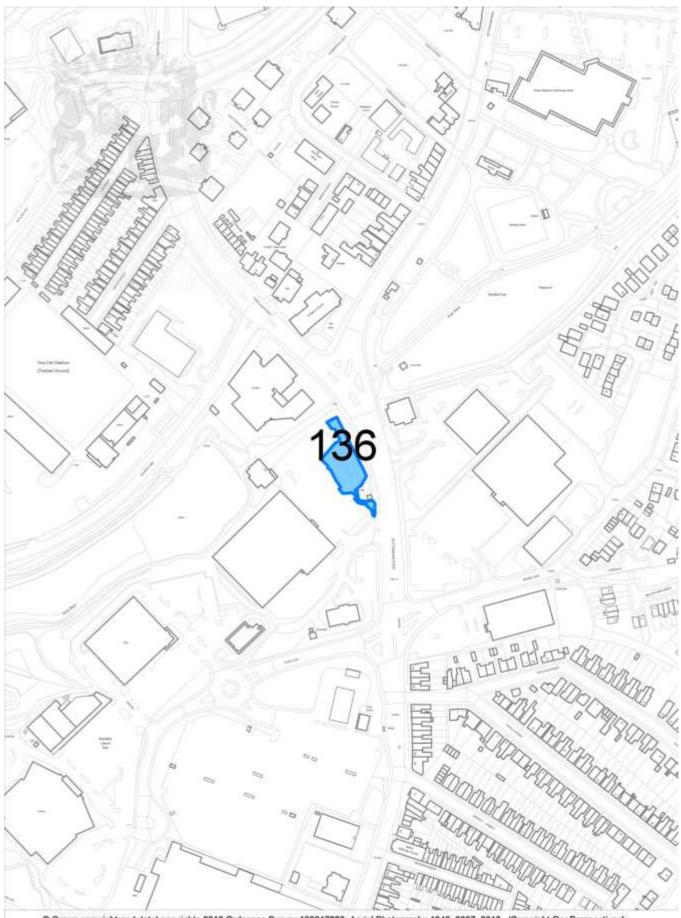
Extant planning permisison in place since 2014, but uncertain whether a developer is in place.



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HELAA Ref	136			Planning Status HELAA Result	Permission gran	
				HELAA Kesuit	Excluded at Stag	зет
Site Name	Nottingham Road Retai	Park				
Site Address	Nottingham Road					
Ward	Portland					
Locality	Mansfield	Grid Ref	453790 , 360328	Plotted Site	Area (Ha) 0.1	1
Land Type	Brownfield	Proposal	Economic			
Source	Unimplemented / outst	anding planr	ning permissions for hous	sing and employment	buildings	
Assessment						
Availability	Not Assessed					
Availability	NOT ASSESSED					
Site and pro	oposed economic floorsp	ace below st	age 1 HELAA threshold -	so not assessed.		
Suitability	Not Assessed					
Sultubility	NotAssessed					
Site and pro	oposed economic floorsp	ace below st	age 1 HELAA threshold -	so not assessed.		
Achievability	Not Assessed					
,						
Site and pro	oposed economic floorsp	ace below st	age 1 HELAA threshold -	so not assessed.		
Estimated Delive	rability					
Housing	Not Assessed					0 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	.0 0 Y	'ears 11+ 0	Post Plan Period	0
Site and pro	oposed economic floorsp	ace too smal	II.			
Economic (sqn	n) Not Assessed					0 sqm
						_
	Office 0	Industri		ehousing <mark>0</mark>	Leisure	0
Compariso	on retail 0 Conv	enience reta	ail O			

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



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					Planning Status		
HELAA Ref	137				HELAA Result	Reasonable alternative	
Site Name	Plot 17						
Site Address	Long Stoop Way, Crowr	n Farm Estate	ē				
Ward	Ling Forest						
Locality	Forest Town	Grid Ref	456861	, 361448	Plotted Site A	rea (Ha) 0.25	
Land Type	Brownfield	Proposal		Economic			
Source	Unimplemented / outst	anding planr	ning perm	issions for hous	ing and employment b	uildings	
Assessment							
Availability	Potentially avail	able					
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 consid	dered to have reasonable prospects of achievability and is currently being marketed.

Estimated Deliverability								
Housing	Not Asses	ssed						0 dwellings
Years 1 - 5	0	Years 6 - 10	0	Ye	ars 11+	0	Post Plan Period	0
Not assessed								
Economic (sqm)	Developa	ble (years 6-10)						1000 sqm
Office	0	Industrial	0	Ware	housing	1000	Leisure	0
Comparison retail	0	Convenience retail	0					

Commencement assumed during the 6 - 10 year timeframe as no planning permission in place.



				Planning Status	Permissio	on granted
HELAA Ref	138			HELAA Result	Excluded	at Stage 2
Site Name	Bellamy Road Industria	al 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	or residential of	or mixed use in a recent	Employment Land Revi	iew	

Assessment

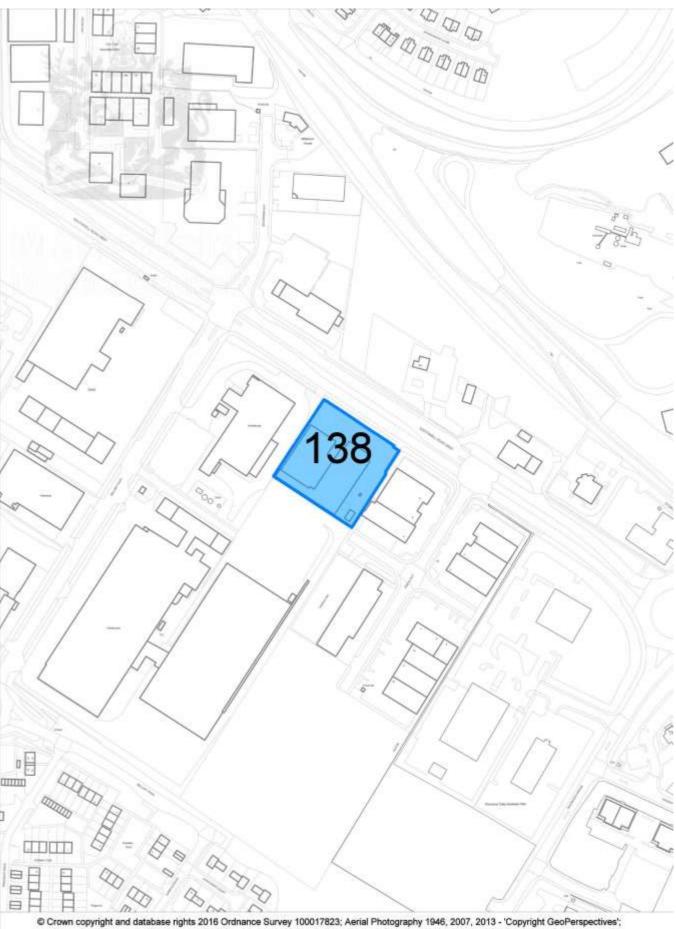
Availability Not available

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
Not available.	
Achievability	Not Assessed
Not available.	
Estimated Deliverability	
Housing	Not Assessed 0 dwellings
Years 1 - 5	0Years 6 - 100Years 11+0Post Plan Period0
Not available.	

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

Planning consent for storage and repair of caravan and motorhomes implemented and site is no longer considered as available for HELAA.

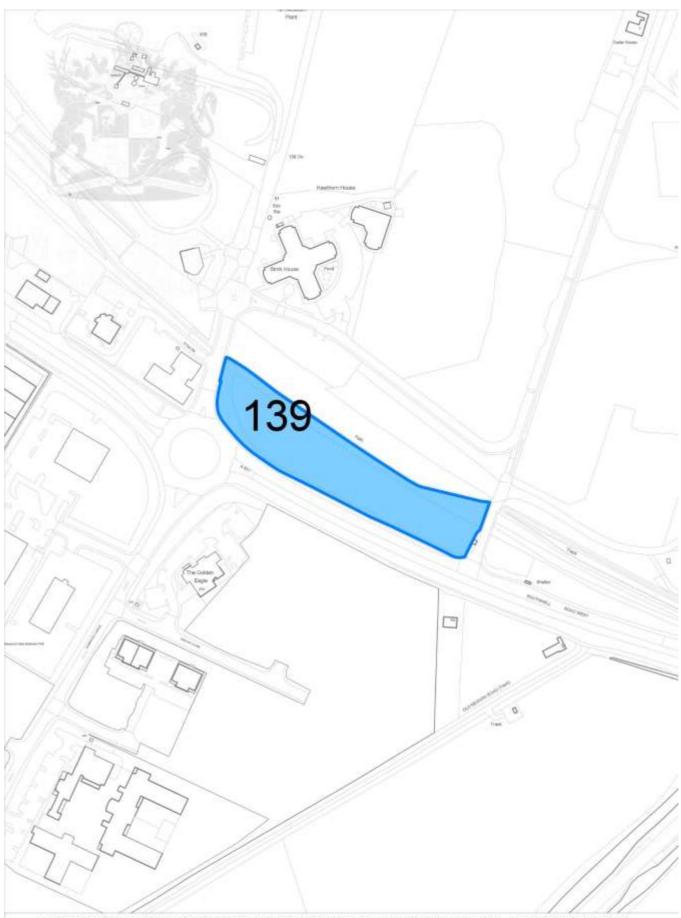


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				Planning Status	
HELAA Ref	139			HELAA Result	Reasonable alternative
Site Name	Frontage to Ransom	Wood Business	Park		
Site Address	Southwell Road Wes	st			
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457094 , 359287	Plotted Site	Area (Ha) 2.25
Land Type	Mixed	Proposal	Economic		
Source	Sites recommended	for residential of	or mixed use in a recent E	Employment Land Revi	ew
Assessment					
Availability	Available				
Land own	er has identified this sit	te as available fo	or development. Site is b	eing marketed.	
C	C to be				
Suitability	Suitable				
The site h	as good access, the pro	posed use is con	mpatible with adjoining u	uses and close to servio	ces and public transport.
Achievability	Achievable				
Site is con	sidered to have good	prospects of ach	ievability in a prominent	location in a well prov	ven commercial area.
Estimated Delive	erability				
Housing	Not Assessed	d			0 dwellings

nousing	NOL ASS	55556					0 uwchings
Years 1 - 5	5 0	Years 6 - 10	D	Years 11+	0	Post Plan Period	0
N/A							
Economic (sqm)	Develo	pable (years 6-10)					1750 sqm
Office	e 0	Industrial (D	Warehousing	0	Leisure	1000
Comparison retai	0	Convenience retail	750				

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.

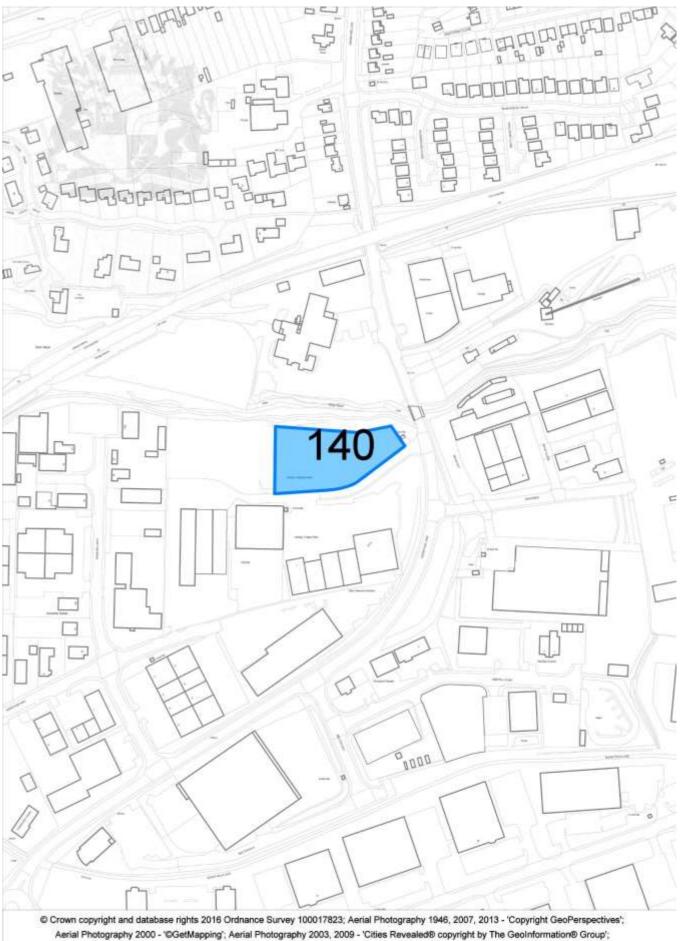


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	440			Planning Status	Permission gra	
HELAA Ref	140			HELAA Result	Reasonable alte	ernative
Site Name	-	ndustrial Estate (Si	te A)			
Site Address	Hermitage Lane					
Ward	Oakham					
Locality	Mansfield	Grid Ref	452424 , 359779	Plotted Site	Area (Ha) 0.4	10
Land Type	Greenfield	Proposal	Economic			
Source	Sites recommend	led for residential o	or mixed use in a recei	nt Employment Land Rev	iew	
Assessment						
Availability	Available					
Site is con	isidered as available	and has detailed p	lanning permisison fo	r 3 light industrial units (2	2016/0086/ST).	
Suitability	Suitable					
Tho cito h	as planning permissi	ion (2016/0096/ST)				
The site h		1011 (2010/0080/31)				
Achievability	Achievab	le				
C 11 - 1			· · · · · · · · · · · · · · · · · · ·	the state of the s		
Site is con	isidered to have goo	d prospects of ach	levability as there are	identified end user show	vn in the planning a	application.
Estimated Deliv	erability					
Housing	Not Asses	sed				0 dwellings
Y	ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period	0
N/A						
Economic (so	am) Deliverab	le (years 1-5)				1115 sqm
	Office <mark>0</mark>	Industri	al 1115 W	arehousing 0	Leisure	0
Comparis	on retail 0	Convenience reta	il O			

Detailed planning permission granted in May 2016 with end users identified.



HELAA Ref	141			Planning Status HELAA Result	Reasonable alternative
Site Name	Oakham Business Par	k (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 f	or residential o	or mixed use in a recer	nt Employment Land Rev	iew
Assessment					
A	Available				
Availability	Available				
Site is not HELAA.	considered as available	for developme	nt at present as it is n	ot being actively promot	ed by the land owner via the
Suitability	Suitable				
Site is con	sidered to have suitable	access and is	considered suitable fo	r economic use at this st	age
Achievability	Potentially ac	hievable			
Site maybe	e have some prospects	of achievability	n, however the small p	lot size may narrow the	market appeal.
Estimated Delive	erability				
Housing	Not Assessed				0 dwellings
	ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0
N/A			0		
Economic (sq	m) Not deliverab	le within the pl	an period		680 sqm
	Office 0	Industria	al 340 W	arehousing 340	Leisure 0
Comparis		nvenience reta			

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.



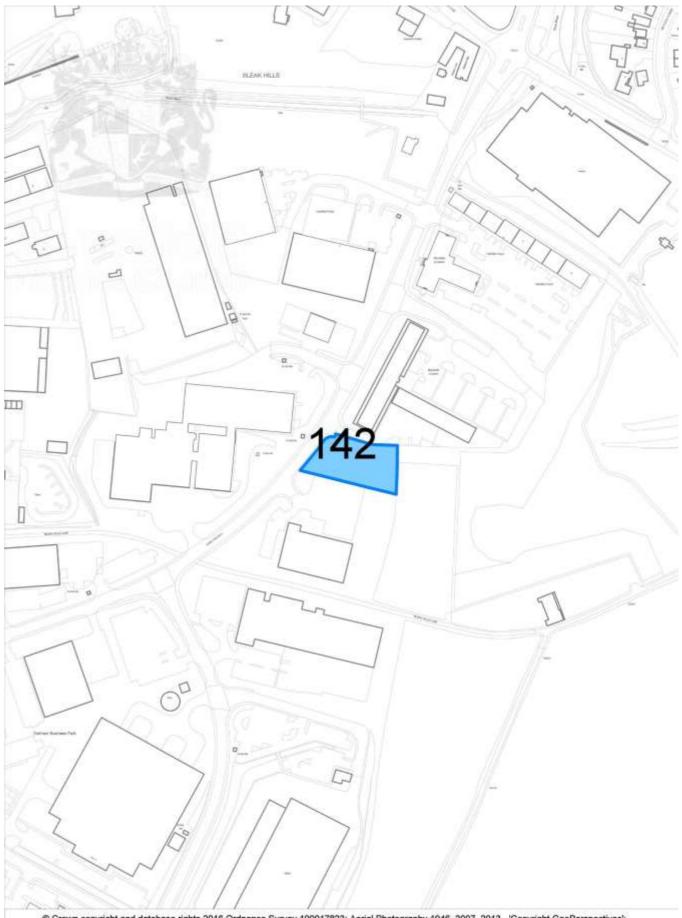
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					Planning Status		
HELAA Ref	142				HELAA Result	Reasonable	e alternative
Site Name	Oakham Business Park	(Site B)					
Site Address	Hamilton Way						
Ward	Oakham						
Locality	Mansfield	Grid Ref	452862,3	59606	Plotted Site	Area (Ha)	0.22
Land Type	Greenfield	Proposal	E	conomic			
Source	Sites recommended for	r residential o	or mixed use	in a recent Er	mployment Land Rev	view	
Assessment							
A	Austickle						
Availability	Available						
Site is not o	considered as available fo	or developme	ent at presen	t as it is not b	eing actively promo	ted by the land	l owner.
Suitability	Suitable						
currationity	Suitable						
Site use an	d access is considered su	itable at this	stage				
Achievability	Potentially achi	ievable					
This is a sm	all plot which may narro	ow the marke	et appeal of t	he site.			
Estimated Delive	rability						
	Not Assessed						0 du cellin ce
Housing	Not Assessed						0 dwellings
	ars 1 - 5 0	Years 6 - 1	0 0	Ye	ears 11+ 0	Post Plan Pe	eriod <mark>0</mark>
N/A							
Economic (sqr	n) Not deliverable	e within the p	lan pe <u>riod</u>				880 sqm
	Office 0	Industri	al 440	Ware	housing 440	Lei	isure <mark>0</mark>

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.

Convenience retail 0

Comparison retail 0



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HELAA Ref	143			Planning Status HELAA Result	Reasonab	le alternative	
Site Name	Crown Farm Industrial E	Estate (Site A	.)				
Site Address	Crown Farm Way						
Ward	Kingsway						
Locality	Forest Town	Grid Ref	456991, 361782	Plotted Site A	Area (Ha)	2.77	
Land Type	Greenfield	Proposal	Economic				
Source	Sites recommended for	residential o	or mixed use in a recent E	mployment Land Revie	ew		

Assessment

Availability Available

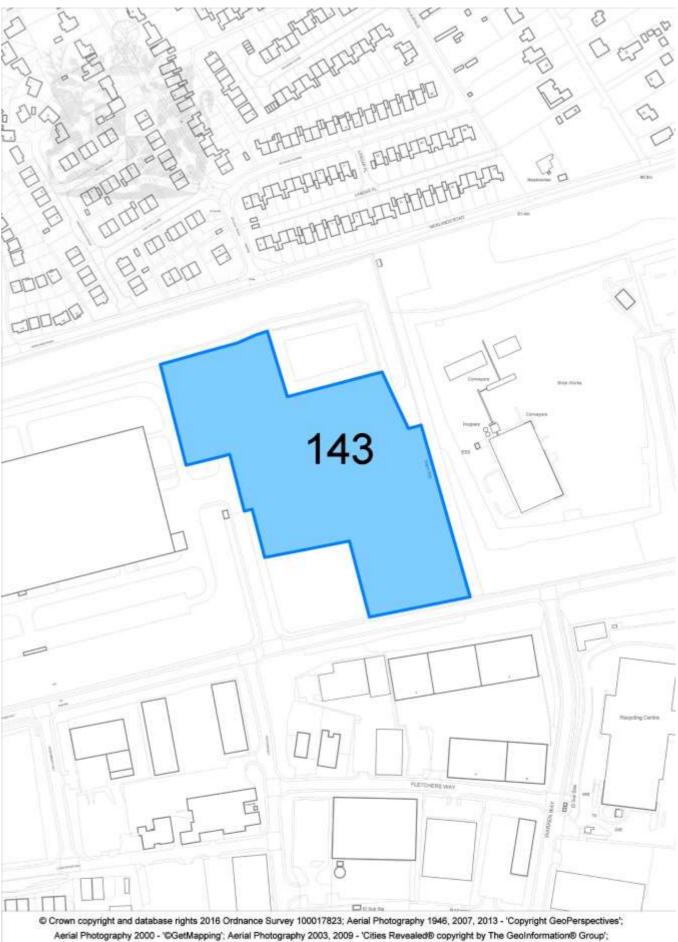
Comparison retail 0

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 t	o have reasonable prospects of achievability.	
Estimated Deliverability		
Housing	Not Assessed 0 dwellin	ngs
Years 1 - 5	0Years 6 - 100Years 11+0Post Plan Period0	
N/A		
Economic (sqm)	Not deliverable within the plan period 11080 set	qm
Office	0 Industrial 5540 Warehousing 5540 Leisure 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.

Convenience retail 0



				Planning Status					
HELAA Ref	144		HELAA Result	Reasonable alternative					
Site Name	Land off Sherwood Stree	et							
Site Address									
Ward	Yeoman Hill								
Locality	Mansfield Woodhouse	Grid Ref	453652 , 362977	Plotted Site A	rea (Ha) 0.23				
Land Type	Brownfield	Proposal	Economic						
Source	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

The site is considered as suitable as has secured planning permission recently (2016/0082/NT).

Achievability Achievable

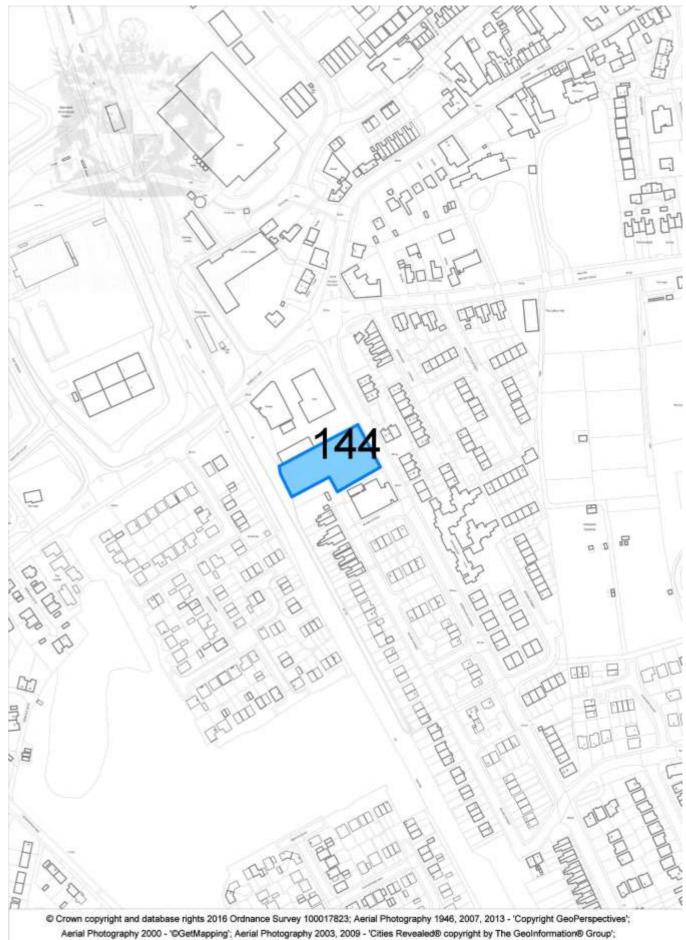
Suitable

Site is considered to have reasonable prospects of achievability.

Estimated Deliverability	1
--------------------------	---

Housing	Not	Not Assessed									
Yea	rs 1 - 5 0		Years 6 - 10	0		Years 11+	0	Post Plan Period	0		
N/A											
Economic (sqm	n) Deli	verable (yea	ars 1-5)						836 sqm		
	Office 0		Industrial	0		Warehousing	836	Leisure	0		
Compariso	n retail 0	Conv	venience retail	0							

Site has detailed planning permission granted in July 2016 and is expected to be developed in the next five years.



				Planning Status						
HELAA Ref	145			HELAA Result	Reasonab	le alternative				
Site Name	Sherwood Business	Park (Site A)								
Site Address	Southwell Road We	st								
Ward	Ransom Wood									
Locality	Mansfield	Grid Ref	457431, 359153	Plotted Site	Area (Ha)	0.51				
Land Type	Greenfield	Proposal	Economic							
Source	Sites recommended	Sites recommended for residential or mixed use in a recent Employment Land Review								
Assessment										
Availability	Available									
Availability	Available									
Site is no the HELA		e for developme	ent at present as it is not	being actively promo	ted by the lan	d owner through				
Suitability	Suitable									
	in a second s									
Site use a	ind access is considered	suitable at this	stage							
Achievability	y Achievable									
C'ha la a			- Carabata - a la titu							
Site is coi	nsidered to have reasor	hable prospects	of achievability.							
Estimated Deliv	verability									
Housing	Not Assesse	d				0 dwelling				
Y	ears 1 - 5 0	Years 6 - 1	LO O Y	'ears 11+ 0	Post Plan F	Period 0				
N/A										
,.										
Economic (s	qm) Not delivera	ble within the p	lan period			2040 sqr				

 Economic (sqm)
 Not deliverable within the plan period
 2040 sq

 Office
 0
 Industrial
 1020
 Warehousing
 1020
 Leisure
 0

 Comparison retail
 0
 Convenience retail
 0
 0
 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.



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				Planning Status						
HELAA Ref	146			HELAA Result	Reasonable alternative					
Site Name	Sherwood Business Parl	k (Site B)								
Site Address	Southwell Road West									
Ward	Ransom Wood									
Locality	Mansfield	Grid Ref	457532 , 359264	Plotted Site A	rea (Ha) 0.27					
Land Type	Greenfield	Proposal	Economic							
Source	Sites recommended for	Sites recommended for residential or mixed use in a recent Employment Land Review								
Assessment										
Availability	Available									
Site is not c the HELAA.		r developme	nt at present as it is not l	being actively promote	d by the land owner through					
Suitability	Suitable									
Employmer	nt use is compatible with	adjoining loc	cation and access is consi	dered suitable.						
Achievability	Achievable									
Site is cons	idered to have good pros	pects of achi	evability.							
Estimated Delive	rability									
Housing Yea N/A	Not Assessed ars 1 - 5 0	Years 6 - 1	0 0 Y	ears 11+ 0	0 dwellings Post Plan Period 0					
Economic (sqr Compariso	Office 0	within the pl Industria venience reta	al <mark>540</mark> Ware	housing 540	1080 sqm Leisure 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.



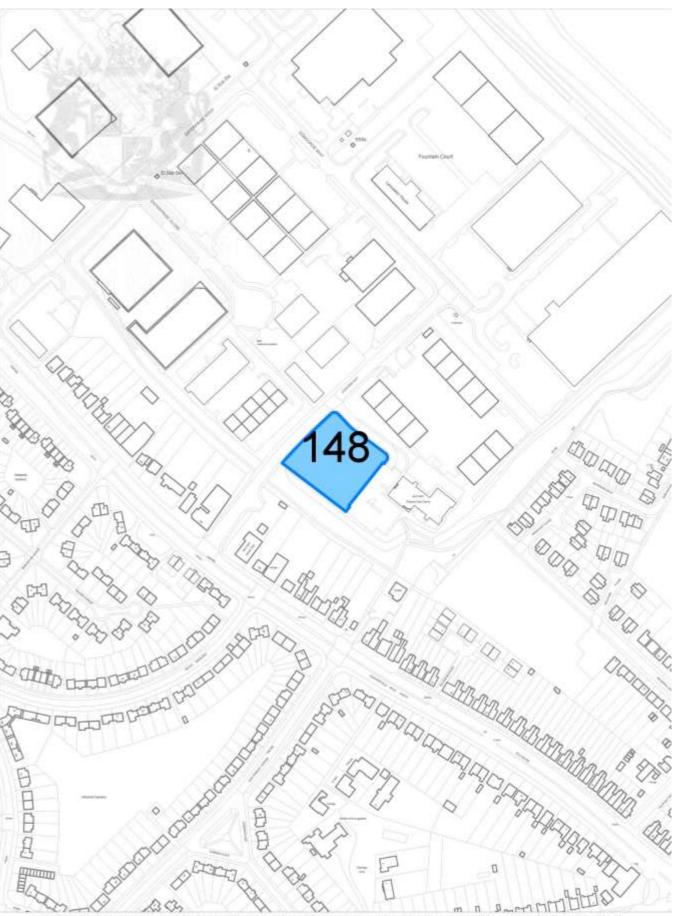
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				Planning Status						
HELAA Ref	148			HELAA Result	Reasonable alternative					
Site Name	Millenium Business Park	(Site A)								
Site Address	Concorde Way									
Ward	Sherwood									
Locality	Mansfield	Grid Ref	452161 , 362830	Plotted Site A	rea (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 c the HELAA.	onsidered as available for	r developme	ent at present as it is not b	peing actively promote	d by the land owner through					
Suitability	Suitable									
Employmer	nt use is compatible with	adjoining loc	cation and access is consid	dered suitable.						
Achievability	Achievable									
Site is consi	dered to have good pros	pects of achi	evability.							
Estimated Deliver	rability									
Housing	Not Assessed				0 dwellings					
Yea N/A	ors 1 - 5 0	Years 6 - 1	.0 <mark>0 Ye</mark>	ears 11+ 0	Post Plan Period 0					
Economic (sqn	n) Not deliverable	within the pl	lan period		1280 sqm					

 Office
 0
 Industrial
 640
 Warehousing
 640
 Leisure
 0

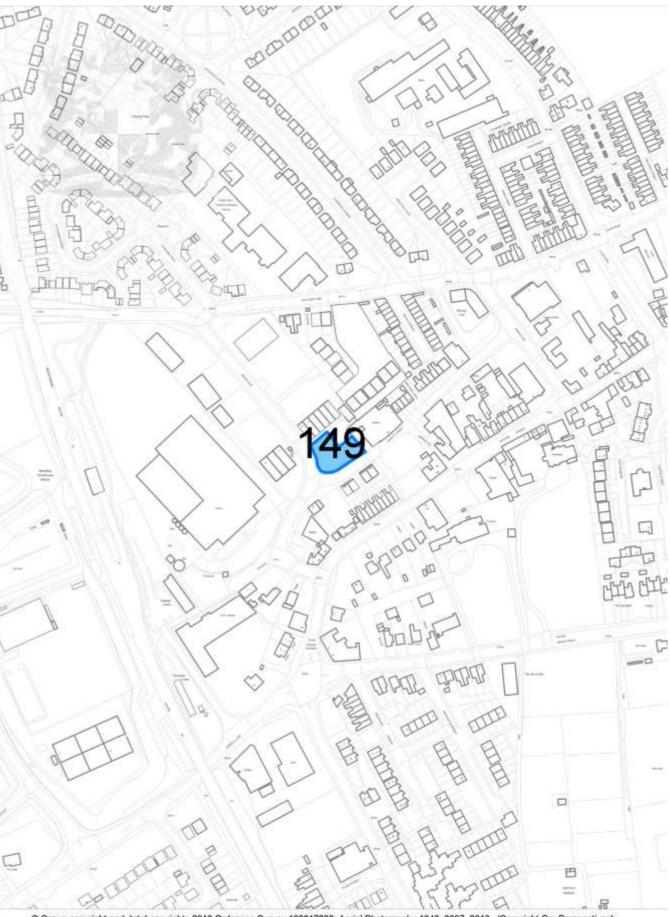
 Comparison retail
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 Convenience retail
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Although identified through the Employment Land Review 2017 as having scope for employment use, this site is not currently being promoted by land owner through 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.



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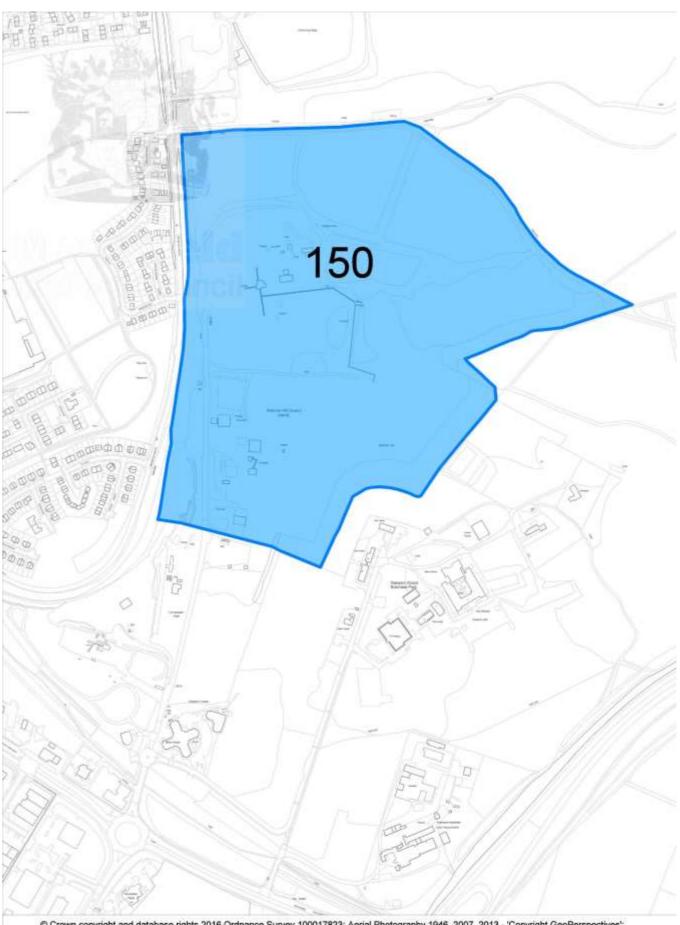
				F	Planning Status		
HELAA Ref	149			ŀ	HELAA Result	Excluded at Stage 1	
Site Name	Land off Grove Way						
Site Address	Grove Street						
Ward	Woodhouse						
Locality	Mansfield Woodhouse	Grid Ref	453657,363	261	Plotted Sit	e Area (Ha) 0.08	
Land Type	Brownfield	Proposal	Eco	nomic			
Source	Sites recommended for	residential o	or mixed use in	a recent Emp	oloyment Land R	eview	
Assessment							
Availability	Not Assessed						
Availability	NOT ASSESSED						
Site is belo	w the HELAA threshold an	id so not ass	sessed				
Suitability	Not Assessed						
Site is below	w the HELAA threshold an	id so not ass	sessed				
Achievability	Not Assessed						
Site is belo	w the HELAA threshold an	id so not ass	sessed				
Estimated Delive	rability						
Housing	Not Assessed					0 dv	wellings
	ars 1 - 5 0	Years 6 - 1	LO 0	Year	s 11+ 0	Post Plan Period 0	
	w the HELAA threshold an						
Economic (sqr	n) Not Assessed						0 sqm
	Office 0	Industri	al 0	Wareho	using <mark>0</mark>	Leisure 0	
Compariso	on retail 0 Conv	enience reta	ail O				
Site is belo	w the HELAA threshold an	id so not ass	sessed				



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				Planning Status					
HELAA Ref	150			HELAA Result	Reasonable alternative				
Site Name	Ratcher Hill Quarry								
Site Address	Southwell Road West								
Ward	Ransom Wood								
Locality	Mansfield	Grid Ref	457177 , 359841	Plotted Site A	Area (Ha) 4.88				
Land Type	Brownfield	Proposal	Economic						
Source	Development sites put	forward duri	ng 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 suita	ble							
	ed use is compatible with to be confirmed.	n adjoining us	ses and close to services	and public transport.	The proposed access for the				
Achievability	Achievable								
Site is cons	idered to have good pros	spects of ach	ievability.						
Estimated Delive	rability								
Housing	Not Assessed				0 dwellings				
Yea	ars 1 - 5 0	Years 6 - 1	0 0 Y	ears 11+ 0	Post Plan Period 0				
N/A									
Economic (sqr	n) Developable (ye	ars 6-10			19520 sqm				
	Office 9760	Industri		ehousing 0	Leisure 0				
Compariso	on retail 0 Conv	enience reta	nil 0						

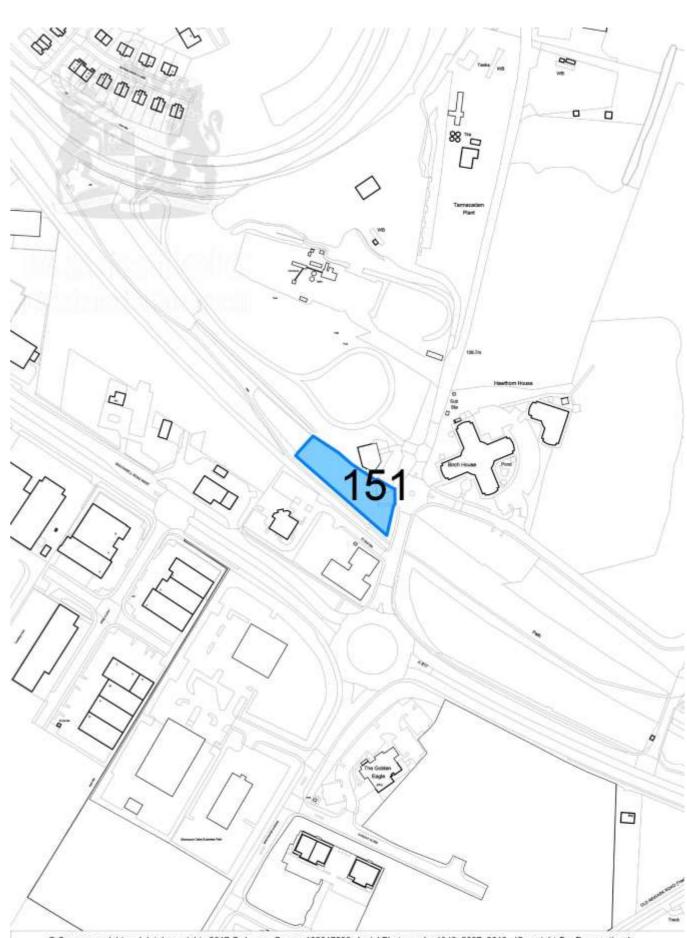
Commencement assumed during the 6 - 10 year timeframe as no planning permission in place.



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				Planning Status	
HELAA Ref	151			HELAA Result	Excluded at Stage 2
Site Name	Carpark opposite	Birch House			
Site Address	Ransom Wood, S	outhwell Road Wes	st		
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	457016 , 359362	Plotted Site	Area (Ha) 0.22
Land Type	Brownfield	Proposal	Economi	C	
Source	Development site	es put forward duri	ng a "Call for Sites" L	ocal Plan consultation	
Assessment					
Availability	Not availa	able			
Discussion	ns with land owners	indicate the site is	no longer available f	or development at this p	oint in time.
Suitability	Suitable				
outcomey	Suitable				
Site is suit	ably located for offi	ce development, w	ith access to road ne	twork.	
Achievability	Achievab	le			
Site is con	sidered to have go	od prospects of ach	ievability.		
Estimated Delive	erability				
Housing	Not Asses	ssed			0 dwellings
	ears 1 - 5 0	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0
Economic (sq	m) Developa	ble (years 6-10)			880 sqm
	Office 880	Industri	al 0 \	Warehousing 0	Leisure 0
Comparis	on retail 0	Convenience reta	ail O		

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.



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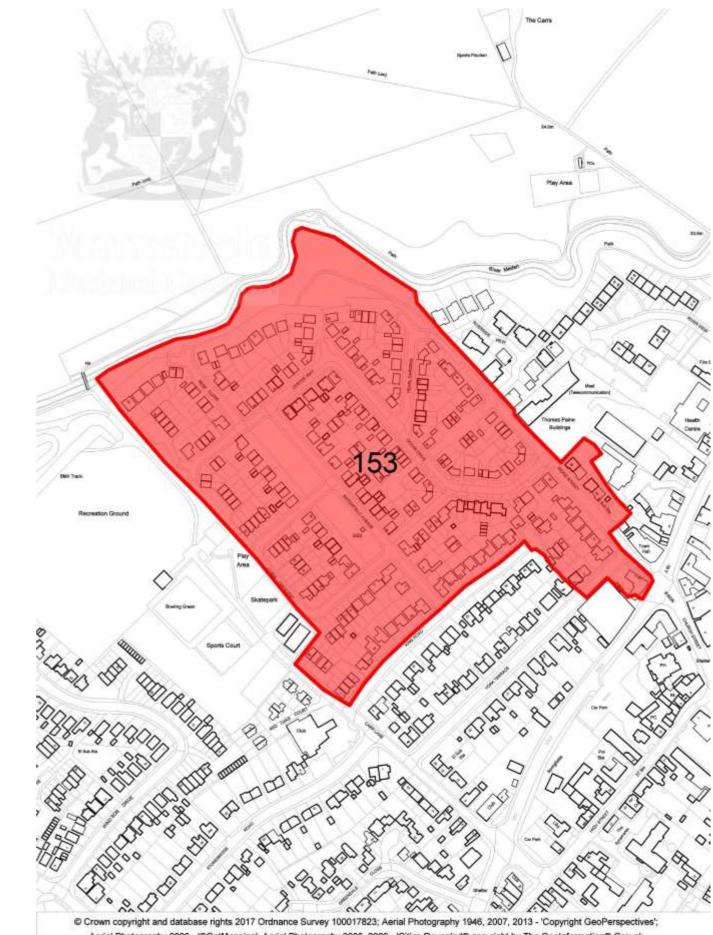
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	450		Planning Status	able alternative	
HELAA Ref	152		HELAA Result Reason	lable alternative	
Site Name	Land off Birch Street				
Site Address	Birch Street				
Ward	Warsop Carrs				
Locality	Church Warsop	Grid Ref 456094 , 369177		1.41	
Land Type	Greenfield	Proposal Housing			
Source	Housing and Econom	ic Development sites under constr	uction		
Assessment					
Availability	Available				
Planning p	ermission in place (201	4/0302/NT)			
Suitability	Suitable				
Planning p	ermission in place (201	4/0302/NT)			
Achievability	Achievable				91.7m
	under construction and of achievability.	l is almost complete. Lower sales v	value expected. Site is considered to	have good	
Estimated Delive	erability				All Do old
Housing	Deliverable (y			30 dwellings	> BEOM CHELLE
	een completed.	Years 6 - 10 0	Years 11+ 0 Post Pla	n Period <mark>0</mark>	
				0	
Economic (sq				0 sqm	
Comparise	Office 0 on retail 0 Co	Industrial 0 onvenience retail 0	Warehousing 0	Leisure 0	A BOLO
Company		onvenience retail 0			- A 100 0 18
					A di
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Church Vale Primary School PESS 0 П ۵ ш°Ц 85.6m LAUREL 5 E C 0 TI D N

HELAA Ref	153			Planning Status HELAA Result	Reasonable alternative	
Site Name	The Royal Estate					WAY BUL
Site Address	Land off King Road / V	/ood Street				
Ward	Warsop Carrs					
Locality	Market Warsop	Grid Ref	456441,368083	Plotted Sit	e Area (Ha) 7.24	
Land Type	Brownfield	Proposal	Housing			62.12
Source	Housing and Economic	c Developmen	t sites under constructio	n		10.00
Assessment						
Availability	Available					
		10070 /117 00				
Planning p	permission in place (2006	/00/9/N1, 20	J9/0506/NT and 2010/04	444/NT).		
Suitability	Suitable					
Planning p	permission in place (2006	/0079/NT, 20	09/0506/NT and 2010/04	444/NT).		I DIRE
Achievability	Achievable					
	under construction and of achievability.	is almost com	plete. Medium sales valu	ue expected. Site is	considered to have good	BUTHER
Estimated Deliv	erability					Recreation Ground
Housing	Deliverable (ye	ears 1-5)			255 dwellings	
Ye	ears 1 - 5 33	Years 6 - 1	.0 0 Y	ears 11+ 0	Post Plan Period 0	\diamond
Site comp	leted					Bouling Green
Economic (so	m) Not Assessed				0 sqm	3
	Office 0	Industri	al <mark>0</mark> Ware	ehousing <mark>0</mark>	Leisure 0	the the the
Comparis	on retail 0 Cor	nvenience reta	iil O			CHALL OF THE CHALL

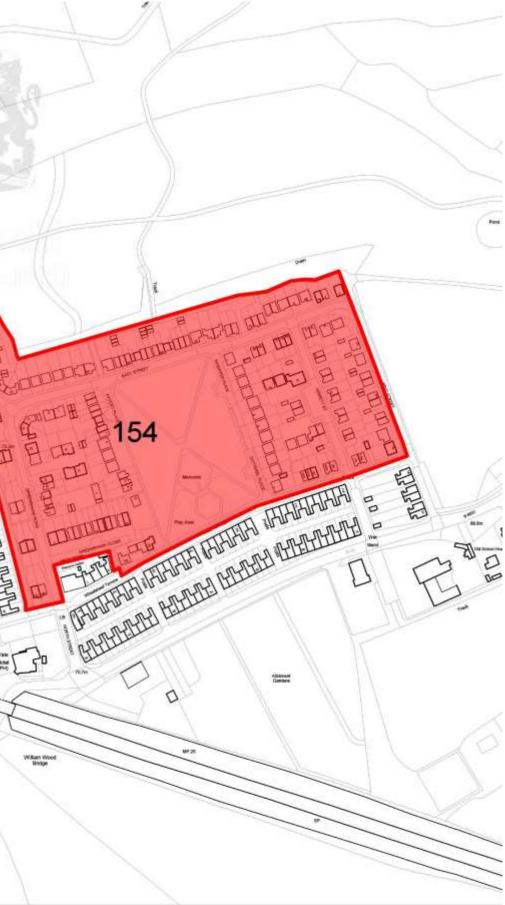


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			Planning Status						
HELAA Ref	154			HELAA	Result	Reasonat	le alternative		
Site Name	Land at West St and	d King St							
Site Address	inc. Greenshank Ro	ad							
Ward	Warsop Carrs								
Locality	Warsop Vale	Grid Ref	454749,367	7996 1	Plotted Site A	Area (Ha)	5.45		
Land Type	Brownfield	Proposal	Но	ousing					
Source	Housing and Econo	mic Developmen	t sites under c	onstruction					
Assessment									
Availability	Available								
Planning	permission in place (20)06/0071/NT and	2011/0463/N	Т).					
o I									
Suitability	Suitable								
Planning	permission in place (20)06/0071/NT and	2011/0463/N	Т).					
Achievability	Achievable								
	under construction a	nd is almost com	plete. Medium	n sales values expec	ted. Site is co	onsidered to	have good		
							0		
prospects	of achievability.								
	-								
Estimated Deliv	erability								
	-	(years 1-5)				_	156 dwellings		
Estimated Deliv	erability	(years 1-5) Years 6 - 1	.0 0	Years 11+	0	Post Plan I	156 dwellings		
Estimated Deliv	erability Deliverable ears 1 - 5 14		0 0	Years 11+	0	Post Plan I	156 dwellings		
Estimated Deliv Housing Y Site comp	erability Deliverable ears 1 - 5 14 Dete	Years 6 - 1	0 0	Years 11+	0	Post Plan I	156 dwellings Period 0		
Estimated Deliv Housing Y	erability Deliverable ears 1 - 5 14 olete am) Not Assesse	Years 6 - 1 ed					156 dwellings Period 0 0 sqm		
Estimated Deliv Housing Y Site comp Economic (se	erability Deliverable ears 1 - 5 14 olete qm) Not Assesse Office 0	Years 6 - 1	al 0	Years 11+ Warehousing	0		156 dwellings Period 0		

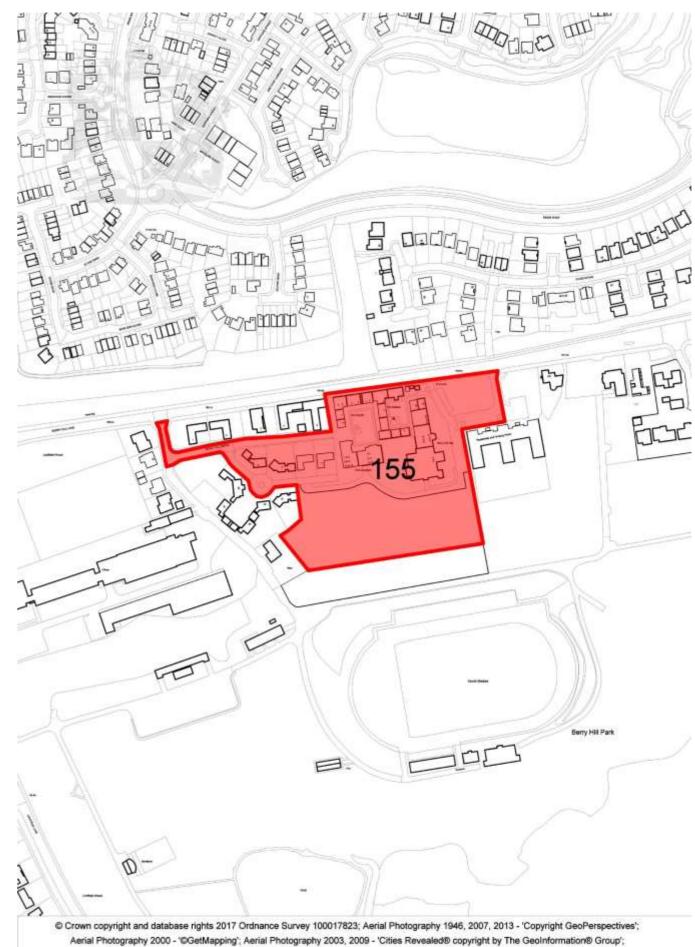
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	455			Planning Status	Dessentius alternative
HELAA Ref	155			HELAA Result	Reasonable alternative
Site Name	Berry Hill Hall				
Site Address	Berry Hill Lane				
Ward	Berry Hill				
Locality	Mansfield	Grid Ref	454987 , 359529	Plotted Sit	e Area (Ha) 2.11
Land Type	Brownfield	Proposal	Housing		
Source	Housing and Economic	: Developmen	t sites under construc	tion	
Assessment					
Availability	Available				
	ermission in place (2003	/0768/ET) and	l completed.		
Suitability	Suitable				
Planning p	ermission in place (2003	/0768/ET) and	l completed.		
Achievability	Achievable				
Site is und	er construction. Higher	value area. Sit	e is considered to ha	ive good prospects of a	chievability.
Estimated Delive	erability				
Housing	Deliverable (ye	ears 1-5)			58 dwellings
Ye	ears 1 - 5 43	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0
	development was permined to be		iginal application but	it is now understood th	at this is not expected to take
Economic (sq	m) Not Assessed				0 sqm
	Office 0	Industria	al <mark>0 </mark>	/arehousing 0	Leisure 0
Comparis	on retail 0 Cor	venience reta	il 0		

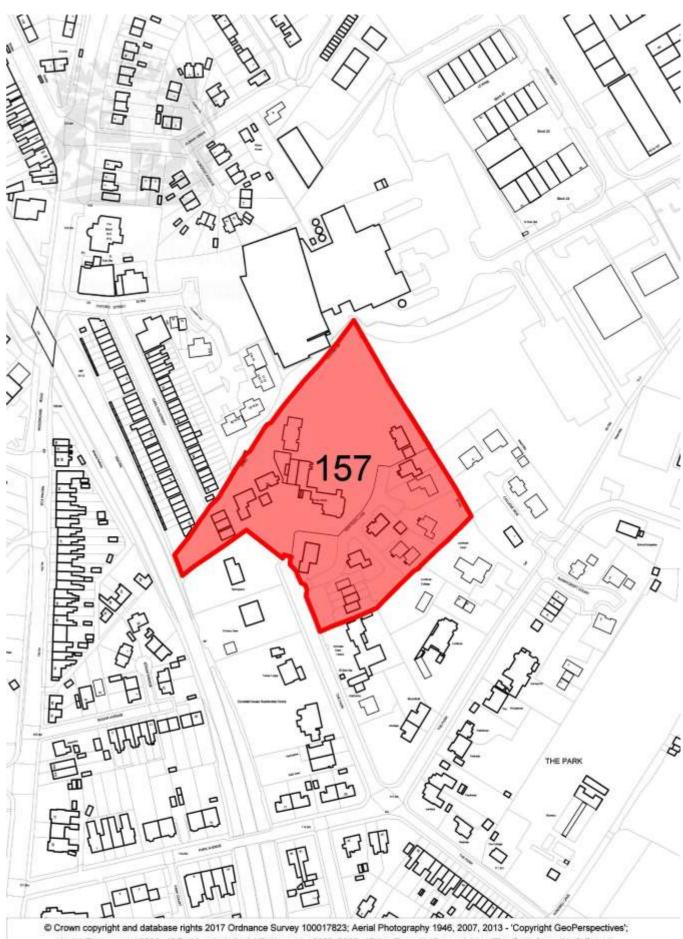


				Planning Status		on granted	6	
HELAA Ref	156			HELAA Result	Reasonal	ble alternative	sv s H	ks - N70
Site Name	Former Miners Offices							
Site Address	Berry Hill Lane							
Ward	Berry Hill							
Locality	Mansfield	Grid Ref	455236 , 359594	Plotted Site	Area (Ha)	0.93		
Land Type	Brownfield	Proposal	Housing				VEST MALA	1
Source	Housing and Economic	Developmen	t sites under construction	1				and fold
Assessment								maryfiling
							U H	Fille -
Availability	Available							
Planning pe	ermission in place (2014/0	0719/ST).						
Suitability	Suitable							HU
Suitability	Suitable						1	
Planning pe	ermission in place (2014/0	0719/ST).						
Achievability	Achievable						#75s	
Activevability	Achievable						5-	
Site is unde	er construction.						5	JI BL IT
Estimated Delive	rability						71/	9
Housing	Deliverable (yea	irs 1-5)				18 dwellings		FILL
Yea	ars 1 - 5 14	Years 6 - 1	0 0 Y	ears 11+ 0	Post Plan	Period 0	FII	L'In-
Based on a	nnual monitoring up to N	1arch 2018, i	t is expected that the site	will be completed in	n 2018/19.		1 -	
Economic (sqr	n) Not Assessed					0 sqm		
	Office 0	Industri		housing <mark>0</mark>		eisure <mark>0</mark>		3
Compariso	on retail <mark>0</mark> Conv	venience reta	il 0					
								1

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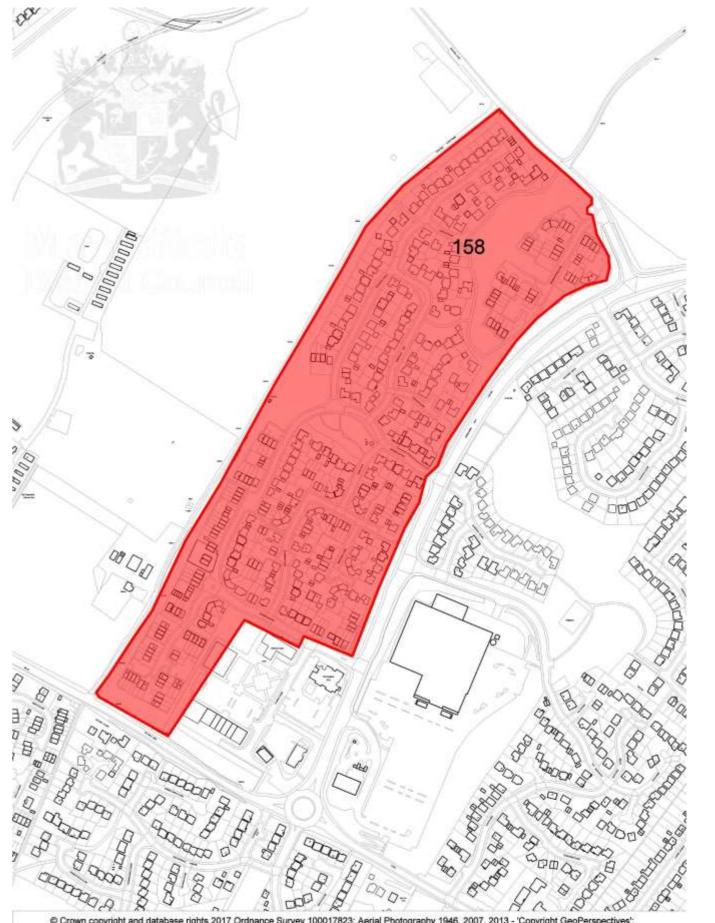


	457			Planning Status	Permission granted
HELAA Ref	157			HELAA Result	Reasonable alternative
Site Name	The Ridge				
Site Address	The Park				
Ward	Carr Bank				
Locality	Mansfield	Grid Ref	454194 , 362079	Plotted Site A	Area (Ha) 1.66
Land Type	Greenfield	Proposal	Housing		
Source	Housing and Econ	iomic Developmen	t sites under construc	tion	
Assessment					
Availability	Available				
realization					
Planning p	ermission in place (2	2012/0442/NT).			
Suitability	Suitable				
Planning p	ermission in place (2	2012/0442/NT).			
Achievability	Achievabl	е			
Site is und	er construction. Hig	gher value area. Si	te is considered to ha	ve good prospects of achi	ievability.
Estimated Delive	prahility				
Housing	Deliverabl	e (years 1-5)			43 dwellings
Ye	ears 1 - 5 17	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period 0
Developm	ent halted, 31/3/17	. Delivery was bas	ed upon standard assu	imptions. Site in discussio	on with Homes England.
Economic (sq	m) Not Asses	sed			0 sqm
	Office <mark>0</mark>	Industri	al 0 W	arehousing 0	Leisure 0
Comparis		Convenience reta			



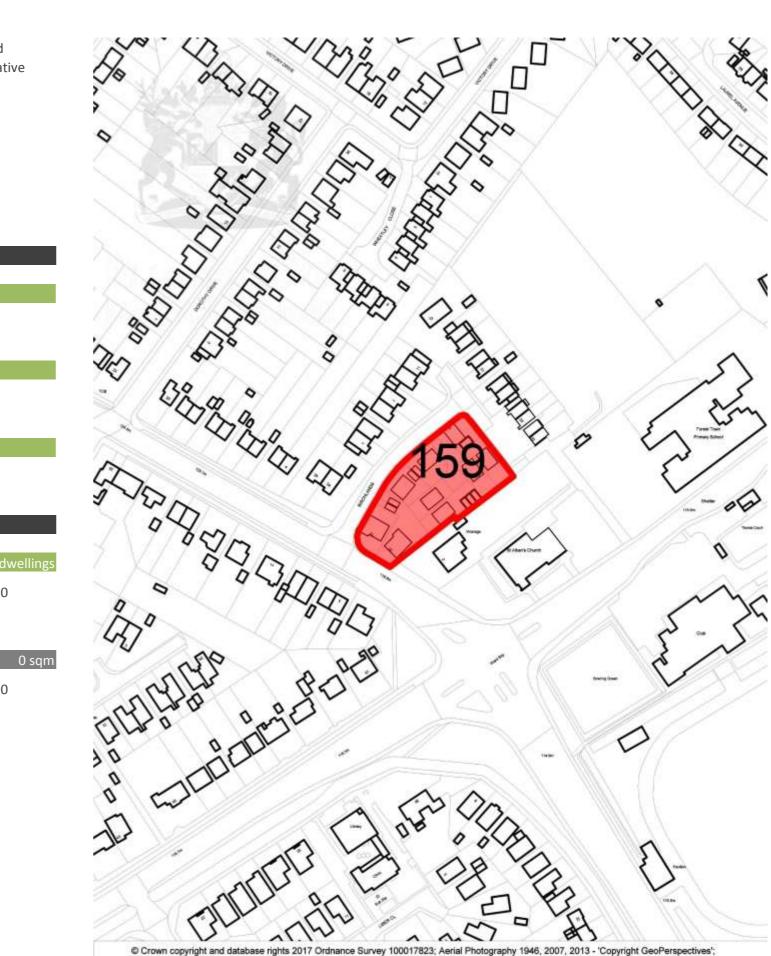
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HELAA Ref	158			Planning Status HELAA Result	Reasonable alternative	
Site Name	Land off Sandlands	Way				
Site Address	off New Mill Lane					
Ward	Maun Valley					
Locality	Forest Town	Grid Ref	455636 , 362943	Plotted Site	Area (Ha) 13.46	
Land Type	Greenfield	Proposal	Housing			
Source	Housing and Econo	omic Developmen	t sites under construe	ction		
Assessment						
Availability	Available					
Planning	permission in place (20	007/1120/NT) and	d development comp	leted.		
Suitability	Suitable					
Planning	permission in place (20	007/1120/NT).				
Achievabilit	y Achievable					
Site is un	der construction and a	Ilmost complete.	Site is considered to	have good prospects of	achievability.	
Estimated Deliv	verability					
Housing	Deliverable	e (years 1-5)			329 dwellings	S
Y	'ears 1 - 5 21	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period 0	
Site now	complete (as of 31/3/2	2017).				
Economic (s	qm) Not Assess	ed			0 sqm	ו
	Office 0	Industri	al <mark>0 V</mark>	Varehousing <mark>0</mark>	Leisure 0	
Compari	ison retail 0	Convenience reta	ail O			



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	450			Planning Status	Permission granted
HELAA Ref	159			HELAA Result	Reasonable alternative
Site Name	Birchlands off Ol	d Mill Lane			
Site Address	Old Mill Lane				
Ward	Maun Valley				
Locality	Forest Town	Grid Ref	456019,362066	Plotted Site	Area (Ha) 0.25
Land Type	Mixed	Proposal	Housing		
Source	Housing and Eco	nomic Developmen	t sites under construc	ction	
Assessment					
Availability	Available				
Availability	Available				
Planning	permission in place	2014/0162/NT).			
Suitability	Suitable				
Planning	permission in place	2014/0162/NT).			
Achievabilit	y Achievab	le			
Site is un	der construction. Sit	e is considered to 1	nave good prospects o	of achievability.	
			0 1 1		
Estimated Deliv	verability				
Housing	Deliverat	ole (years 1-5)			9 dwellings
Y	(ears 1 - 5 8	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period 0
This site	has commenced as c	of 31/3/17. Site will	be completed 2018/1	19	
Economic (s			_		0 sqm
	Office 0	Industri	al 0 V	/arehousing 0	Leisure 0
Compari	ison retail <mark>0</mark>	Convenience reta	ail 0		



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	160	Planning Status Permission granted	a b E V
HELAA Ref	160	HELAA Result Excluded at Stage 2	ALD AL
Site Name	32 Warsop Road		A TA A
Site Address			ET ASTAL
Ward	Peafields		L. El
Locality	Mansfield Woodhouse Grid Ref 454617, 363450	Plotted Site Area (Ha) 0.07	The second se
Land Type	Greenfield Proposal Housing		
Source	Housing and Economic Development sites under construction	on	Persite
Assessment			
Availability	Available		
Planning p	ermission in place (2012/0100/NT).		
Suitability	Suitable		
Planning p	ermission in place (2012/0100/NT).		- 国 人 '
Achievability	Unlikely to be achievable		目 ~ 16
Site is cons	construction since March 2016 though no completions to Man sidered to have moderate prospects of achievability. Site und hs to March 2018. As such the site is considered to have stalle	er construction since March 2016 though no	The state
Estimated Delive	rability		THE HEARING STATE
Housing	Not deliverable within the plan period	5 dwellings	FALLE WAD
Ye	ars 1 - 5 0 Years 6 - 10 0	Years 11+ 0 Post Plan Period 0	The way
-	d site with planning permission. Site under construction since uch the site is considered to have stalled and is not considered		
Economic (sqı	m) Not Assessed	0 sqm	D GAR ST
	Office 0 Industrial 0 War	rehousing 0 Leisure 0	0000
Compariso	on retail 0 Convenience retail 0		



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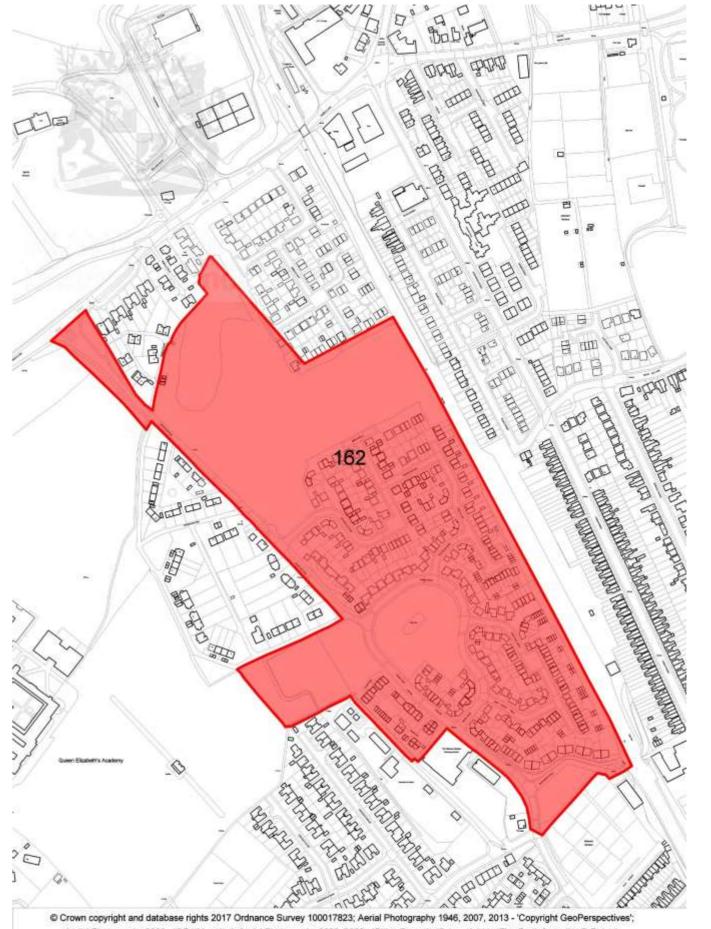
				Planning Status	Permission granted
HELAA Ref	161			HELAA Result	Excluded at Stage 2
Site Name	13 - 15 Albert Stre	et			
Site Address					
Ward	Portland				
Locality	Mansfield	Grid Ref	453872 , 360928	Plotted Site	Area (Ha) 0.02
Land Type	Brownfield	Proposal	Housin	5	
Source	Housing and Econo	omic Developmen	t sites under const	ruction	
Assessment					
Availability	Available				
Planning	g permission in place (2	015/0342/NT).			
Suitability	Suitable				
Planning	g permission in place (2	015/0342/NT).			
Achievabilit	ty Unlikely to	be achievable			
Planning	g permission in place ho	wever developm	ent hasn't yet start	ed. Conversion to 1 bed fla	ats within the town centre. Not
consider	red achievable at prese	nt.			
Estimated Deli	iverability				
Housing	Not Assess	ed			5 dwelling
Y	Years 1 - 5 0	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period 0
The site	is not considered achie	vable at present l	nowever the site co	ould come forward for dev	elopment and would be
	d in the Annual Monito	•			

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



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	162				Planning Status HELAA Result	Descenable	alternative
HELAA Ref	162 Sharwood Disa (Former	Charwood C	(alliand)		HELAA Kesult	Reasonable	alternative
Site Name	Sherwood Rise (Former	Sherwood C	olliery)				
Site Address							
Ward	Sherwood						
Locality	Mansfield Woodhouse	Grid Ref	453607,36	52654	Plotted Site	Area (Ha)	14.65
Land Type	Brownfield	Proposal	Н	ousing			
Source	Housing and Economic I	Developmen	t sites under	construction			
Assessment							
Availability	Available						
	rmission in place (2003/0)416/WT) an	id developme	nt completed	ł.		
Suitability	Suitable						
Planning pe	rmission in place (2003/0)416/WT).					
Achievability	Achievable						
	consent for 279 dwelling puilt, the site is now com		7 dwellings h	ave been bui	lt with 12 units rema	aining. 31/3/17	' all dwellings
Estimated Deliver	ability						
Housing	Deliverable (yea	rs 1-5)					279 dwellings
Yea	rs 1 - 5 12	Years 6 - 1	.0 0	Yea	ars 11+ 0	Post Plan Pe	riod <mark>0</mark>
As of 31/3/2	2017 this site has been co	ompleted.					
Economic (sqm	n) Not Assessed						0 sqm
	Office 0	Industria	al O	Wareh	nousing 0	Leis	sure 0
Compariso	n retail 0 Conv	enience reta	ail O				



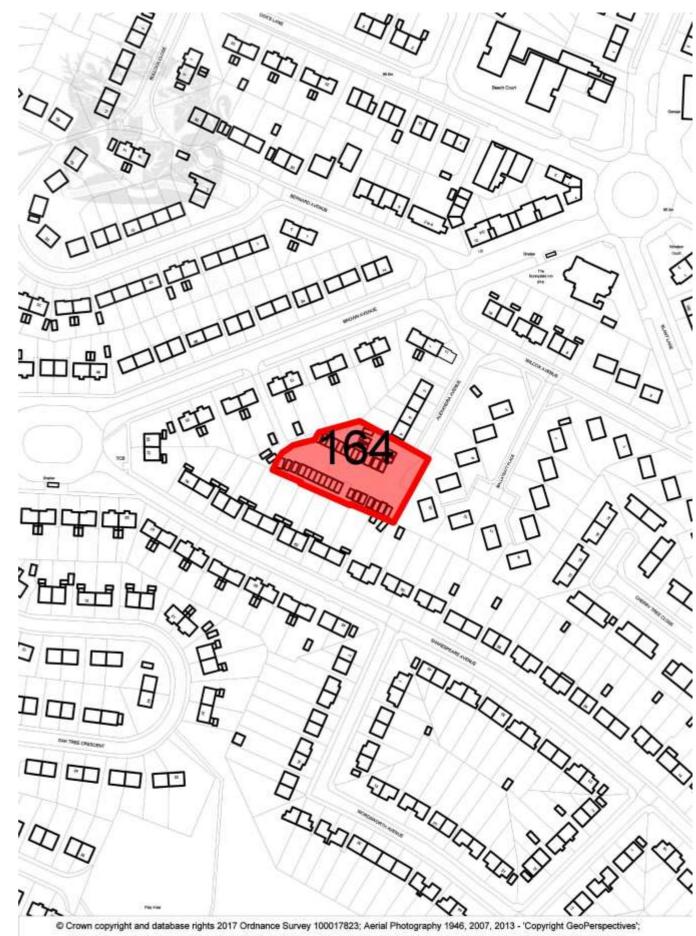
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				Planning Status		
HELAA Ref	163			HELAA Result	Reasonable alternative	e
Site Name	Development off Debo	ale Lane				
Site Address	Sherwood Rise					
Ward	Sherwood					
Locality	Mansfield Woodhouse		153533 , 362914	Plotted Sit	e Area (Ha) 2.38	
Land Type	Greenfield	Proposal	Housing			
Source	Housing and Economic	Development si	tes under constructi	on		
Assessment						
Availability	Available					
Planning	permission in place (2012)	/0433/NT) and d	evelopment comple	ted.		
Suitability	Suitable					
Planning	permission in place (2012,	/0433/NT).				
Achievability	Achievable					
Cite is a s						
Site is not	v complete.					
Estimated Deliv	erability					
Housing	Deliverable (ve	ars 1-5)			90 dwe	elling
Housing	Deliverable (ye		0		90 dwe	elling
Y	ears 1 - 5 13	ars 1-5) Years 6 - 10	0	Years 11+ 0	90 dwe Post Plan Period 0	elling
Y			0	Years 11+ 0		elling
Y	ears 1 - 5 13 completed as of 3/11/16.		0	Years 11+ 0	Post Plan Period 0	elling 0 sqr
Y Site now o	ears 1 - 5 13 completed as of 3/11/16.			Years 11+ 0 rehousing 0	Post Plan Period 0	



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HELAA Ref	164				Planning Status HELAA Result	Permission Reasonable	i granted e alternative
Site Name	Former garage site Alex	andra Avenu	Je				
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	Developmer	nt sites und	er construction			
Assessment							
Availability	Available						
Planning	permission in place (2014/	0018/NT)					
FIGHTING		0018/111).					
Suitability	Suitable						
Planning p	permission in place (2014/	0018/NT).					
Achievability	Achievable						
	permission in place and co ospects of achievability.	nstruction u	nderway. F	Former garage s	ite in lower value are	a. Site is cons	sidered to have
Estimated Deliv	erability						
Housing	Deliverable (yea	ars 1-5)					7 dwellings
Y	ears 1 - 5 7	Years 6 - 1	LO 0	Ye	ars 11+ 0	Post Plan Pe	eriod <mark>0</mark>
	wnfield site with planning 2/FUL. Assume site to cor			on underway, tw	vo new dwellings add	ed to this site	
Economic (so	qm) Not Assessed						0 sqm
	Office 0	Industri	ial 0	Warel	nousing 0	Lei	isure <mark>0</mark>
Comparis	son retail 0 Conv	venience reta	ail <mark>O</mark>				



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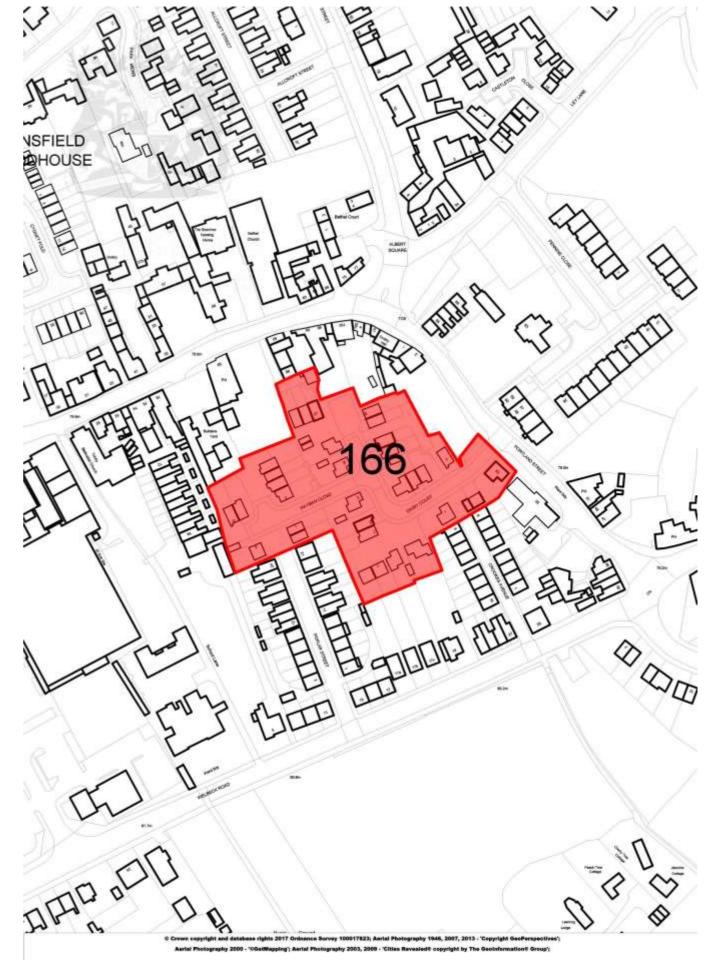
	465			Planning Status	Permission granted	
HELAA Ref	165			HELAA Result	Reasonable alternative	MITH
Site Name	Ashmead Chambers					-00
Site Address	11-21, Regent Street					De La
Ward	Woodlands					ITT
Locality	Mansfield	Grid Ref	453854 , 361228	Plotted Site	Area (Ha) 0.08	WALTIN
Land Type	Brownfield	Proposal	Housing			a mill
Source	Housing and Economic	c Developmen	t sites under construction	on		
Assessment						
Availability	Available					~
Planning	permisison (2016/0562/S	T) granted Ap	ril 2018.			2 n
Suitability	Suitable					
Planning	permisison (2016/0562/S	T) granted Ap	ril 2018.			XAX
Achievability	Potentially ach	ievable				$\mathbb{P}_{=}$
	permisison (2016/0562/S ons of values.	T) granted Ap	ril 2018. Includes 2 bed	flats. Potentially achie	vable based on realistic	20
Estimated Deliv	erability					
Housing	Deliverable (ye	ears 1-5)			8 dwellings	
Y	ears 1 - 5 8	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period 0	Seasons Centre
	entre conversion; planning as flats assumed all devel			April 2018. Expected 1	hat homes will be delivered in	
Economic (se	m) Not Assessed				0 sqm	
	Office 0	Industri	al <mark>0</mark> Wa	rehousing 0	Leisure 0	II TH
Comparis	son retail 0 Cor	venience reta	ail O			IK J I

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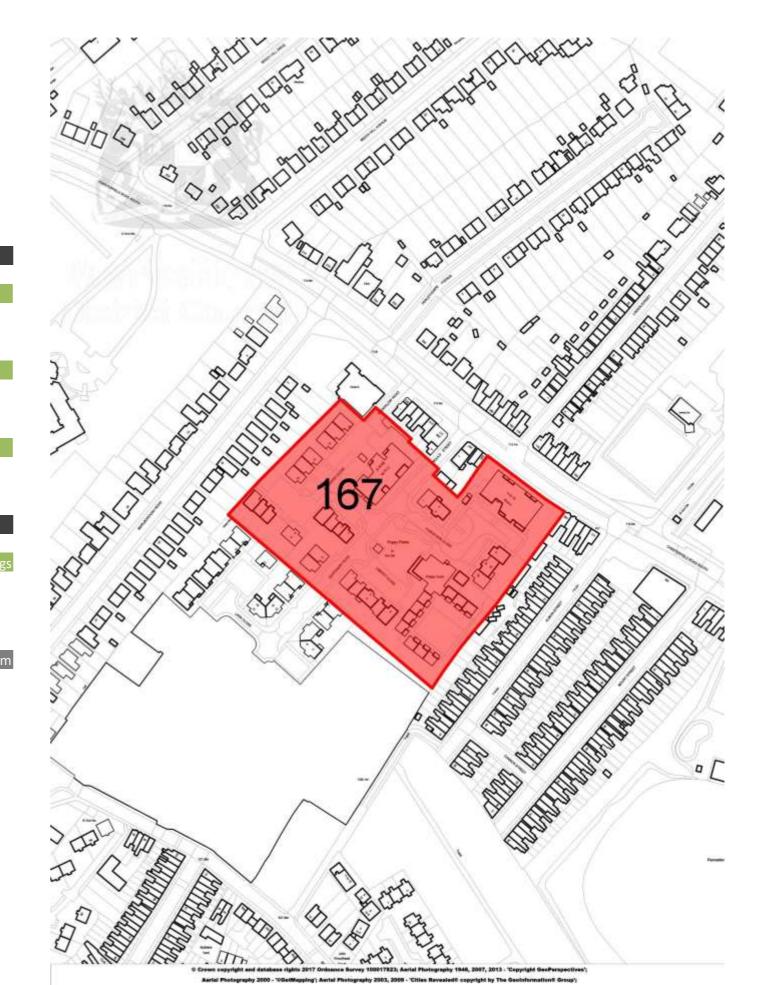


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HELAA Ref	166				Planning HELAA R		Reasonable al	tornativo	
Site Name	Land off Portland Street	(West)			IILLAA N	esuit		ternative	
Site Address		(vvest)							
	Deale Hall								
Ward	Park Hall		454240 2	C2 42 4	51				
Locality	Mansfield Woodhouse	Grid Ref	454319,3		PIC	otted Site Ar	еа (на) 0	.83	
Land Type	Brownfield	Proposal		ousing					
Source	Unimplemented / outst	anding plann	ing permissi	ons for housir	ng and em	ployment bu	ildings		
Assessment									
Availability	Available								
Planning pe	ermissions in place (2007/	(1125/NT)							
Suitability	Suitable								
Planning pe	ermissions in place (2007/	(1125/NT)							
Achievability	Achievable								
Planning pe	ermission is in place (2007	7/1125/NT). A	Aerial photo	graphy shows	the site to	be complet	e.		
Estimated Delive	rability								
Housing	Deliverable (yea	rs 1-5)						31 dwel	llings
Yea	ars 1 - 5 5	Years 6 - 1	0 0	Yea	ars 11+	0	Post Plan Peric	od O	
Site is comp	olete.								
Economic (sqn	n) Not Assessed							0	sqm
	Office 0	Industria	al O	Wareh	nousing	0	Leisur	re O	
Compariso	n retail 0 Conv	enience reta	iil O						



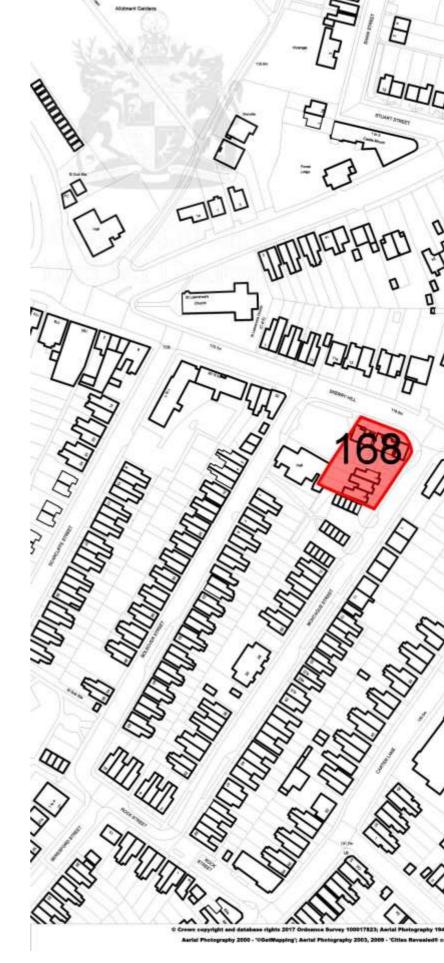
				Planning Status	S	
HELAA Ref	167			HELAA Result	Reasonabl	le alternative
Site Name	Poppy Fields					
Site Address	Land at Brownlow Road	d & Bould Str	eet			
Ward	Broomhill					
Locality	Mansfield	Grid Ref	452914 , 362122	Plotted S	Site Area (Ha)	2.43
Land Type	Mixed	Proposal	Housing	ç.		
Source	Unimplemented / outs	tanding planı	ning permissions for	housing and employm	ent buildings	
Assessment						
Availability	Available					
Availability	Available					
Planning pe	ermission in place (2013/	0212/ST) and	d development com	pleted.		
Suitability	Suitable					
Planning pe	ermission in place (2013/	0212/ST) and	d development com	pleted.		
Achievability	Achievable					
Discosing as	version in place (2012)	0212/CT) De			enerst bee fisiebe	.d
Planning pe	ermission in place (2013/	UZIZ/SI). Re	cent monitoring red	cords show that develo	pment has finishe	
Estimated Delive	rability					
Housing	Deliverable (yea	ars 1-5)				84 dwellings
	ars 1 - 5 60	Years 6 - 1	10 0	Years 11+ 0	Post Plan P	
	ermission in place (2013/					
		0212/51/ 010	a site completed.			
Economic (sqn	n) Not Assessed					0 sqm
	Office 0	Industri	al 0	Warehousing 0	Le	eisure <mark>0</mark>
Compariso	on retail 0 Con	venience reta	ail O			



	460			Planning Status	Permission granted
HELAA Ref	168			HELAA Result	Reasonable alternative
Site Name	10A Montague Street				
Site Address	Montague Street				
Ward	Newgate				
Locality	Mansfield	Grid Ref	455063 , 360993	Plotted Site A	Area (Ha) 0.11
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outst	anding planr	ning permissions for hou	sing and employment b	ouildings
Assessment					
A ! ! . ! !	Austable				
Availability	Available				
Planning pe	ermission in place (2013/0)555/ST).			
Suitability	Suitable				
Planning pe	ermission in place (2013/0)212/ST).			
Achievability	Achievable				
Planning pe	ermission is in place (2013	8/0212/ST). A	Aerial photography show	vs the site to be comple	ete.
Estimated Delive	rability				
Housing	Deliverable (yea	rs 1-5)			8 dwellings
Yea	ars 1 - 5 7	Years 6 - 1	.0 0	(ears 11+ 0	Post Plan Period 0
• •	ermission is in place (2013 a as 2 per year and site co		-	nced as of 31/3/17 mon	itoring. Build rate expected
Economic (sqr	n) Not Assessed				0 sqm

Convenience retail 0

Comparison retail 0

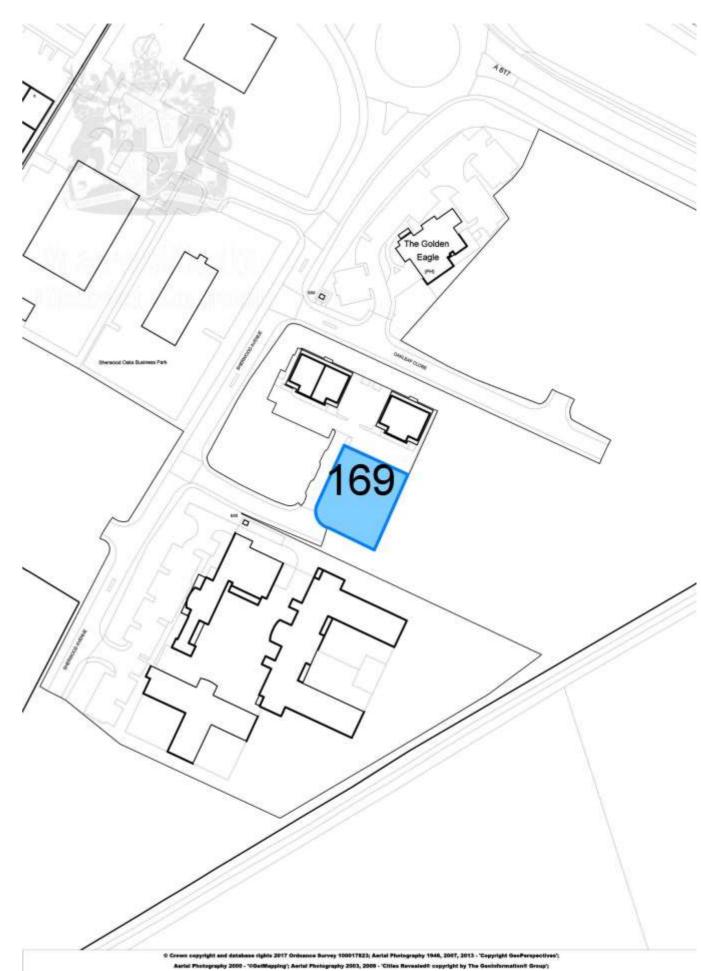


THE CHILD H 0 0 68 17 Ø La la TITITITI I 00 TUTITITI 00 de. F 2 L.M.

				Planning Status	Permission granted
HELAA Ref	169			HELAA Result	Reasonable alternative
Site Name	Land Adjacent Unit 3, Sh	erwood Oak	s Close		
Site Address					
Ward	Ransom Wood				
Locality	Mansfield	Grid Ref	456987, 359036	Plotted Site Ar	ea (Ha) 0.12
Land Type	Greenfield	Proposal	Economic		
Source	Unimplemented / outsta	nding planni	ing permissions for housi	ng and employment bu	ildings
Assessment					
Availability	Available				
Planning pe	rmission in place.				
Suitability	Suitable				
The site has public trans		od access, the	e proposed use is compat	ible with adjoining use	s and close to services and
Achievability	Achievable				
The site has	planning permission, and	l is located ir	n a prime employment loo	cation.	

Estimated Deliverabilit	y					
Housing	Not Ass	essed				0 dwellings
Years 1 -	5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Site has planning	permissior	n for office use.				
Economic (sqm)	Delivera	able (years 1-5)				627 sqm
Offic	e 627	Industrial	0	Warehousing	0	Leisure 0
Comparison reta	il 0	Convenience retail	0			

Site has valid planniner permision for office use as at April 2016.



				Planning Status		
HELAA Ref	170			HELAA Result	Reasonab	le alternative
Site Name	Land off Wharmby Aver	nue				
Site Address	Pleasley					
Ward	Bull Farm and Pleasley I	Hill				
Locality	Pleasley	Grid Ref	451453 , 363104	Plotted Site A	rea (Ha)	3.81
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put	forward duri	ng a "Call for Sites" Local	Plan consultation		
Assessment						

Availability

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

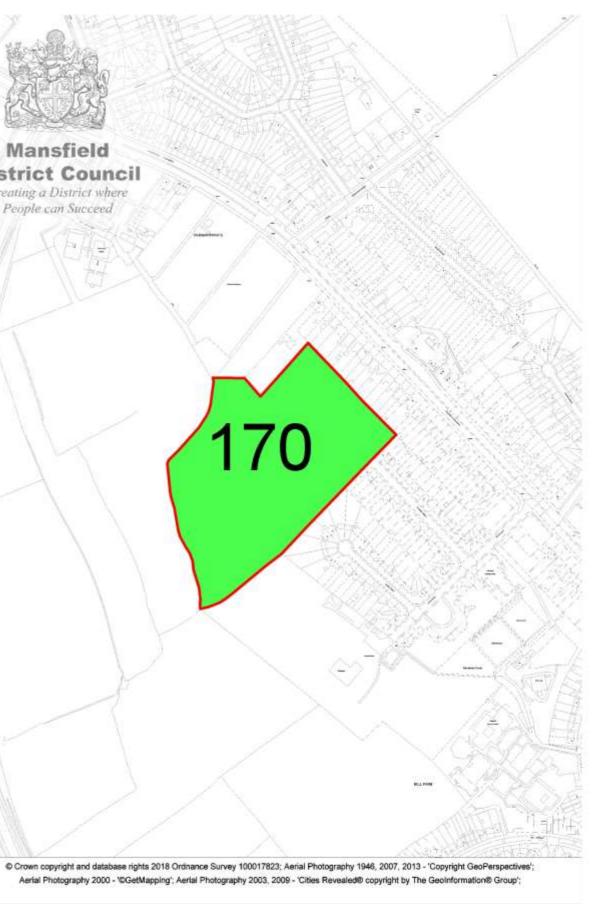
This site forms part of a strategic site. It is expected to have medium sales values and will require infrastructure and various mitigations to reflect this scale of development. Based on a reasonable expectations on profit, land value and policy requirements, the site is considered as having a good 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 De	eliverability						
Housing		Developab	le (years 11+)			125	dwellings
	Years 1 - 5	0	Years 6 - 10 0	Years 11+	110	Post Plan Period	15

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.







				Planning Status		
HELAA Ref	171			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 p	out forward duri	ng a "Call for Sites" Loca	al Plan consultation		
Assessment						

<u>Av</u>ailability Available

The site has been promoted for development by the landowner. It is understood to be available for development.

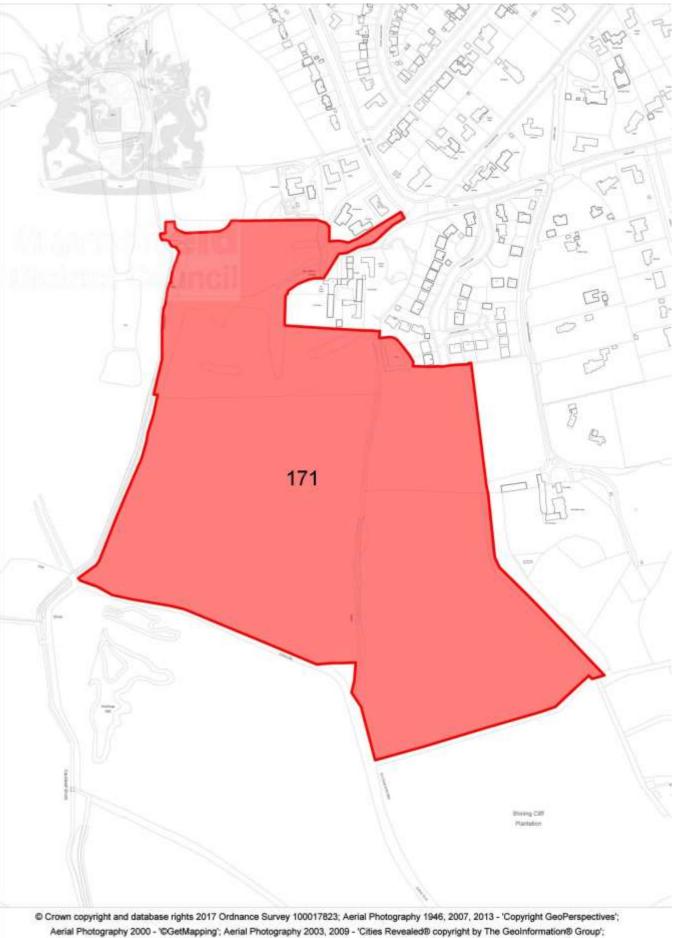
Suitability Unsuitable

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

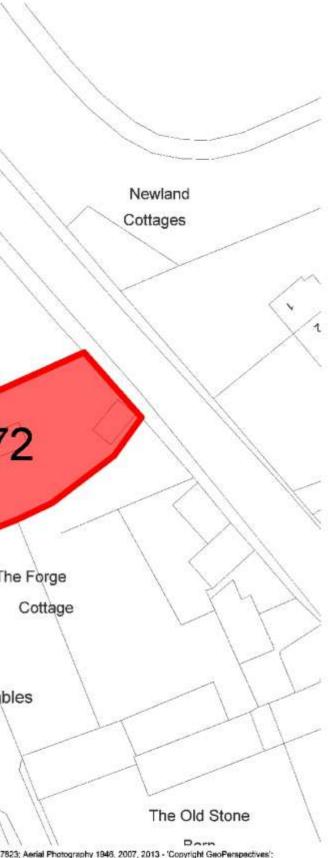
A greenfield site in a high value area. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverability						
Housing	Not Assess	sed				237 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
The site is not cons	iderd suitat	ble for development.				
Economic (sqm)	Not Asses	sed				0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retail	0	Convenience retail	0			
No employment.						

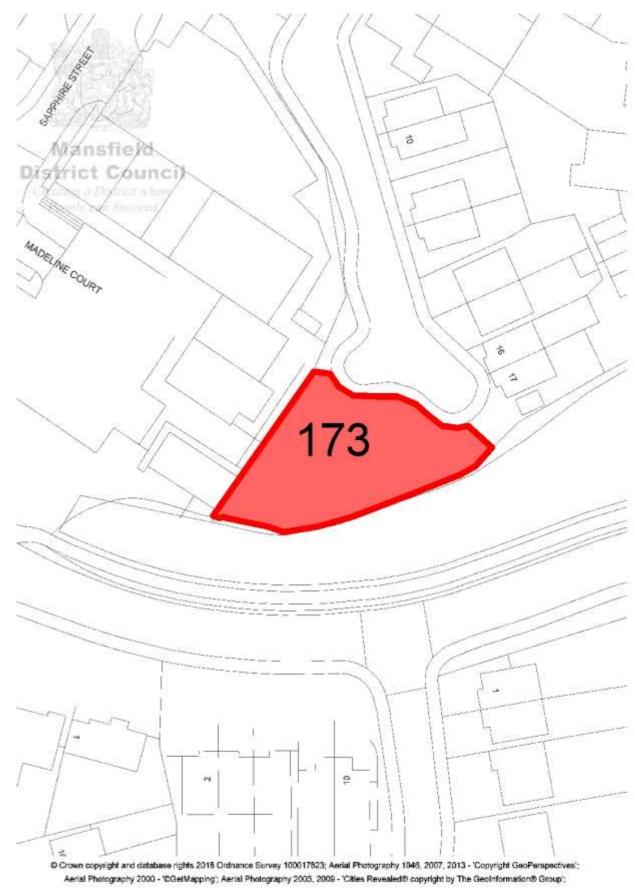


HELAA Ref	172			Planning Status HELAA Result	Excluded a	at Stage 1	100 NG
Site Name	Land Adjacent The Stal	bles					
Site Address	Newlands Road						1 Arts
Ward	Newlands						
Locality	Forest Town	Grid Ref	457945 , 362439	Plotted Site	e Area (Ha)	0.06	15224423//////
Land Type	Greenfield	Proposal	Housing				Mansfield
Source	Planning application re	efusals or with	drawn				District Council
Assessment Availability Excluded at Suitability Excluded at Achievability Excluded at Estimated Delive Housing Yea Excluded at Excluded at Excluded at Excluded at Excluded at Excluded at	Not Assessed t Stage 1 Not Assessed t Stage 1 rability rability n) Not Assessed office 0 office 0 office 0 con retail 0 Con	Years 6 - 1 Industria	al <mark>0 Ware</mark>	ears 11+ 0 housing 0	Post Plan Po	2 dwellings eriod 0 o sqm	Creative a District where Beople case Starter 17 The Stat

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					ing Status		
HELAA Ref	173			HELAA	A Result	Excluded a	at Stage 1
Site Name	Land adjacent Am	ethyst Gardens					
Site Address							
Ward	Kings Walk						
Locality	Mansfield	Grid Ref	454885,359	751	Plotted Site A	rea (Ha)	0.06
Land Type	Greenfield	Proposal	Но	using			
Source	Planning applicati	on refusals or with	drawn				
Assessment							
Availability	Not Asses	sed					
Excluded	l at Stage 1						
Suitability	Not Asses	sed					
Excluded	at Stage 1						
Achievabilit	ty Not Asses	sed					
Excluded	l at Stage 1						
Estimated Deli	verability						
Housing	Not Asses	sed					2 dwellings
۲	Years 1 - 5 0	Years 6 - 1	0 0	Years 11+	0	Post Plan P	eriod <mark>0</mark>
Excluded	l at Stage 1						
Economic (s	sqm) Not Asses	sed					0 sqm
	Office 0	Industria	al <mark>O</mark>	Warehousing	0	Le	isure <mark>0</mark>
Compar	ison retail 0	Convenience reta	il 0				
Excluded	l at Stage 1						



				Plannin	g Status		
HELAA Ref	174			HELAA	Result	Excluded at S	Stage 1
Site Name	Mansfield Manor Hote	I					
Site Address	Windmill Lane						
Ward	Carr Bank						
Locality	Mansfield	Grid Ref	454310 , 36177	0 P	lotted Site A	rea (Ha)	0.09
Land Type	Greenfield	Proposal	Housi	ng			
Source	Planning application re	fusals or with	ndrawn				
Assessment							
Availability	Not Assessed						
Excluded a	it Stage 1						
Suitability	Not Assessed						
Excluded a	it Stage 1						
Achievability	Not Assessed						
Excluded a	it Stage 1						
Estimated Delive	erability						
Housing	Not Assessed						3 dwellings
Ye	ars 1 - 5 0	Years 6 - 1	LO O	Years 11+	0	Post Plan Peri	iod 0
Excluded a	t Stage 1						
Economic (sq	m) Not Assessed						0 sqm
	Office 0	Industri	al O	Warehousing	0	Leisu	ure 0
Comparis	on retail 0 Con	venience reta	ail O				



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				Planning Status		
HELAA Ref	175			HELAA Result	Reasonabl	e alternative
Site Name	Former Warsop Vale Sc	hool				
Site Address	Carter Lane					
Ward	Warsop Carrs					
Locality	Warsop Vale	Grid Ref	454976 , 367893	Plotted Site A	Area (Ha)	0.32
Land Type	Brownfield	Proposal	Housing			
Source	Undetermined planning	applications	s, including those subjec	t to \$106		
Assessment						
Availability	Available					

Planning application (2015/0669/NT) - resolution to grant subject to s106.

Suitability

Planning application (2015/0669/NT) - resolution to grant subject to s106.

Achievability

Potentially achievable

Suitable

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	e (years 1-5)		10 dwelling
Years 1 - 5	10	Years 6 - 10 0	Years 11+ 0	Post Plan Period 0

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 Asse	essed			0 sqm
Office	0	Industrial	0	Warehousing 0	Leisure 0
Comparison retail	0	Convenience retail	0		



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HELAA Ref	176			Planning Status HELAA Result	Permission grante Reasonable altern			
Site Name	Moorfield Farm						in a star	
Site Address	Memorial Club, Bisho	ps Walk						
Ward	Warsop Carrs							
Locality	Church Warsop	Grid Ref 450	5641,368944	Plotted Site	Area (Ha) 1.39			
Land Type	Mixed	Proposal	Housing				Mansfield	
Source	Unimplemented / our	tstanding planning p	permissions for hous	sing and employment	buildings		District Council	
Assessment							Creating a District where People own Sustand	
Availability	Available							
• •	permission 2014/0654/N pplication submitted Ma		IT in place, site clear	red. Assumed avaliab	le for development. F	Reserved		
Suitability	Suitable						Parties -	
Planning p	permission 2014/0654/N	IT and 2014/0069/N	IT in place. 106 Sign	ed 20/2/17				
A . I. * I. * I* 1							X	and the second second
Achievability	Achievable							
	ed site in medium sales						2.5	
requireme March 20	ents, the site is considere 17.	ed as having a good	prospect of achieva	bility. Reserved Mat	ters application submi	itted in	and the second s	176
	1						and the second sec	
Estimated Delive	erability						Memorial Club	
Housing	Deliverable (y	ears 1-5)			25	5 dwellings		1 11_
Ye	ears 1 - 5 25	Years 6 - 10	0 Y	ears 11+ 0	Post Plan Period	0	Daviel	1 1 51
	vill start to see completion				4/0654/NT in place an	nd s106		
signed (20)/02/2017). Site clearan	ce has taken place a	and 6 dwellings are u	under construction.			Suppry	and the second second
Economic (sc	m) Not Assessed					0 sqm	Shelter	
	Office 0	Industrial	0 Ware	ehousing <mark>0</mark>	Leisure	0	The second s	

Comparison retail 0

N/A

Convenience retail 0

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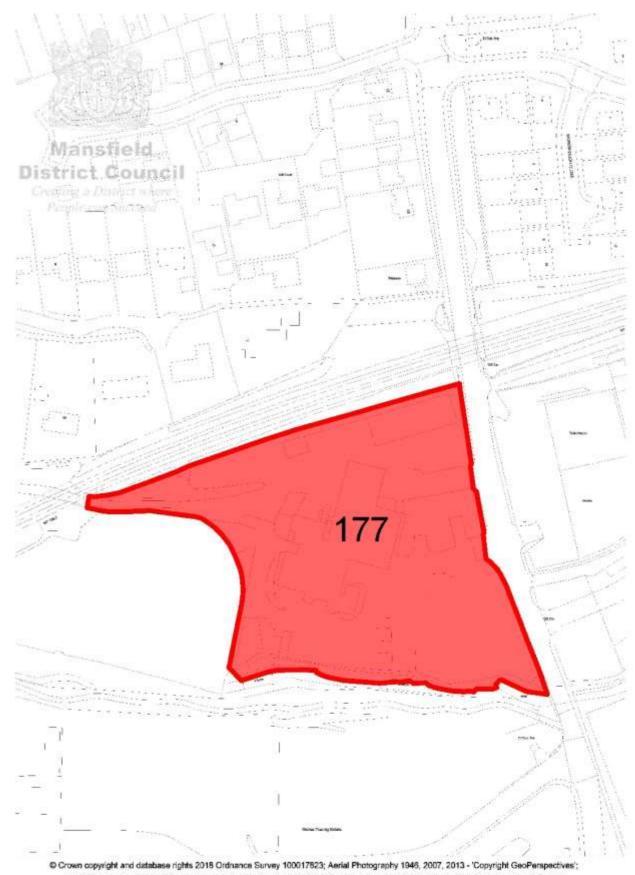


HELAA Ref	177			Planning Status HELAA Result	Reasonable alternative
Site Name	Hermitage Mill				
Site Address	Hermitage Lane				
Ward	Oakham				
Locality	Mansfield	Grid Ref	452404 , 359873	Plotted Site	Area (Ha) 1.14
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outst	anding plani	ning permissions for hou	ising and employment	buildings
Assessment					
Availability	Available				
01	ermission has been grant e home, 32 assisted living		. ,	1 1 1 1	FUL) has been submitted for a
Suitability	Suitable				
Planning a	pplication has been subm	itted (2018/0	0098/FUL); assumed suit	table based on previou	s scheme (2015/0509/ST).
Achievability	Potentially achi	evable			
Medium s	ales values expected and i	ncludes care	home. Considered to h	ave a moderate prospe	ect of achievability.
Estimated Delive	erability				

Housing	Deliverable	e (years 1-5)					32 dwellings
Years 1 - 5	0	Years 6 - 10	32		Years 11+	0	Post Plan Period O
The site has exten	t planning pr	rmisison and is consid	darad dal	ivorabla	A now applic	ation	as been submitted

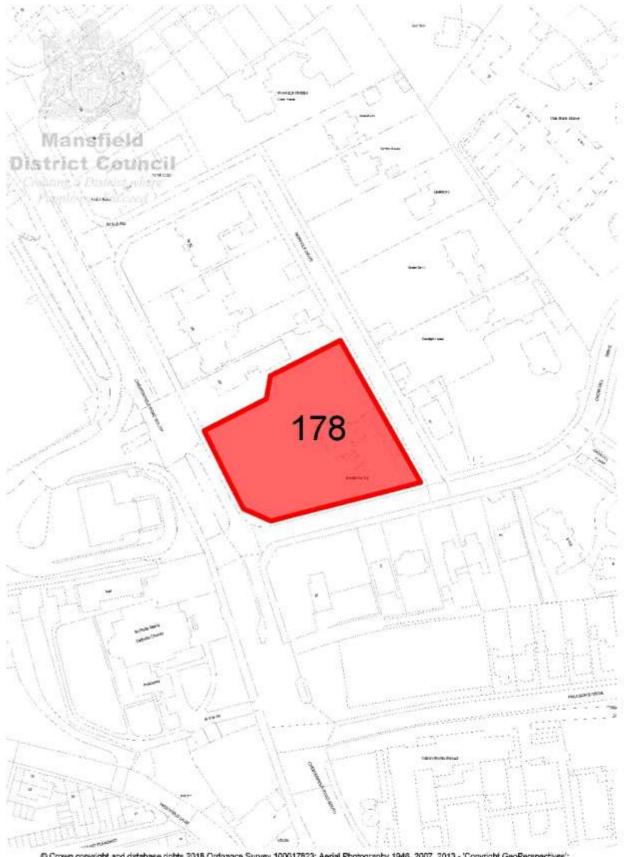
The site has extent planning permisison and is considered deliverable. A new application has been submitted (2018/0098/FUL); delivery is being assessed based on this new application. This involves a care home which does not contribute to our housing supply. Delivery expected from 2021/22.

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



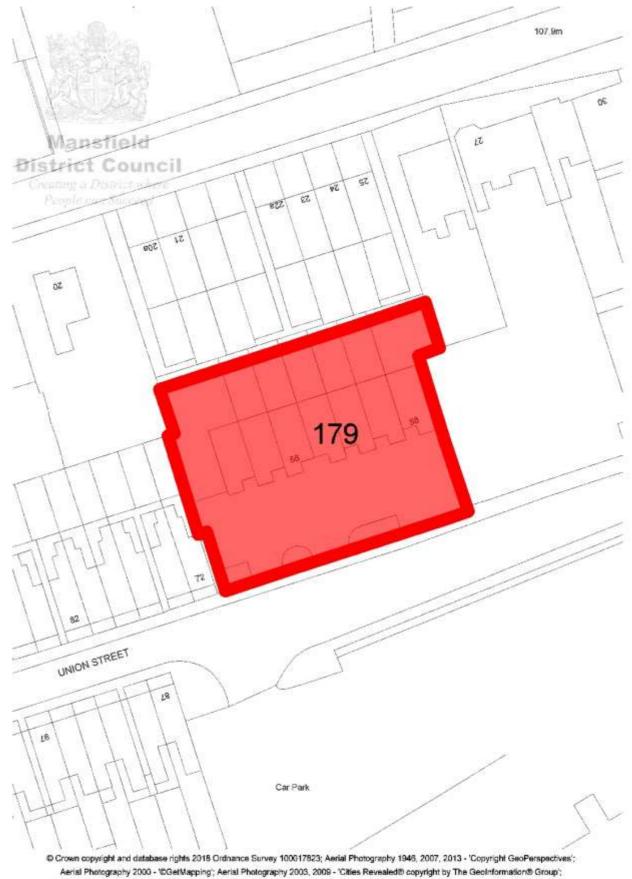
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				Planning Status	Permission granted
HELAA Ref	178			HELAA Result	Excluded at Stage 2
Site Name	Innisdoon				
Site Address	1, Crow Hill Drive				
Ward	Woodlands				
Locality	Mansfield	Grid Ref	453602,361615	Plotted Site A	rea (Ha) 0.34
Land Type	Brownfield	Proposal	Housing		
Source	Unimplemented / outst	anding planr	ning permissions for hou	ising and employment b	uildings
Assessment					
Availability	Not available				
÷ .		-			office has been submitted
which is as	sumed to mean that resid	lential develo	opment is not going ahe	ad	
Suitability	Suitable				
Planning ap	oplication 2015/0735/NT	granted.			
Achievability	Potentially achie	evable			
Medium sa deliverabili	les values expected. Con	version of G	rade II listed building. O	overall considerd to have	a moderate prospect of
Genverabin	ty.				
Estimated Delive	rability				
Housing	Not Assessed				6 dwellings
	ars 1 - 5 0	Years 6 - 1		Years 11+ 0	Post Plan Period 0
Site is not o	considered available due t	to subsequer	nt application for non-re	esidential development	
Economic (sqr	n) Not Assessed				0 sqm
	Office 0	Industri	al 0 War	rehousing 0	Leisure 0
Compariso				0	
Compariso	on retail 0 Conv	enience reta	ail <mark>O</mark>		



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				Planning Status		
HELAA Ref	179			HELAA Result	Reasonat	ole alternative
Site Name	Land at Union Street					
Site Address	Union Street					
Ward	Woodlands					
Locality	Mansfield	Grid Ref	453482 , 361243	Plotted Site	Area (Ha)	0.14
Land Type	Brownfield	Proposal	Housing			
Source	Housing and Economi	c Developmen	t sites under constr	uction		
Assessment						
A	Austichte					
Availability	Available					
Planning a	app 2016/0005/ST grante	ed. Site comple	eted 20/2/17.			
Suitability	Suitable					
Suitability	Suitable					
Planning a	app 2016/0005/ST grante	ed. Site comple	eted 20/2/17.			
Achievability	Achievable					
remevability	Acticevable					
Planning a	app 2016/0005/ST grante	ed. Site comple	eted 20/2/17.			
Estimated Delive	erability					
		1				
Housing	Deliverable (ye					7 dwellings
Ye	ears 1 - 5 7	Years 6 - 1	0	Years 11+ 0	Post Plan I	Period <mark>0</mark>
Planning a	app 2016/0005/ST grante	ed. Site comple	eted 20/2/17.			
Economic (so	ım) Not Assessed					0 sqm
	Office 0	Industri	al O	Warehousing 0		eisure <mark>0</mark>
Comparis		nvenience reta				
Company	U CO	invenience reta	0			



HELAA Ref	180	Planning StatusPermission grantedHELAA ResultReasonable alterna	
		RELAA RESUIL REASONADIE alterna	
Site Name	Land adj 27, Redgate Street		
Site Address	Redgate Street		1.4
Ward	Penniment		
Locality	Mansfield Grid Ref 452308, 361731	Plotted Site Area (Ha) 0.16	
Land Type	Brownfield Proposal Housing		Mansfield
Source	Unimplemented / outstanding planning permissions for ho	using and employment buildings	District Council
Assessment			Comment of Survey 4
Availability	Available		
Planning p	ermission 2016/0088/ST granted for 7 dwellings.		
Suitability	Suitable		
Planning p	ermission 2016/0088/ST granted for 7 dwellings.		
Achievability	Achievable		
A small bro	ownfield site in a medium slaes value area. Overall considere	d to have a good prospect of achievability.	
Estimated Delive	erability		
Housing	Deliverable (years 1-5)	7 (Iwellings
Ye	ars 1 - 5 7 Years 6 - 10 0	Years 11+ 0 Post Plan Period	
A deliverat homes in 2	ole site with extant planning permission. Based on standard a 2018/19	ssumptions the site is expected to start delive	ering Redgate House
Economic (squ	m) Not Assessed		0 sqm
	Office 0 Industrial 0 Wa	rehousing 0 Leisure	о
Compariso	on retail 0 Convenience retail 0		

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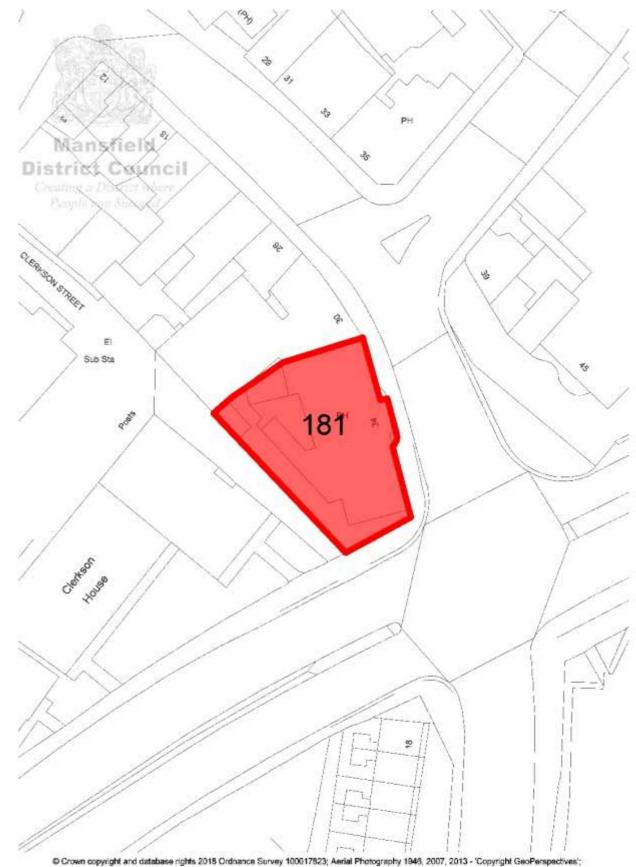
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				Planning Status	Permission granted
HELAA Ref	181			HELAA Result	Excluded at Stage 2
Site Name	Victoria Hotel				
Site Address	34, Albert Street				
Ward	Portland				
Locality	Mansfield	Grid Ref	453904 , 360846	Plotted Site	Area (Ha) 0.06
Land Type	Brownfield	Proposal	Housing	5	
Source	Unimplemented /	outstanding plan	ning permissions fo	r housing and employment	buildings
Assessment					
Availability	Available				
Planning a	pp 2015/0395/ST fo	r change of use of	first floor public ho	ouse to 7 self contained flat	5.
C	C to be				
Suitability	Suitable				
Planning a	pp 2015/0395/ST fo	r change of use of	first floor public ho	ouse to 7 self contained flat	5.
Achievability	Unlikoly to	be achievable			
Achievability	Officery to				
A flatted s	cheme in the town o	entre. Made up o	f 1 bed flats. Overa	all not considered achievab	e at present.
Estimated Delive	erability				
Housing	Not Assess	sed			7 dwelling
Ye	ears 1 - 5 0	Years 6 - 1	.0 0	Years 11+ 0	Post Plan Period 0
Site not co	onsiderd achievable.				
Economic (sq		ad			0.ca
					O sqr
	Office 0	Industri		Warehousing 0	Leisure 0
Comparis	on retail 0	Convenience reta	ail <mark>O</mark>		



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					Planning Status	Permission granted
HELAA Ref	182				HELAA Result	Reasonable alternative
Site Name	Oak Garage					
Site Address	Hetts Lane					
Ward	Meden					
Locality	Warsop	Grid Ref	456803,36	8170	Plotted Site	Area (Ha) 0.18
Land Type	Brownfield	Proposal	Но	ousing		
Source	Unimplemented / outs	anding planr	ning permissio	ns for housi	ng and employment	buildings
Assessment						
Availability	Available					
Developer	has outline planning per	mission 201	6/0028/NT fo	9 dwellings		
Suitability	Suitable					
Developer	has outline planning per	mission 201	6/0028/NT fo	9 dwellings		
Achievability	Potentially achi	evable				
	ownfield site in a medium sales value.	value area.	Considered to	be a moder	ate prospect of achie	evability based on expected
Estimated Delive	erability					
Housing	Deliverable (yea	ars 1-5)				9 dwellings
Ye	ars 1 - 5 9	Years 6 - 1	0 0	Ye	ars 11+ 0	Post Plan Period 0
	ownfield site with extant on the second s	•	0.		-	an 2016). Based on standard d assumptions.
Economic (sq	m) Not Assessed					0 sqm





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				Planning Status	Permission granted	
HELAA Ref	183			HELAA Result	Reasonable alternative	
Site Name	Adj 188, Southwell Road	East.				
Site Address	Southwell Road East					
Ward	Ransom Wood					
Locality	Rainworth	Grid Ref	458596, 358545	Plotted Site Ar	ea (Ha) 0.10	
Land Type	Mixed	Proposal	Housing			
Source						
Assessment						
	Available					
Availability	Available					
Planning pe	rmission granted 2017/08	354/OUT				
Suitability	Suitable					
Planning pe	rmission granted 2017/08	354/OUT				
Achievability	Potentially achie	vable				
	or the redevelopment of a y based on reasonable co	-	esidential use. The site is o ectations.	considered to have a m	noderate prospect of	
Estimated Deliver	ability					
Housing	Deliverable (vear	·s 1-5)			7 dwellin	σc

Housing	Deliverable (y	ears 1-5)			7 dwelling
Years 1 - 5	7	Years 6 - 10 0	Years 11+	0	Post Plan Period 0
New application 20 2019/20	17/0854/OUT	granted 2/3/18. Based	on standard assumptions	developm	ent of homes expected in

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



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				Planning Status			
HELAA Ref	184			HELAA Result	Excluded	at Stage 2	
Site Name	Land & buildings at	White Hart					
Site Address	White Hart Street/I	Dame Flogan Stre					
Ward	Portland						
Locality	Mansfield	Grid Ref	453935 , 360982	Plotted Site	Area (Ha)	0.64	
Land Type	Brownfield	Proposal	Mixed				
C							

.....

Source Expired planning permissions

Assessment

Availability

Site is a long standing regeneration opportunity and discusisons are ongoing regading potential redevelopment.

Suitability	Suitable

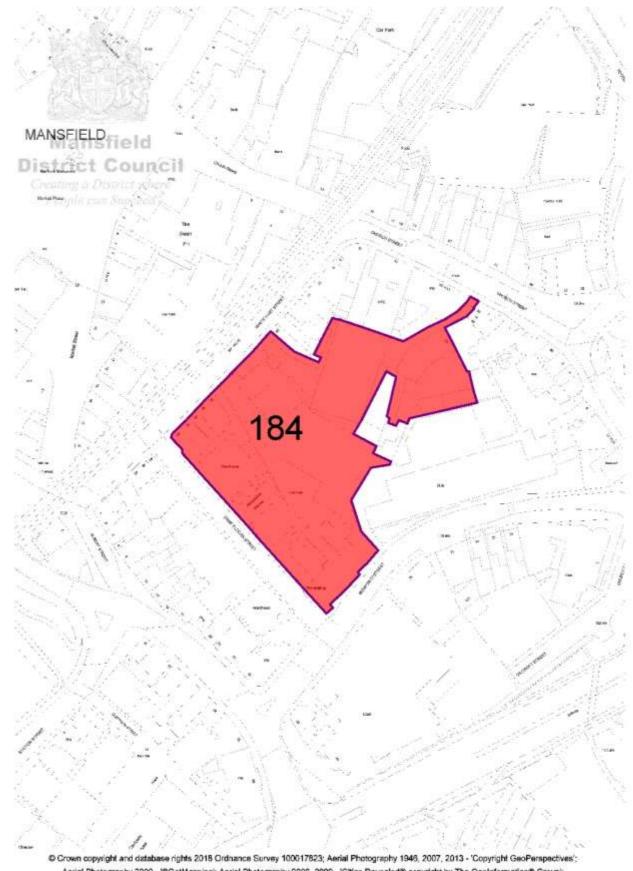
The site has existing access and is located close to the town centre. It is suitable a variety of potential uses.

Ach	ievability	

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 Asses	ssed				12 0	dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Complete							
Economic (sqm)	Not Asses	ssed				1	.280 sqm
Office	640	Industrial	0	Warehousing	0	Leisure	0
Comparison retai	320	Convenience retail	320				
Not considered de	liverable.						



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				Planning Status	Permissior	n granted
HELAA Ref	185		HELAA Result	Reasonabl	e alternative	
Site Name	52 Ratcliffe Gate					
Site Address	Ratcliffe Gate					
Ward	Newgate					
Locality	Mansfield	Grid Ref	454452 , 360842	Plotted Site Area (Ha) 0.19		0.19
Land Type	Brownfield	Proposal	Housing			
Source	Unimplemented / outst	anding planr	ning permissions for hous	ing and employment b	uildings	
Assessment						
Availability	Available					

Planning permission has been granted 2016/0574/ST

Suitability	Suitable
Planning permissio	n has been granted 2016/0574/ST
Achievability	Potentially achievable

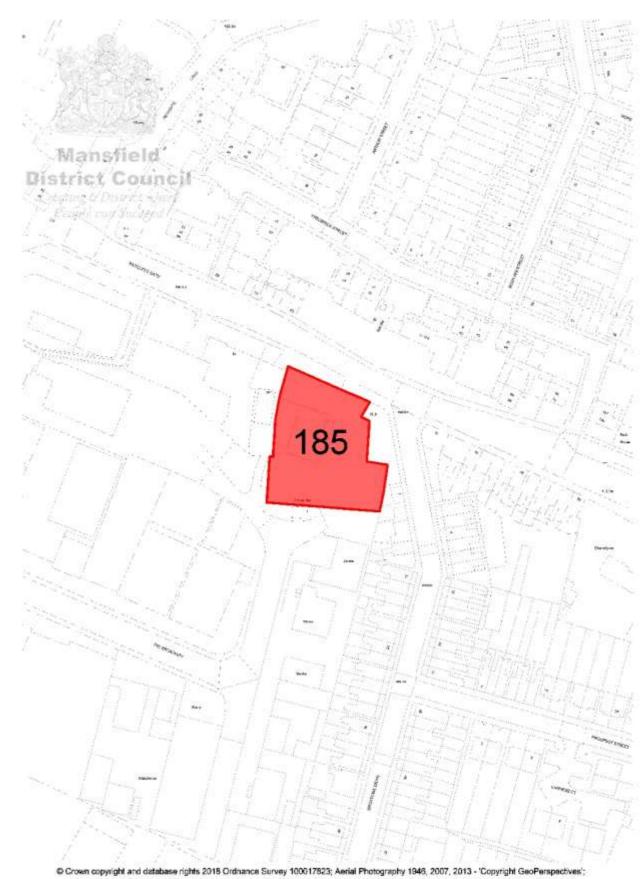
A brownfield development of flats in a lower value area but exisitng access and utilities likley to be close by. The site has a moderate prospect of achievability given reasonable expectations on return and land values.

Estimated Deliverabi	lity						
Housing	Deliverabl	e (years 1-5)				9 dwellin	gs
Years 1	L-5 9	Years 6 - 10	0	Years 11+	0	Post Plan Period 0	
A site with mo	derate deliverab	oility. Based on standa	ard assum	ptions from submiss	sion of ap	plication (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 As	ssessed			0	sqn
Office	0	Industrial	0	Warehousing 0	Leisure 0	
Comparison retail	0	Convenience retail	0			

N/a



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				Planning Status	
HELAA Ref	186			HELAA Result	Excluded at Stage 2
Site Name	Kirkland Avenue Allotme	ents			
Site Address	Kirkland Avenue				
Ward	Ladybrook				
Locality	Mansfield	Grid Ref	452656 , 360808	Plotted Site Ar	rea (Ha) 1.39
Land Type	Greenfield	Proposal	Housing		
Source	Development sites put for	orward durin	g a "Call for Sites" Loo	cal Plan consultation	
Assessment					

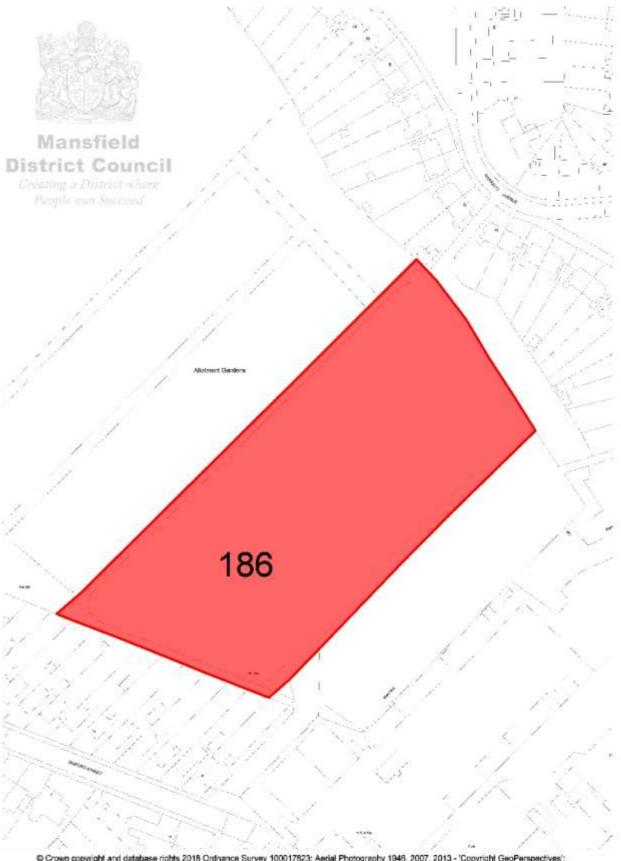
Availability

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 land The proposed use is compatible with adjoining uses and close to services and public transport. It has been decided allotments as unsuitable unless a planning application has been approved that demonstrates that they are surplus to requirements.	to treat
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	dwelling
Years 1 - 50Years 6 - 100Years 11+0Post Plan Period	0
Site not assessed - unsuitable unless a planning application has been approved that demonstrates that the allotmen surplus to requirements. Also there is a need to confirm access through adajcent site.	ts are







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HELAA Ref	187			Planning Status HELAA Result	Reasonab	le alternative
Site Name	Land forming part of Pe	afield Farm				
Site Address	off Peafield Lane					
Ward	Peafields					
Locality	Mansfield Woodhouse	Grid Ref	456364 , 363868	Plotted Site A	Area (Ha)	25.16
Land Type	Greenfield	Proposal	Mixed			
Source	Development sites put f	orward duri	ng a "Call for Sites" Local	Plan consultation		
Assessment						
Availability	Potentially avail	able				
Owners wi	sh to propose a leisure us	e but no furt	ther details have been pr	ovided		
Suitability	Potentially suita	ble				

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

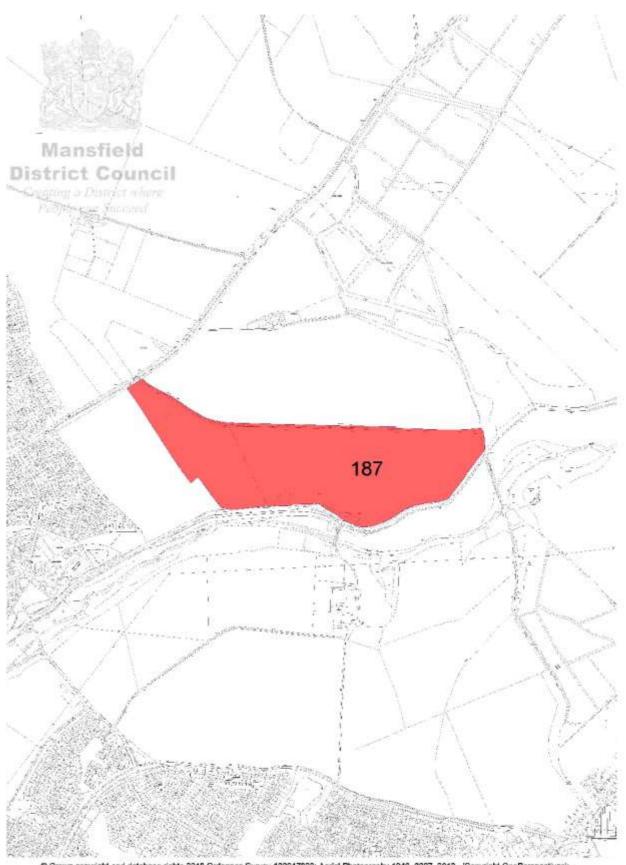
A greenfield site on the edge of the urban area within a higher value sales area. Given the size of the site there are likley to be substantial infrastructure requirements. Based on a reasonable expectations on profit, land value and policy requirements, site is considered as having a good prospect of achievability.

Estimated Deliverat	oility			
Housing	Developabl	e (years 11+)		750 dwellings
Years	1-5 0	Years 6 - 10 0	Years 11+ 150	Post Plan Period 600

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).



Unable to fully assess as proposed for leisure use but end use is unknown.

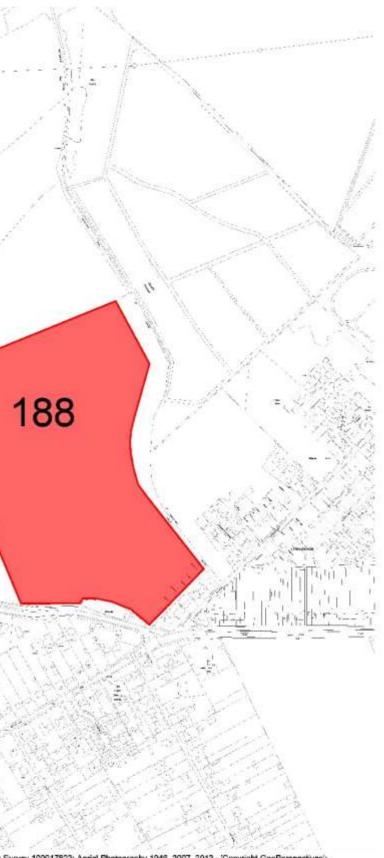


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				Planning Status				
HELAA Ref	188			HELAA Result	Reasonabl	e alternative	S.S. Contraction	
Site Name	Land forming part of V	Narren Farm					Wa	
Site Address	off New Mill Lane						100 m	A Station
Ward	Holly						1114	
Locality	Forest Town	Grid Ref	456999 , 362949	Plotted Sit	e Area (Ha)	12.24	1. A.	
Land Type	Greenfield	Proposal	Housing				IVI.e	unsfield
Source	Development sites pu	t forward during	a "Call for Sites" Loca	l Plan consultation				ct Council
Assessment								a District where he was successful and the second sec
Availability	Available							and the second se
Availability	/ valiable							
Submitted (2009/105	l site; owners wish to pro ניסאדו)	pose mixed resi	dential and extra care	use. Planning perm	ission previousl	y refused		3
(2005) 105	, <u>,,,,,</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						4	1
Suitability	Potentially sui	table					4	1
This site is	s considered potentially	suitable. Howev	er if this site is progre	ssed to the next stag	e then further a	assessment is		
required t	o inform scale, developa	ble area, access,	transport, education,	River Maun linear g	reen infrastruct	ure, other		
infrastruct	ture requirements, utiliti	es capacity. Site	may only be possible	in connection with a	djacent site (re	f 56).		Jose IV
Achievability	Potentially acl	nievable					and the second se	
T 1 1 1								
-	greenfield site is expected to reflect this scale of (-				Ł	
	uirements, the site is cor							×.
0	n MDC will require the p be taken with adjacent		ide viability evidence t	to demonstrate this	site is deliverab	e. Potential fo	or	N.
	-	. ,						and the second sec
Estimated Delive	erability							
Housing	Deliverable (y	ears 1-5)				220 dwelli	ngs	
Ye	ears 1 - 5 0	Years 6 - 10	100	(ears 11+ 120	Post Plan P	eriod <mark>0</mark>	$= \frac{1}{2} \sum_{i=1}^{n} \frac{1}{i} \sum_{i=1}^{n} $	
This large	greenfield site is expected	ed to have a lead	in time to reflect the	need to provide on a	and off site ope	ning		
	ture. Promoter indicates			-		-		
	rate of 50 dwellings per cy suites (75 units) are u		-			-		Received and the second se
•	ed for planning permission							
F						-0		

Economic (sqm) Not Assessed 0 sqm Industrial <mark>0</mark> Warehousing 0 Leisure <mark>0</mark> Office <mark>0</mark> Convenience retail 0 Comparison retail 0

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HELAA Ref	189			Planning Status HELAA Result	Reasonable	e alternative
Site Name	Land at Holly Road					
Site Address	Holly Road					
Ward	Holly					
Locality	Forest Town	Grid Ref	456184, 362485	Plotted Site A	rea (Ha)	0.46
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put f	orward durii	ng a "Call for Sites" Local	Plan consultation		

Assessment

Availability

Potentially available

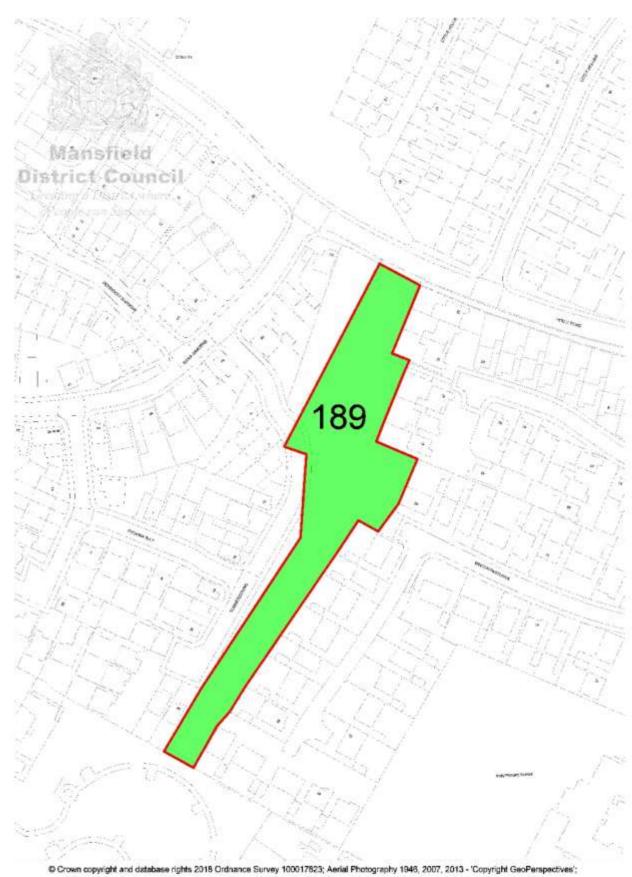
It is understood that talks have taken place regarding the potential footpath and drainage issues. It is assumed that these can be overcome. Further details to be provided to confirm this.

Suitability	Potentially suitable
	essed, is close to services and is compatible with surrounding uses. It is assumed that the loss of the satisfactory to NCC Rights of Way.
Achievability	Achievable
0	ite in a higher value area. Costs associated with the sewer and implied footpath are not considered on reasonable expectations of profit and landvalue the site is considered to have a good prospect of

Estimated Deliverability			
Housing Deliverabl	e (years 1-5)		16 dwellings
Years 1 - 5 0	Years 6 - 10 0	Years 11+ 16	Post Plan Period 0

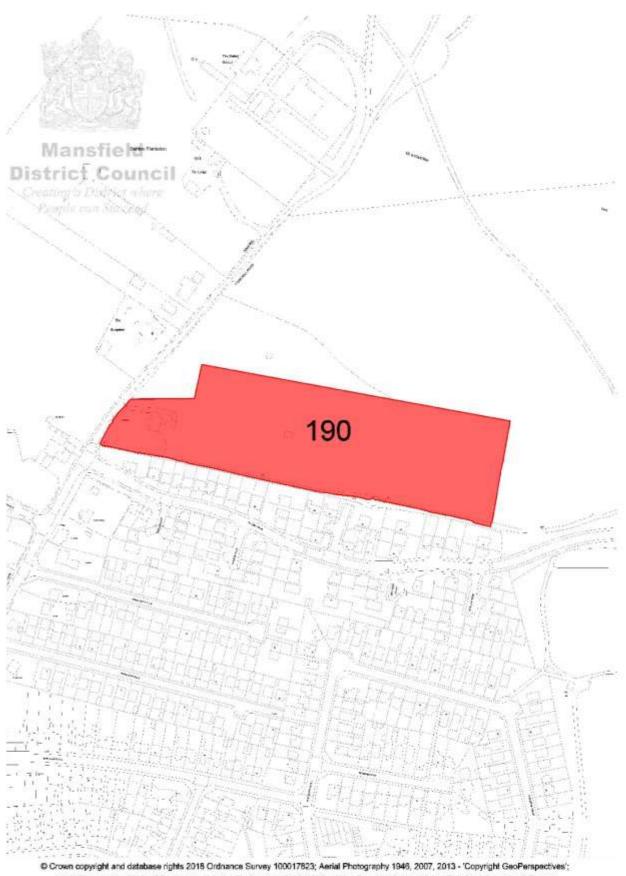
A small greenfield site in a higher value area. No planning application has yet been submitted. As such it is considered that the site would not be developed until 2027/28. Max of 10dpa.

Economic (sqm)	Not As	sessed			0 sqr	Y
Office	0	Industrial	0	Warehousing 0	Leisure 0	
Comparison retail	0	Convenience retail	0			
N/a						



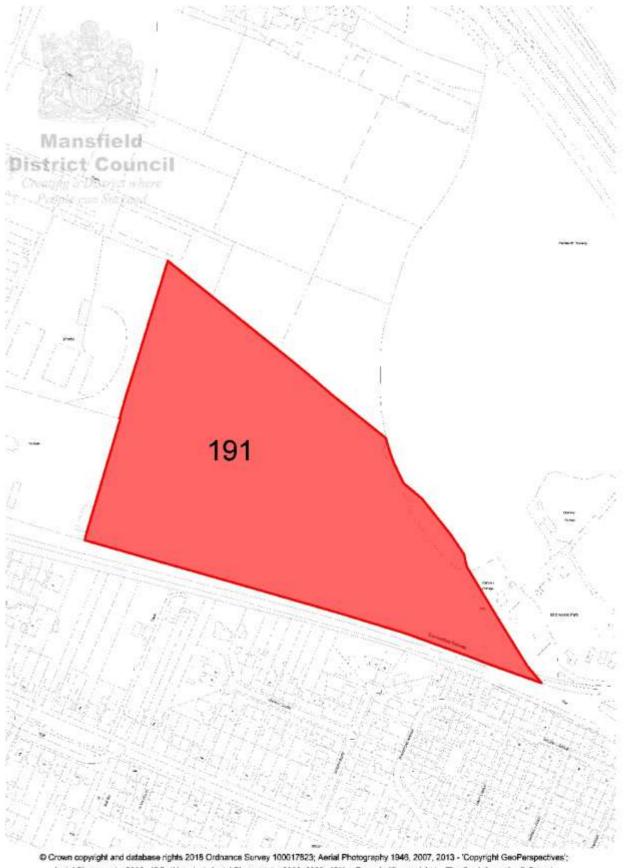
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					ng Status		
HELAA Ref	190			HELAA	Result	Excluded at S	itage 1
Site Name	The Birches						
Site Address	Park Hall Road						
Ward	Manor						
Locality	Mansfield Woodhouse	Grid Ref	454418, 36493	3 1	Plotted Site A	rea (Ha)	2.22
Land Type	Greenfield	Proposal	Housi	ng			
Source	Development sites put f	orward duri	ng a "Call for Site	s" Local Plan con	sultation		
Assessment							
							_
Availability	Not Assessed						
Excluded at	Stage 1						
Cuitability.							_
Suitability	Not Assessed						
Excluded at	Stage 1						
Achievability	Not Assessed						
Achievability	NOT ASSESSED						
Excluded at	Stage 1						
Estimated Deliver	rahility						
Estimated Denver	ability						
Housing	Not Assessed						66 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	0 0	Years 11+	0	Post Plan Peri	od O
Excluded at	Stage 1						
Economic (sqn	n) Not Assessed		_		_		0 sqm
	Office <mark>0</mark>	Industria	al <mark>O</mark>	Warehousing	0	Leisu	re 0
Compariso	n retail 0 Conv	enience reta	il 0				
Excluded at	Stage 1						



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				Planning Status		
LAA Ref	191			HELAA Result	Excluded	at Stage 2
e Name	Land rear of Helms	ley Road				
e Address	Helmsley Road					
ard	Ransom Wood					
cality	Rainworth	Grid Ref	458409,358929	Plotted Si	te Area (Ha)	4.88
nd Type	Greenfield	Proposal	Housing			
urce	Development sites	put forward duri	ng a "Call for Sites" Lo	cal Plan consultation		
sessment						
Availability	Available					
The site h	as been submitted and	d is assumed to b	e avaliable for develo	pment		
		d is assumed to b	e avaliable for develo	pment		
The site h Suitability	as been submitted and Unsuitable	d is assumed to b	e avaliable for develo	pment		
Suitability Access is homes on	Unsuitable proposed through adja a top of those on Site 9	acent site (ref 9); 9 (84 homes) hom	however access to site	e 9 is not considered s		
Suitability Access is	Unsuitable proposed through adja a top of those on Site 9	acent site (ref 9); 9 (84 homes) hom	however access to site	e 9 is not considered s		
Suitability Access is homes on	Unsuitable proposed through adja top of those on Site 9 Not Assesse	acent site (ref 9); 9 (84 homes) hom	however access to site	e 9 is not considered s		
Suitability Access is homes on Achievability Site is not	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable.	acent site (ref 9); 9 (84 homes) hom	however access to site	e 9 is not considered s		
Suitability Access is homes on Achievability	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable.	acent site (ref 9); 9 (84 homes) hom	however access to site	e 9 is not considered s		
Suitability Access is homes on Achievability Site is not	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable.	acent site (ref 9); 9 (84 homes) hom ed	however access to site	e 9 is not considered s		pear possible.
Suitability Access is homes on Achievability Site is not timated Deliv Housing	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable.	acent site (ref 9); 9 (84 homes) hom ed	however access to site	e 9 is not considered s		pear possible. 145 dwelling
Suitability Access is homes on Achievability Site is not timated Deliv Housing	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable. rerability Not Assesse ears 1 - 5 0	acent site (ref 9); 9 (84 homes) hom ed	however access to site	e 9 is not considered s 2 points of access wh	ich does not ap	pear possible. 145 dwelling
Suitability Access is homes on Achievability Site is not timated Deliv Housing Y Site is not	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable. Perability Not Assesse ears 1 - 5 0 suitable.	acent site (ref 9); 9 (84 homes) hom ed ed Years 6 - 1	however access to site	e 9 is not considered s 2 points of access wh	ich does not ap	pear possible. 145 dwelling Period 0
Suitability Access is homes on Achievability Site is not timated Deliv Housing	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable. Perability Not Assesse ears 1 - 5 0 suitable.	acent site (ref 9); 9 (84 homes) hom ed ed Years 6 - 1	however access to site	e 9 is not considered s 2 points of access wh	ich does not ap	pear possible. 145 dwelling Period 0
Suitability Access is homes on Achievability Site is not timated Deliv Housing Y Site is not	Unsuitable proposed through adja top of those on Site 9 Not Assesse suitable. Perability Not Assesse ears 1 - 5 0 suitable.	acent site (ref 9); 9 (84 homes) hom ed ed Years 6 - 1	however access to site nes would also require	e 9 is not considered s 2 points of access wh	ich does not ap Post Plan F	pear possible. 145 dwelling



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				Planning Status		
HELAA Ref	192			HELAA Result	Excluded a	it Stage 2
Site Name	Land at Ashland Farm					
Site Address	Skegby Lane					
Ward	Brick Kiln					
Locality	Mansfield	Grid Ref	451183,360781	Plotted Site A	Area (Ha)	6.14
Land Type	Greenfield	Proposal	Housing			

Source

Assessment

Suitability

Availability Available

Unsuitable

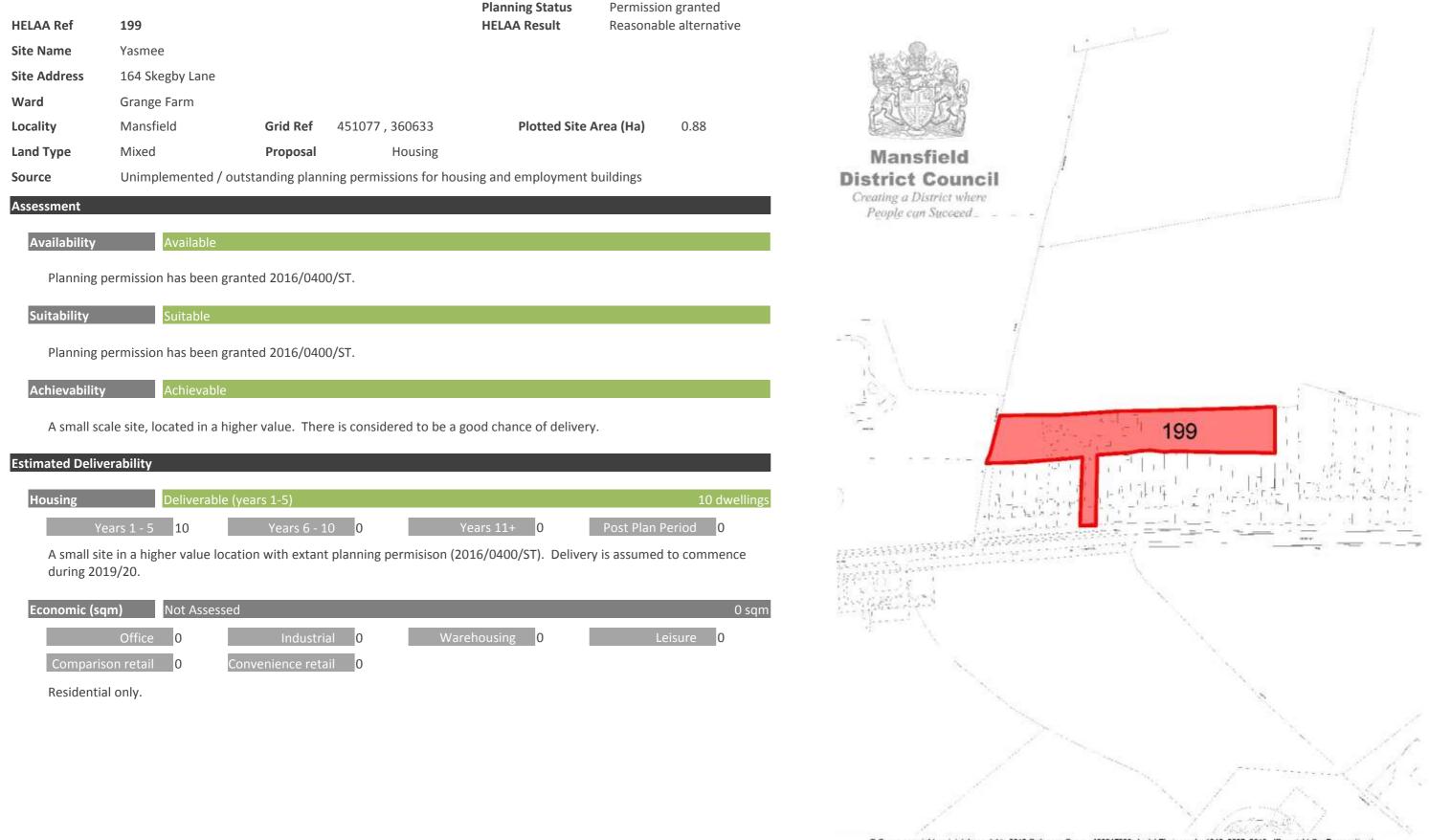
The site has been submitted and is assumed to be available for development.

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
The site is not suita	ble.

Estimated Deliverability							
Housing	Not Asse	ssed				161 (dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
The site is not suita	able.						
Economic (sqm)	Not Asse	essed					0 sqm
Office	0	Industria	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retai	0				



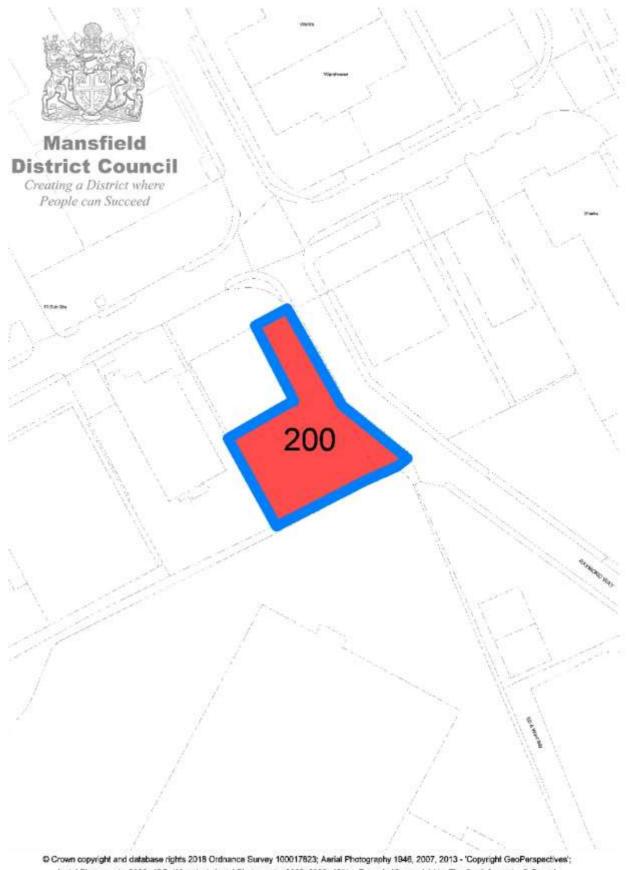


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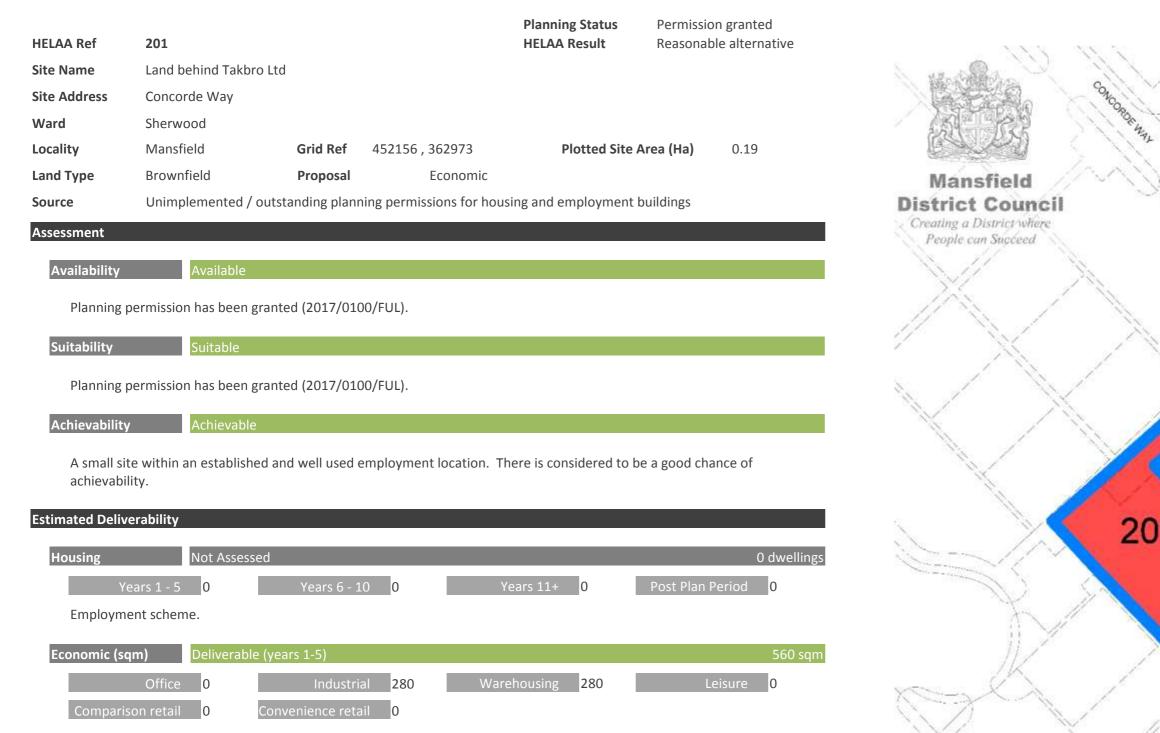
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HELAA Ref	200			Planning Status HELAA Result	Permission granted Reasonable alternative	
Site Name	Land to the rear of	Grove Motors				
Site Address	Units 1-2, Hallamw					
Ward	Yeoman Hill					
Locality	Mansfield	Grid Ref	454525 , 362281	Plotted Site	Area (Ha) 0.13	
Land Type	Brownfield	Proposal	Economic			
Source	Unimplemented /	outstanding plan	ning permissions for ho	using and employment	buildings	
Assessment						
A	Austickle					
Availability	Available					
Planning	permission has been g	ranted 2017/006	6/FUL.			
Suitability	Suitable					
Suitability	Suitable					
Planning	permission has been g	ranted 2017/006	6/FUL.			
Achievability	Achievable					
/ terrie vability						
		ed and well used	employment location.	There is considered to I	be a good chance of	
achievabi	iity.					
Estimated Deliv	verability					
Housing	Not Assesse	ed			0 dwelli	nøs
	ears 1 - 5 0	Years 6 - 1	10 0	Years 11+ 0	Post Plan Period 0	1183
			0			
Not asses	sed - employment onl	ly scheme.				
Economic (se	qm) Deliverable	e (years 1-5)			440 s	qm
Economic (so	qm) Deliverable	e (years 1-5) Industri	ial 440 Wa	rehousing <mark>0</mark>	440 s Leisure <mark>0</mark>	qm

Small site with extant planning permisison in an established and well used employment location. Considered to be deliverable during the first five years.

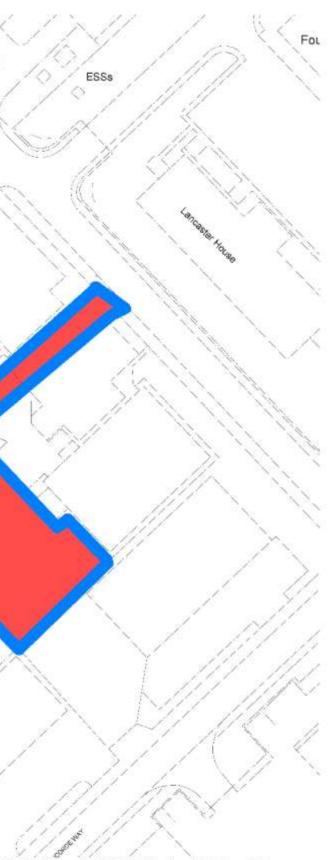


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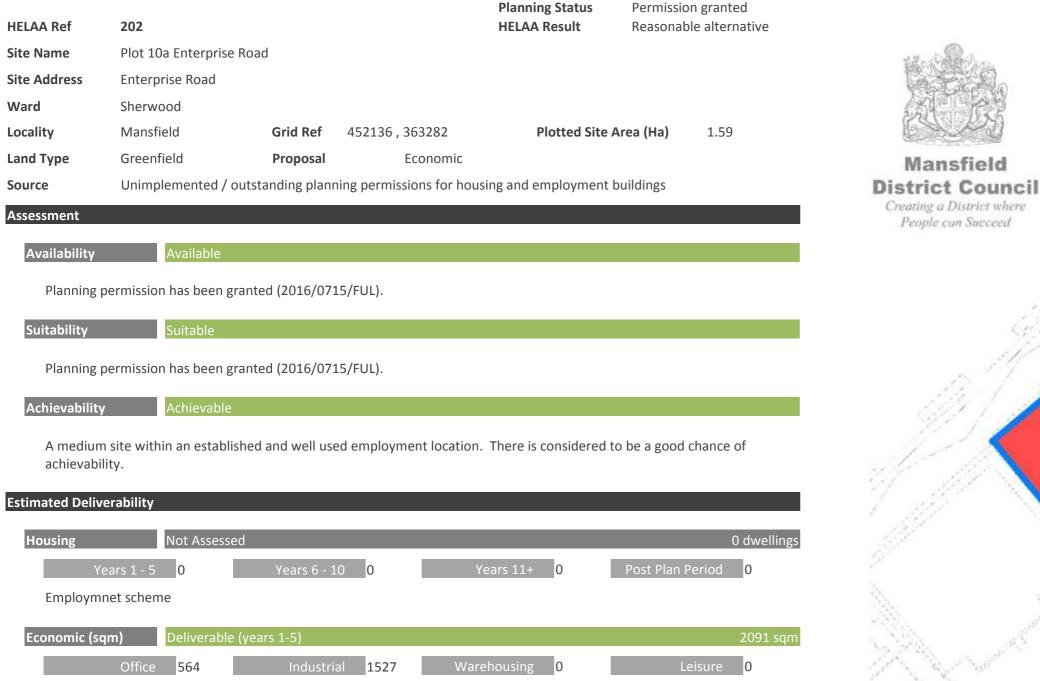


Small site with extant planning permisison in an established and well used employment location. Considered to be deliverable during the first five years.

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Medium sized site with extant planning permisison in an established and well used employment location. Considered to be deliverable during the first five years.

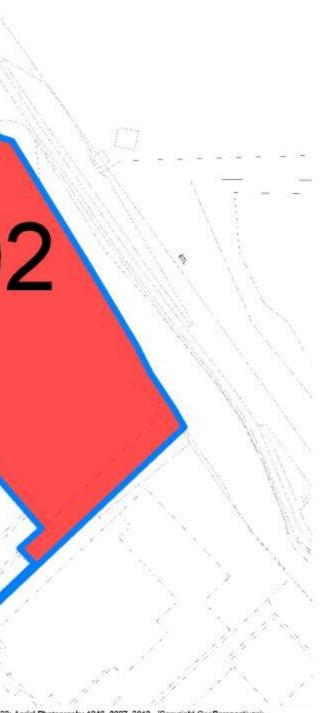
Convenience retail 0

Comparison retail 0

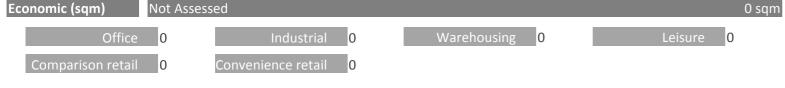


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	202			Planning Status	Permission granted					
HELAA Ref	203			HELAA Result	Reasonable alternative					
Site Name	Land at Northfield Hous	and at Northfield House								
Site Address	27 Northfield Drive	7 Northfield Drive								
Ward	Racecourse									
Locality	Mansfield	Grid Ref	455233 , 360760	Plotted Site A	rea (Ha) 0.26					
Land Type	Mixed	Proposal	Housing							
Source	Unimplemented / outsta	anding plann	ing permissions for ho	ousing and employment b	ouildings					
Assessment										
Availability	Available									
Outline plar	nning permission has bee	n granted 20	017/0538/OUT.							
Suitability	Suitable									
Outline plar	nning permission has bee	n granted 20	017/0538/OUT.							
Achievability	Potentially achie	vable								
A small scal	e site in a lower value are	ea; site is cor	nsidered to have a mo	derate prospect of achiev	ability.					
Estimated Deliver	ability									
Housing	Deliverable (yea	rs 1-5)			6 dwellings					
Yea	ırs 1 - 5 6	Years 6 - 1	0 0	Years 11+ 0	Post Plan Period 0					
A small site during 2020		with extant	outline planning perm	iisison (2016/0400/ST). E	Delivery is assumed to occur					



Residential scheme

\$ 2 203 4 de,

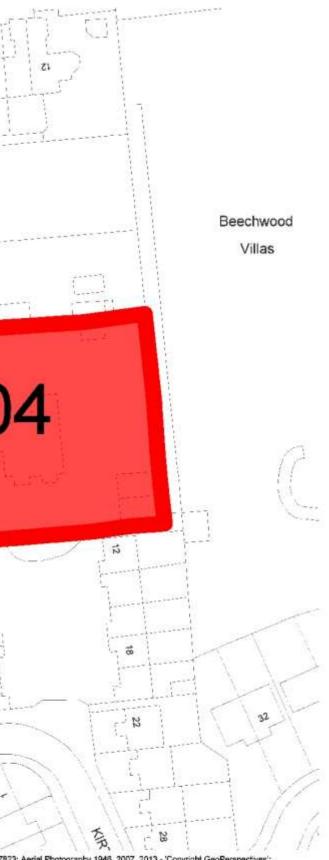
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HELAA Ref	204			Planning Status HELAA Result	Permission Reasonab	n granted le alternative		5 553 S	2 Sea - 1983
Site Name	Elksley House								
Site Address	Elksley Road, Med	en Vale							1010
Ward	Netherfield								1
Locality	Medan Vale	Grid Ref 45	8227,370048	Plotted Site	Area (Ha)	0.21			
Land Type	Mixed	Proposal	Housing				and the second secon		
Source	Unimplemented /	outstanding planning p	permissions for hous	sing and employment	buildings)m		
Assessment									
Availability	Available								24
							d a series		
Outline p	lanning permission ha	s been granted (2017/	0518/OUT).				~ 1	$1 \setminus 1$	1
Suitability	Suitable						$\sum \left\{ 1 \right\}$	Y	
Outline p	lanning permission ha	s been granted (2017/	0518/OUT)				///		
							///		
Achievability	y Potentially	achievable							20
A small so	cale site in a lower val	ue area; site is conside	red to have a mode	rate prospect of achie	evability.		\bigcup		Elkerey
Estimated Deliv	verability						*	Alexandra and a second se	House
Estimated Deliv								The second secon	
Housing	Deliverable	e (years 1-5)				10 dwellings			
Y	'ears 1 - 5 <mark>5</mark>	Years 6 - 10	5 Y	'ears 11+ 0	Post Plan P	eriod <mark>0</mark>		Contraction of the second s	
A small si during 20		cation with extant outli	ne planning permisi	ison (2016/0400/ST).	Delivery is as	sumed to begin		Santa and a second s	ę
Economic (se	qm) Not Assess	sed				0 sqm			\ \
	Office 0	Industrial	0 War	ehousing 0	Le	isure 0		¹¹ 11111111 United States United States	
Compari	son retail 0	Convenience retail	0						4
Residenti	ial scheme.								2
								States and a state of the state	
								Stratutura Martinezza	67.1m
									-762
							and the second se	and a second	

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				Planning Status	
HELAA Ref	205			HELAA Result	Reasonable alternative
Site Name	Land off Cuckney Hil	I			
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 p	ut forward duri	ng a "Call for Sites" Loca	al Plan consultation	
Assessment					
Availability	Available				
The site	has been submitted for o	consideration in	the HELAA and is under	rstood to be avaliable	for development.
Suitability	Potentially s	uitable			

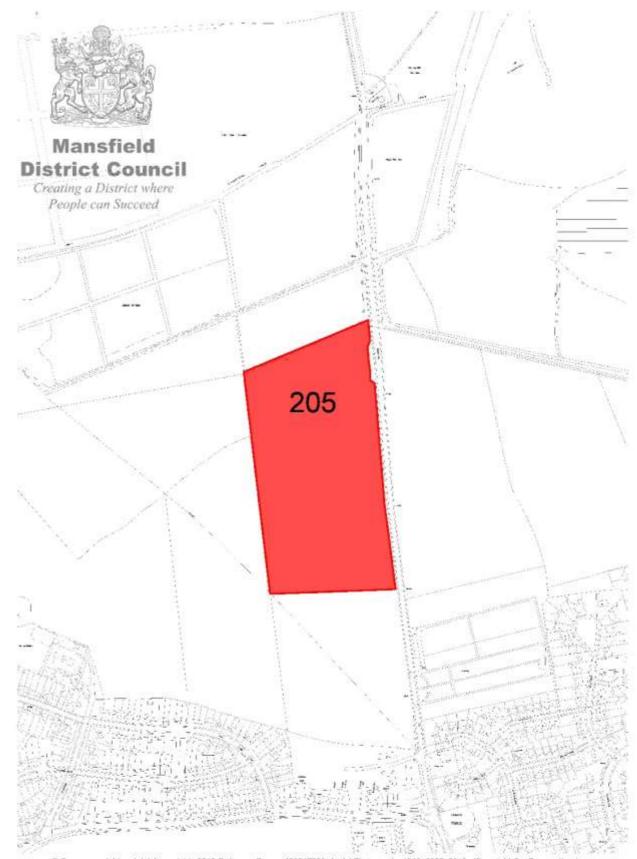
This is a greenfield site close to but not immediatley adjacent to the settlement of Chruch Warsop. Access to the site is constrained by the need to have two pints of access and the potential additional development on adjacent sites.

Achievability	Potentially achievable
•	te in a lower value area. If taken forward with adjacent sites (206 and 207) there is likley to be a need for ite infrastructure. Overall the site has amoderate prospect of deliverability.
Estimated Deliverabil	ity

Housing	Developab	le (years 11+)				198 dwellings
Years 1 - 5	0	Years 6 - 10	35	Years 11+	163	Post Plan Period 0

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 unlikley to be developerd until 2024/25.

Economic (sqm)	Not Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
Residential only sch	eme.						



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HELAA Ref	206			Planning Status HELAA Result	Reasonat	ole alternative			
Site Name	Land North of Laure	l Avenue			neusonax				
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 p	Development sites put forward during a "Call for Sites" Local Plan consultation							
Assessment									

.....

Availability Available

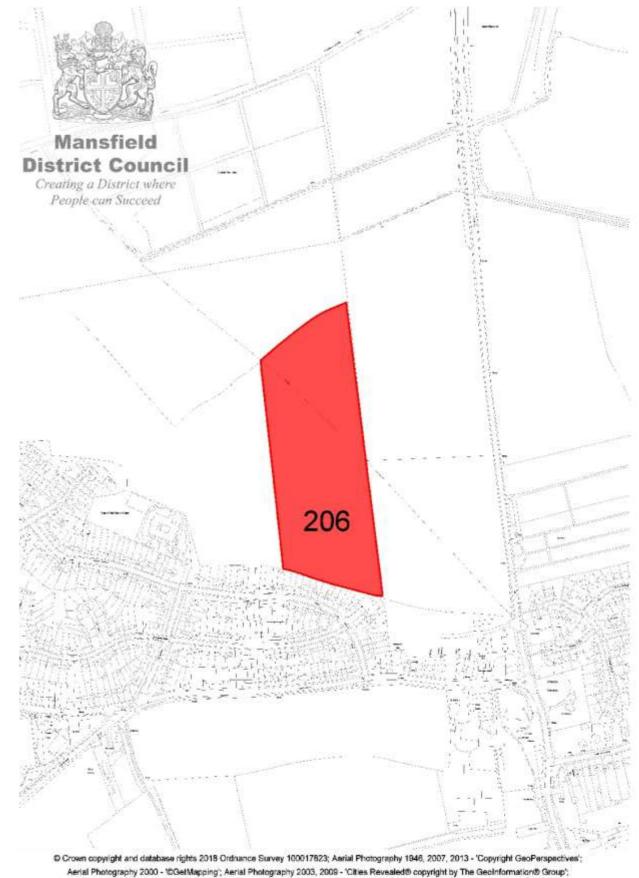
The site has been submitted for consideration in the HELAA and is understood to be available for development.

Suitability	Potentially suitable
	nfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside the due to the lack of access to the road network.
Achievability	Potentially achievable
-	n a lower value area. Due to the access requirements the site could only be developed alongside an Overall it is conidered that there is a moderate prospect of achievability.

Estimated Deliverability	1					
Housing	Develop	oable (years 11+)			153	dwellings
Years 1 - 5	5 0	Years 6 - 10 0	Years 11+	153	Post Plan Period	0

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 Asses	sed					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
				HELAA Nesun	Reasonable	alternative
Site Name	Land North of Lime Cres	scent/Birch Street				
Site Address						
Ward	Warsop Carrs					
Locality	Church Warsop	Grid Ref 456	046 , 369386	Plotted Site A	rea (Ha)	21.12
Land Type	Greenfield	Proposal	Housing			
Source	Development sites put f	orward during a "	Call for Sites" Local P	lan consultation		
Assessment						

Availability

Available

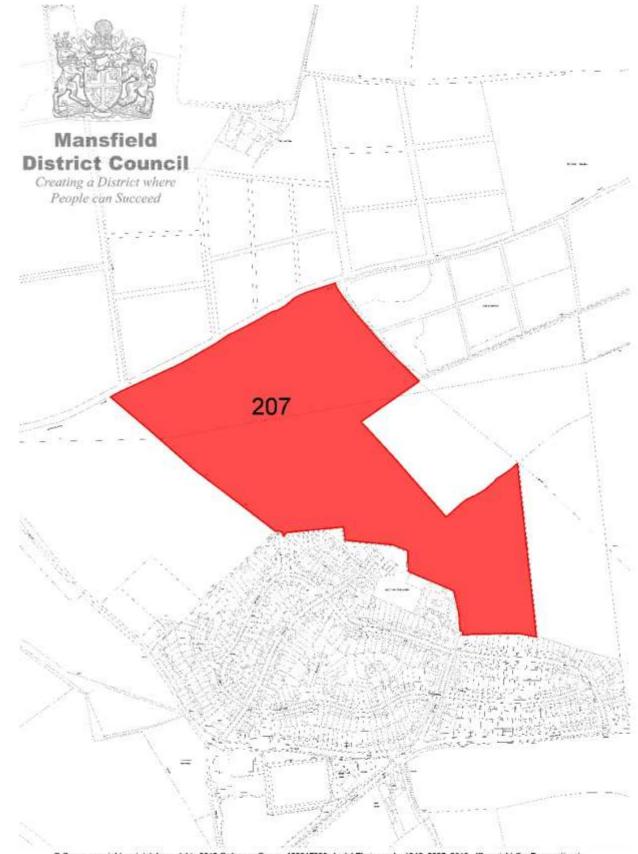
The site has been submitted for consideration in the HELAA and is understood to be available for development.

Suitability Potentially suitable	
This is a large greenfield site that adjoins the settlement of Church Warsop. The site could only be developed alongside th adjacent sites (205 and 206) due to the need to have two points of access.	е
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	Developa	ble (years 11+)		480 dwellings
Years 1 -	5 0	Years 6 - 10 35	Years 11+ 175	Post Plan Period 270

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 acess from Birch Street may allow developement 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 Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				
Residential scheme.							



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HELAA Ref	208			Planning Status HELAA Result	Excluded	at Stage 2
Site Name	Land off Netherfield	Lane				C
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 p	out forward duri	ng a "Call for Sites" Loca	al Plan consultation		

Availability Ava

The site has been submitted for consideration in the HELAA and is understood to be available 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

In sgreenfield 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.

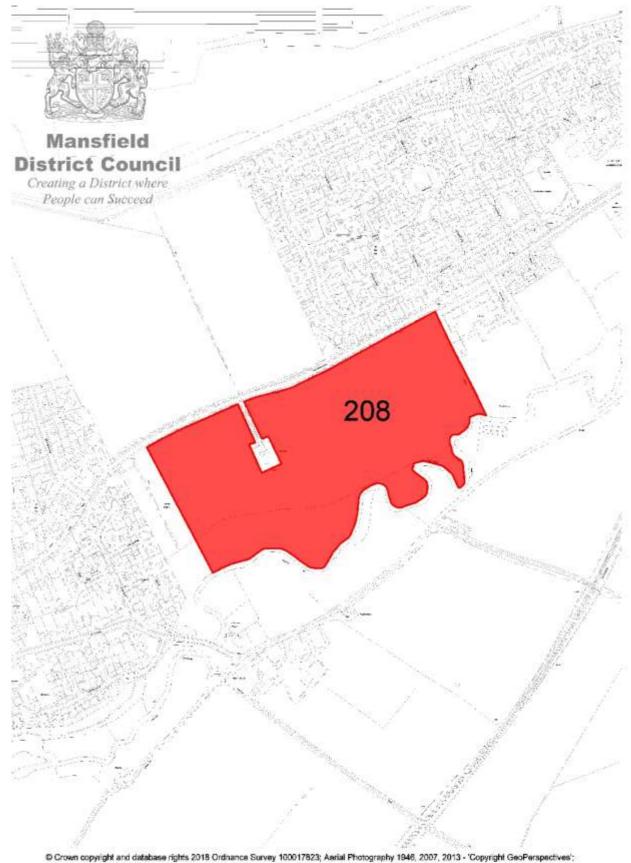
Achievability

E

ntially 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.

stimated Deliverability						
Housing	Not Asses	sed				249 dwellings
Years 1 - 5	0	Years 6 - 10	0	Years 11+	0	Post Plan Period 0
Not assessed as site	e not suitab	le for development.				
Economic (sqm)	Not Asses	sed				0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure 0
Comparison retail	0	Convenience retail	0			
Residential scheme						



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HELAA Ref209HELAA ResultExcluded at Stage 2	11
Site Name Land adjacent to Church Lane	Willoud
Site Address	
Ward Portland	
Locality Grid Ref 454047,360834 Plotted Site Area (Ha) 0.20	E
Land Type Brownfield Proposal Housing	Ma
Source Vacant and derelict land/buildings	Distric
Assessment	Creating People
	1 copie
Availability Potentially available	1
Landowners intentions TBC - vacant site identified with potential for inclusion in brownfield register.	
Suitability Unsuitable	X
Surability Offsurable	Jel
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	- AL
	24
Housing Not Assessed 7 dwellings	~
Years 1 - 50Years 6 - 100Years 11+0Post Plan Period0	
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	
NOT assessed as site is not suitable	
	. 65
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nsfield ct Council a District where lo can Succeed BRIANT SALES Car Park



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				Planning Status				
HELAA Ref	210			HELAA Result	Reasonab	le alternative	1.1	
Site Name	Former Miners Welfare	2					Hes Alenda	202
Site Address	Elksley Road							R.
Ward	Netherfield						STATE OF	
Locality	Meden Vale	Grid Ref	458176 , 369958	Plotted Site	e Area (Ha)	0.15	E Barton	
Land Type	Brownfield	Proposal	Housing				Mansfie	eld
Source							District Co	
Assessment							Créating a Distri People can Su	
6	Detectiolly avai							
Availability	Potentially avai	lable					1	
Landowne	rs intentions TBC - vacant	site identifie	d with potential for inclus	sion in brownfield re	egister.			
Suitability	Suitable						ale	
Suitability	Suitable							
A small sca	ale brownfield site adjace	nt to Meden	Vale. The site is consider	ed suitable for reside	ential use.		1.1	
Achievability	Potentially achi	evable					1.1	and the second
renevability	i occinciany acti	evable						
A small sca	ale brownfield site in a low	ver value are	a. The site has a moderat	te prospect of achiev	vability.			
Estimated Delive	erability							and the second se
								A Constant of the second se
Housing	Developable (ye	ears 6-10)				5 dwellings	and a second	
Ye	ars 1 - 5 0	Years 6 - 1	0 <mark>5</mark> Ye	ears 11+ 0	Post Plan F	Period 0		
	ale brownfield site in a low							
place as ye	et but will be considered f	or inclusion o	on Brownfield Register an	d potentially permis	sion in princip	lle.		
Economic (sq	m) Not Assessed					0 sqm		
	Office 0	Industri	al 0 Ware	housing 0	Le	eisure <mark>0</mark>		Club
Comparis	=	venience reta		0				
Residentia			-					1 Lawrence
Residentia								
								/ Name

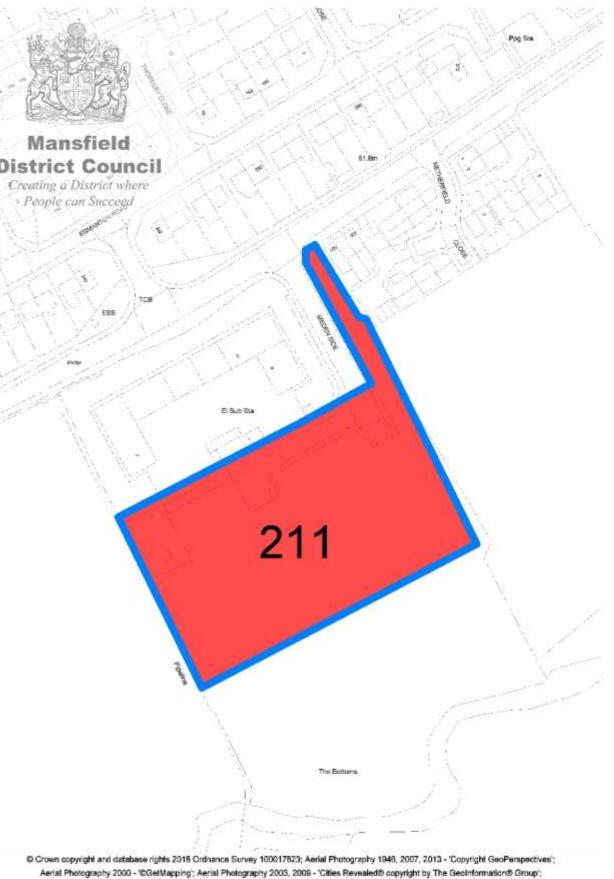
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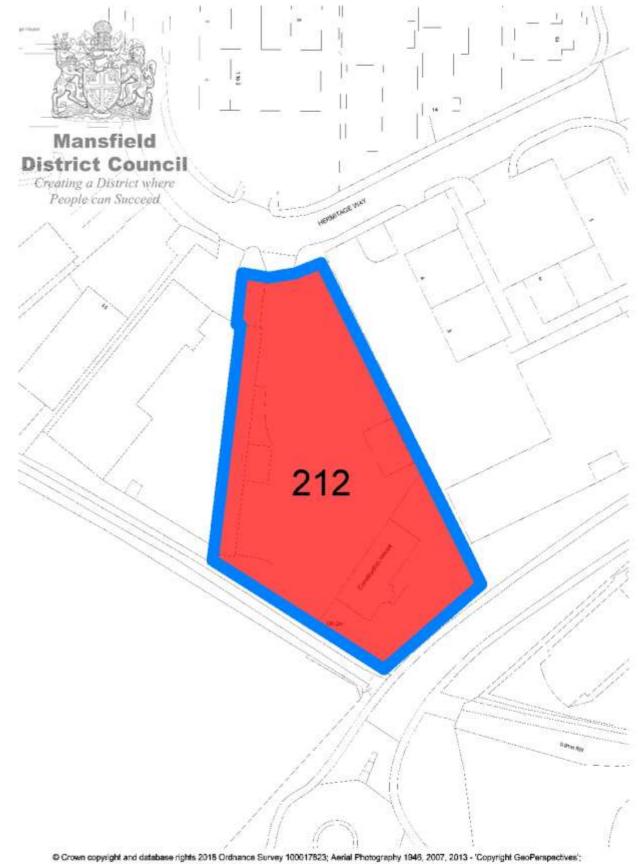
HELAA Ref	211				nning Status .AA Result	Permission granted Reasonable alternative
_	Land off Meden Side			nci	AA Kesult	Reasonable alternative
Site Name						
Site Address	Netherfield Lane					
Ward	Netherfield					
Locality	Meden Vale	Grid Ref	457850,36	9327	Plotted Site	Area (Ha) 0.94
Land Type	Greenfield	Proposal	Ec	conomic		
Source	Unimplemented / out	standing plan	ning permissio	ons for housing an	id employment	buildings
Assessment						
Availability	Available					
Planning	permission has been grar	nted (2014/07	31/NT).			
Suitability	Suitable					
Planning	permission has been grar	nted (2014/07)	31/NT).			
_						
Achievabilit	Potentially acl	nievable				
Small sca	ale employment use adjac	ent to existing	employment	units. There is co	onsidered to be	a moderate prospect of
achievab			,			
	1.000					
Estimated Deliv	verability					
Housing	Not Assessed					0 dwellings
Y	/ears 1 - 5 0	Years 6 - 1	LO O	Years 1	1+ 0	Post Plan Period 0
	on for employment use		•			
rennissi(on for employment use					
Economic (s	aqm) Deliverable (y	ears 1-5)				6075 sqm
	Office 0	Industri	ial 4050	Warehousi	ng 2025	Leisure 0
Compari	ison retail 0 Co	nvenience ret:	ail O			

Planning permission has been granted (2014/0731/NT) for employment uses and considered to be a moderate prospect of achievability.



				Planning Status	Permission granted	
HELAA Ref	212			HELAA Result	Reasonable alternative	
Site Name	Construction House					+
Site Address	53 Hermitage Way					
Ward	Oakham					
Locality	Mansfield	Grid Ref	452166 , 359517	Plotted Site	Area (Ha) 0.40	
Land Type	Brownfield	Proposal	Econom	nic		
Source						C
Assessment						14
A	Austick					
Availability	Available					1
Planning	permission has been gra	anted (2017/015	55/FUL).			
Suitability	Suitable					2
Suitability	Suitable					1
Planning	permission has been gra	anted (2017/015	55/FUL).			
Achievability	y Achievable					/
	y					
		a existing good	quality employmen	it site. There is considered	to be a good prospect of	1
achievabi	iiity.					2
						~
Estimated Deliv	verability					
		1			0 dwellings	111
Housing	Not Assessed		0 0	Voors 11	0 dwellings	
Housing Y	Not Assessed	Years 6 - 1		Years 11+ 0	O dwellings Post Plan Period O	
Y	Not Assessed	Years 6 - 1				
Housing Y	Not Assessed Years 1 - 5 0 permission has been gra	Years 6 - 1 anted (2017/015				
Housing Y Planning	Not Assessed Years 1 - 5 0 permission has been gra	Years 6 - 1 anted (2017/015	5/FUL) for employ		Post Plan Period 0	

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.



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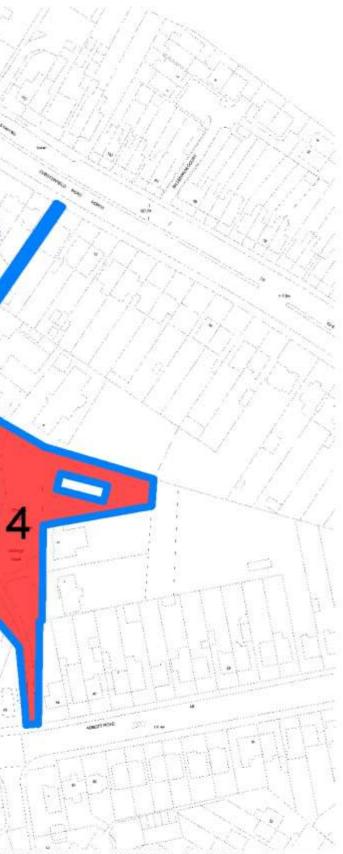
HELAA Ref	213			Planning Status HELAA Result	Permission Reasonable	a granted e alternative	and the second second second second second	RENE CASE
Site Name	Land between Hallamwa	ay and Units	1-3 Old Mill Lane Industr	ial Estate			w. b.	SA ES
Site Address	Old Mill Lane						- 6.2	1
Ward	Yeoman Hill						ALTER	옷 앉은
Locality	Mansfield	Grid Ref	454402 , 362542	Plotted Site	Area (Ha)	1.00		1758
Land Type	Brownfield	Proposal	Economic				Mansfield	SAM
Source	Unimplemented / outsta	anding planr	ing permissions for hous	ing and employment	buildings		District Council	994840
Assessment							Creating a District where People can Succeed	SA 1944
Availability	Available							~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Planning ne	ermission has been grante	ad (2017/015	5/FIII)					. 7
Fidining pe	ermission has been grante	u (2017/015	57102).				-	No wing
Suitability	Suitable						77	
Planning pe	ermission has been grante	ed (2017/015	5/FUL).				11 mars	
Achievability	Achievable						Old Mill Lane Industrial	And a start
							Estate	
A small scal achievabilit	le employment use in a ex v.	xisting good	quality employment site.	There is considered	to be a good p	prospect of		
	-							2
Estimated Delive	rability							4
Housing	Not Assessed					0 dwellings		
Yea	ars 1 - 5 0	Years 6 - 1	0 0 Y	ears 11+ 0	Post Plan Pe	eriod 0		
Employmer	nt site						Not A.	Same for
Economic (sqn	n) Deliverable (year	rs 1-5)				715 sqm	the mark	
	Office 0	Industria	al <mark>0</mark> Ware	housing 465	Lei	isure 0	Hell mar all	
Compariso		enience reta					and the second second	X

A small scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years

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HELAA Ref	214			_		n granted at Stage 1	
Site Name	Church of St Augustine						NO. AMA
Site Address	Abbott Road						
Ward	Abbott						AND THEY
Locality	Mansfield	Grid Ref	452178 , 362530	Plotted Site Are	ea (Ha)	0.43	ESSER
Land Type	Greenfield	Proposal	Economic				Mansfield
Source							District Council
Assessment							Creating a District where People can Succeed
Availability	Not Assessed						- 188M
							18-25-71 I
Site exclu	uded at stage 1						AN AN A
Suitability	Not Assessed						L-SM41123
Site evclu	uded at stage 1						- NAM (140)
Site excit	aueu at stage 1						- SSM 1488
Achievabilit	y Not Assessed						- NAMAR -
Site exclu	uded at stage 1						14-1-0-XX
Estimated Deliv	verability						
Housing	Not Assessed					0 dwellings	
Y	'ears 1 - 5 0	Years 6 - 10	0 Y	ears 11+ 0 F	Post Plan P	Period 0	
Site exclu	uded at stage 1						- HANNARY
Feenemie (e	am)					F0 com	
Economic (s						50 sqm	- 1/2020
	Office 0	Industria		ehousing 50	Le	eisure <mark>0</mark>	37.00 V.C.
		venience retai	0				
Site exclu	uded at stage 1						LI MAXA



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Con ante

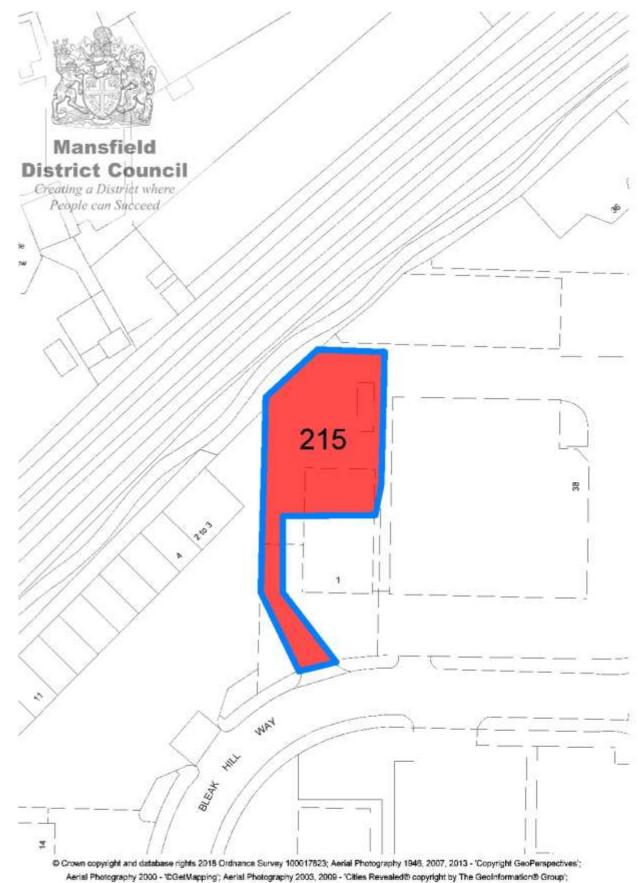
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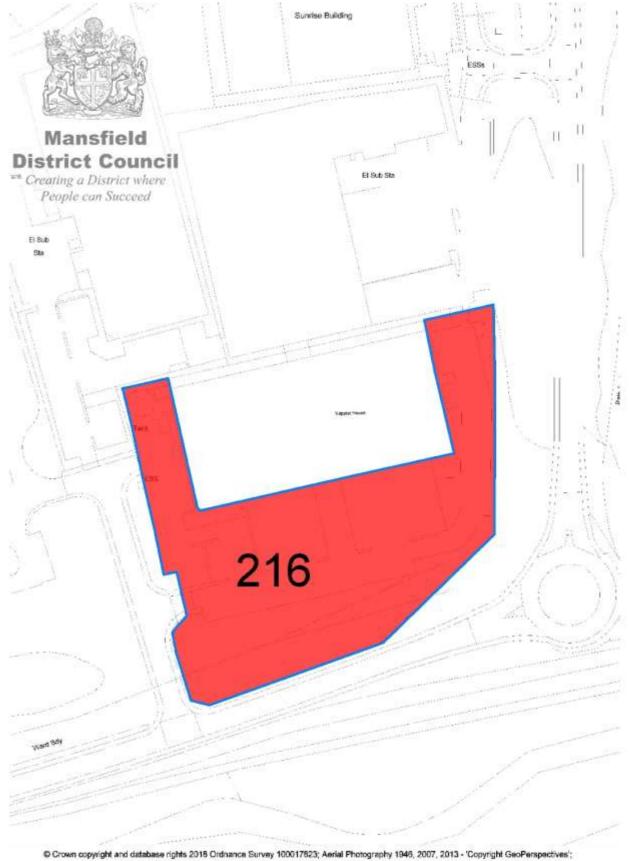
	215			Planning Status	Permission grante Reasonable alterr	
HELAA Ref	215			HELAA Result	Reasonable altern	lative
Site Name	Land to the rear of Uni	t 1				
Site Address	Bleak Hill Way					
Ward	Oakham					
Locality	Mansfield	Grid Ref	452062 , 359712	Plotted Site	Area (Ha) 0.05	
Land Type	Brownfield	Proposal	Economic			
Source						
Assessment						
Availability	Available					
Planning p	permission has been grant	ted (2017/08	50/FUL).			
Suitability	Suitable					
Planning p	permission has been grant	ted (2017/08	50/FUL).			
Achievability	Achievable					
A small sc achievabil	ale employment use in a ity.	existing good	quality employment site	. There is considered	to be a good prospe	ct of
Estimated Deliv	erability					
Housing	Not Assessed				() dwellings
Ye	ears 1 - 5 0	Years 6 - 1	.0 0 Y	'ears 11+ 0	Post Plan Period	0
Employme	ent scheme.					_
Economic (sc	ım) Deliverable (ye	ars 1-5)				77 sqm
	Office 0	Industri	al 77 War	ehousing 0	Leisure	0
Comparis	on retail 0 Con	venience reta	ail O			

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 HELAA Result	Permission granted Reasonable alternative	
Site Name	Crown Speciality Pa	ckaging UK Limited				
Site Address	Crown Farm Way	0.0				E.S.
Ward	Newlands					1211
Locality	Forest Town	Grid Ref 457	7659,361866	Plotted Site	Area (Ha) 1.03	CS .
Land Type	Greenfield	Proposal	Economic			Mans
Source						District
Assessment						wa Creating a Dis
						People can
Availability	Available					El Sub
Planning	permission has been gr	anted (2017/0843/FU	IL).			Sta
						A de
Suitability	Suitable					
Planning	permission has been gr	anted (2017/0843/FU	IL).			11 17
Achievability	Achievable					111
Achievability	Achievable					W E
		e in a existing good qu	uality employment s	site. There is conside	red to be a good prospect of	XA 1
achievabi	lity.					
Estimated Deliv	erability					1 States
Housing	Not Assesse	d			0 dwellings	and the second
						1. A.
	ears 1 - 5 0	Years 6 - 10	0 Y	'ears 11+ 0	Post Plan Period 0	S
Employm	net use					and and
Economic (se	qm) Deliverable	(years 1-5)			307 sqm	
	Office 0	Industrial	0 Ware	ehousing 307	Leisure 0	
Comparis			0			and the second

A medium scale employment site with planning permission in a existing good quality employment site. Delivery expected within the first five years



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HELAA Ref	217			Planning Status HELAA Result	Reasonab	le alternative
Site Name	Land off Concorde Way					
Site Address						
Ward	Sherwood					
Locality	Mansfield	Grid Ref	452069 , 362805	Plotted Site A	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	
	te is located on a major route into Mansfield and has reasonable access. Proximity of employmer ssue in terms of amenity and access.	it park to
Achievability	Potentially achievable	
A small scale brow	unfield site in a medium value area. Overall there is considered to be a medium prospect of achie	vability.
Estimated Deliverability		
Housing	Developable (years 11+)	4 dwellings
Years 1 - 5	0Years 6 - 104Years 11+0Post Plan Period	0
	Infield site in a medium value area. The site is being considered for Permission in Principle. Until considered deliverable during Years 10-15 (post 2023/24).	PiP is
Economic (sqm)	Not Assessed	0 sqm

Economic (sqm)	Not Asses	sed					0 sc
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Site is being considered for housing.

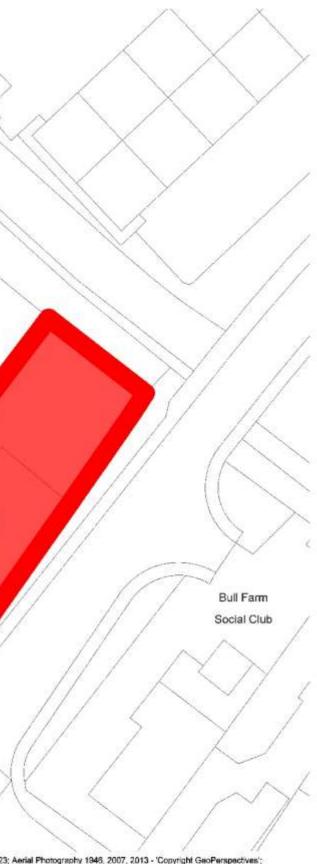


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				Planning Status			
HELAA Ref	218			HELAA Result	Reasonabl	le alternative	
Site Name	Land off Forest Road						
Site Address							
Ward	Oakham						
Locality	Mansfield	Grid Ref	453919 , 359761	Plotted Site	Area (Ha)	1.18	
Land Type	Brownfield	Proposal	Housing				

Source

Assessment

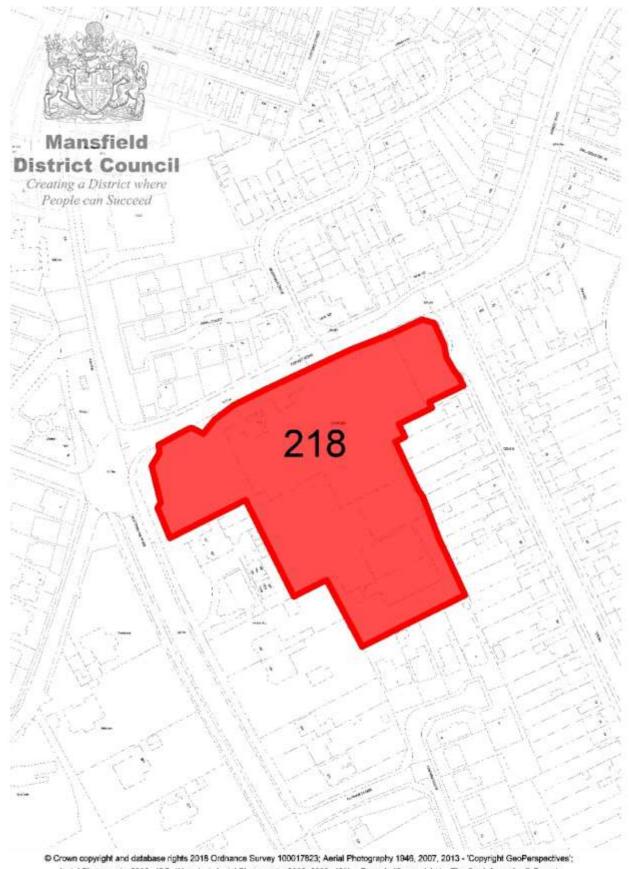
Availability

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						
		n the Settlement on sting business would			ntre; the s	ite is suitable for residential	
Achievability	Achievable						
A medium bro prospect of ac		nigher value area wit	h good acce	ss to facilities. O	verall ther	e is considered to be a good	
Estimated Deliverab	ility						
Housing	Developab	le (years 11+)				35 dv	vellings
Years	1-5 0	Years 6 - 10	35	Years 11	+ 0	Post Plan Period 0	

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 Asse	essed			0 sc	qm
Office	0	Industrial	0	Warehousing 0	Leisure 0	
Comparison retail	0	Convenience retail	0			
Site is being conside	ered for h	ousing				



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				Planning Status		
HELAA Ref	219			HELAA Result	Excluded a	at Stage 2
Site Name	Clipstone Football Grou	nd				
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 avaliable. This can be explored through the Local Plan or a planning application.

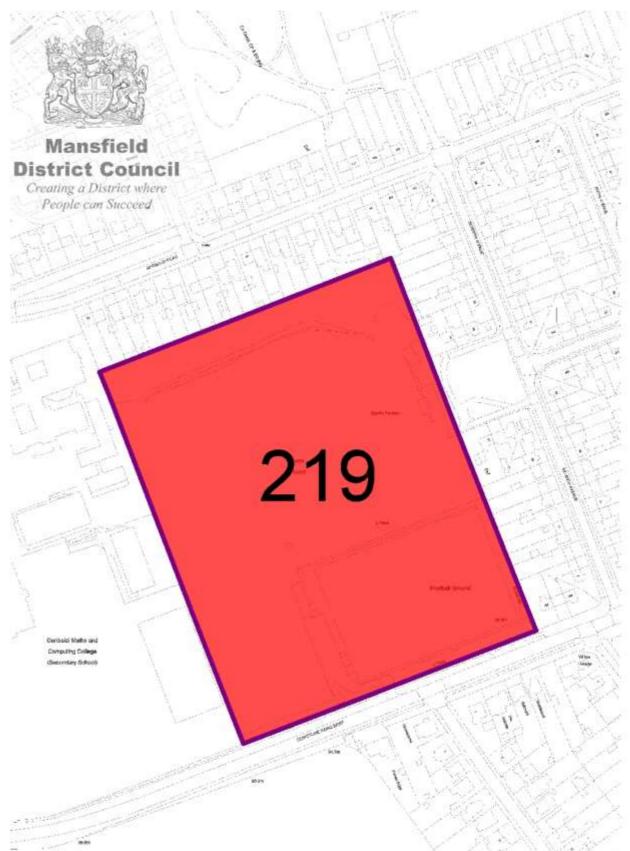
Suitability	Potentially suitable
replacement	a sustainable location with acess to facilities and public transport. Existing use as sports ground; understood a facility is to be provided. We will need to consider proximity and quality of replacement. Out of centre usential and impact tests will be required for town centre uses.
Achievability	Potentially achievable
	greenfield site in a medium value residential sales area. The residential element is likley to have a medium cheiavbility; retail and public house more uncertainty but assumed moderate as well.
Estimated Deliveral	bility
Housing	Developable (years 11+) 60 dwellings
Years	1 - 5 0 Years 6 - 10 60 Years 11+ 0 Post Plan Period 0

A medium greenfield site in a medium value area; no planning permisison 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)	Developal	ble (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 permisison in place. There is a need to provide replacement facilities. As such it is considered that the site is likley to be developed in Years 6-10 (after 2023/24).





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					Planning Status		
HELAA Ref	267				HELAA Result	Reasonab	le alternative
Site Name	Land off Balmoral Drive						
Site Address	Balmoral Drive						
Ward	Sherwood						
Locality	Mansfield	Grid Ref	452310,3627	/11	Plotted Site	Area (Ha)	0.85
Land Type	Greenfield	Proposal	Hous	sing			
Source	Undetermined planning	applications	s, including those	e subject to	S106		
Assessment							
Availability	Available						
roanability	Available						
Outline ap	plication with all matters	reserved, pe	nding the signing	g of a S106			
Suitability	Suitable						
Granted p	lanning permission pendin	g the signing	g of the S106				
Achievability	Achievable						
Achievable	e pending the S106 being a	areed					
Acmevable	e pending the 5100 being a	igi eeu.					
Estimated Delive	erability						
Housing	Deliverable (yea	rs 1-5)					35 dwellings
	ears 1 - 5 15	Years 6 - 1	.0 20	Yea	rs 11+ 0	Post Plan F	
	greenfield site has permise						
-	the plan period.	non penaing		100. mere	would be no reaso		
Economic (sq			_				0 sqm
	Office 0	Industri		Wareh	ousing 0	L	eisure <mark>0</mark>
Comparis	on retail 0 Conv	enience reta	ail <mark>O</mark>				
Not assess	ed - residential scheme.						



HELAA Ref	268			Planning Status HELAA Result	Excluded	at Stage 2	
Site Name	Land at Church Stree	et / Little Lane					
Site Address	Church Street						
Ward	Bull Farm and Pleasl	ey Hill					
Locality	Pleasley	Grid Ref	450760 , 364004	Plotted Site	Area (Ha)	0.28	
Land Type	Greenfield	Proposal	Housing				
Source	Undetermined plan	ning application	s, including those subjec	t to \$106			

.....

Assessment

Availability Not available

Landowner and intentions unknown. Resolution to grant permission (2004/0929/WT) but s106 unlikely to be signed.

Suitability	Not Assess	ed					
Not yet assessed. be signed.	Landowner a	and intentions unknov	vn. Resol	ution to grant permise	sion (2004/	/0929/WT) but s106	unlikely to
Achievability	Not Assess	ed					
Not yet assessed. be signed.	Landowner a	and intentions unknov	vn. Resol	ution to grant permiss	sion (2004/	/0929/WT) but s106	unlikely to
Estimated Deliverability	y						
Housing	Not Assess	ed					0 dwellings
Years 1 -	5 0	Years 6 - 10	0	Years 11+	0	Post Plan Period	0
Not yet assessed. be signed.	Landowner a	and intentions unknov	vn. Resol	ution to grant permiss	sion (2004/	/0929/WT) but s106	unlikely to
Economic (sqm)	Not Assess	ed					0 sqm
Offic	e 0	Industrial	0	Warehousing	0	Leisure	0

Convenience retail 0

Residential scheme.

Comparison retail 0



				Planning Status			
HELAA Ref	269			HELAA Result	Reasonab	le alternative	
Site Name	Land to the North of	100 Wood Lan	e				
Site Address	Warsop Estate, Wars	op Stock Allotr	ments, Wood Lane				
Ward	Warsop Carrs						
Locality	Church Warsop	Grid Ref	455704,369105	Plotted Site	Area (Ha)	1.68	
Land Type	Mixed	Proposal	Housing				
Source							

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Mansfield **District Council** Creating a District where People can Succeed



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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.

The site has been submitted through the HELAA and is understood to be available for development

Estimated Deliverability				
Housing	Developab	le (years 6-10)		50 dwellings
Years 1 - 5	0	Years 6 - 10 50	Years 11+ 0	Post Plan Period 0

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 Asses	sed					0 sqm
Office	0	Industrial	0	Warehousing	0	Leisure	0
Comparison retail	0	Convenience retail	0				

Not assessed - residential only scheme.

Suitable

Assessment

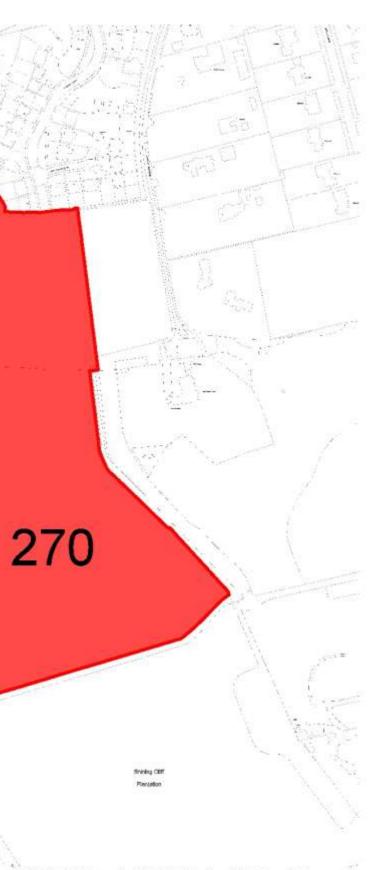
Availability

Suitability

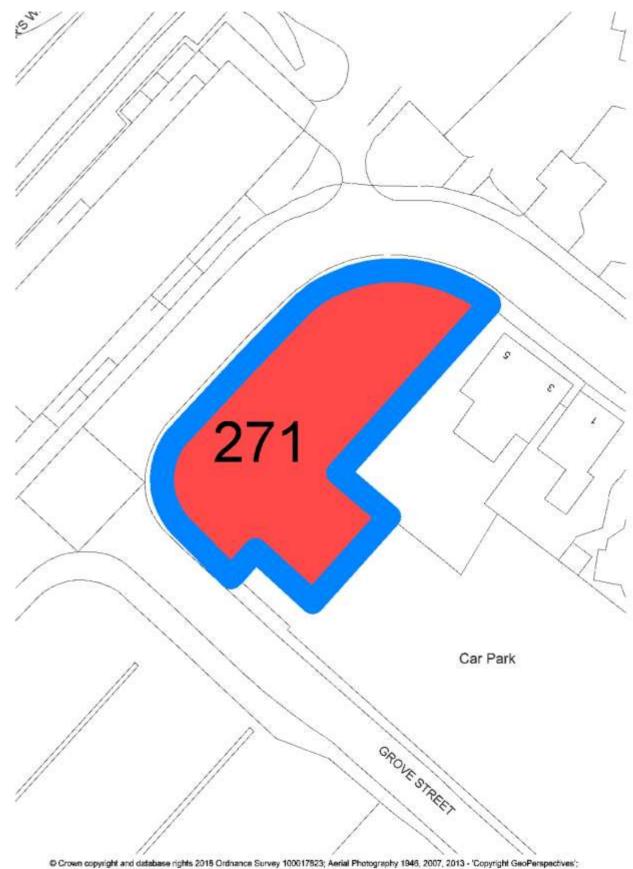
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				Planning Status			
HELAA Ref	270			HELAA Result	Reasonab	le alternative	
Site Name	High Oakham Farm (east)					the second second second
Site Address							
Ward	Oakham						
Locality	Mansfield	Grid Ref	453554 , 358979	Plotted Site A	Area (Ha)	6.57	
Land Type	Greenfield	Proposal	Housing				Mansfield
Source	Sites recommended	for residential o	or mixed use in a recent E	mployment Land Revi	iew		District Council
Assessment							Creating a District where People cui Succeed
A	Austicks						and the second sec
Availability	Available						
The site ha	as been promoted for d	levelopment by	the landowner. It is und	erstood to be available	e for develop	oment.	
Suitability	Suitable						
Suitability	Suitable						
	-	•	with adjoining uses; SUDs	-	ddress surfac	e water	
flooding. /	Access for the scale of (development pr	oposed is possible via Pa	ddock Close.			
Achievability	Achievable						
A groonfia	ld site in a bisk value a					evizencente cito	
-	ed as having a good pr		 reasonable expectations vability. 	s on profit, land value	and policy re	quirements, site	
		-	-				
Estimated Delive	erability						15.
Housing	Developable	(years 6-10)				40 dwellings	and the second
Ye	ars 1 - 5 0	Years 6 - 1	.0 30 Ye	ears 11+ 10	Post Plan P	eriod <mark>0</mark>	
A greenfie	ld site in a higher value	location. No p	lanning permission in place	ce. Based on this deliv	very of site n	ot expected until	
-			ier. Build rate of 10dpa a				
Economic (sq	m) Not Assessed	ł				0 sqm	
	Office 0	Industri	al <mark>0</mark> Ware	housing 0	Le	eisure <mark>0</mark>	
Comparis	on retail <mark>0</mark> Co	onvenience reta	ail <mark>O</mark>				

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				Р	lanning Status		
HELAA Ref	271			н	ELAA Result	Excluded at S	Stage 1
Site Name	Commercial Gate (site	A)					
Site Address							
Ward							
Locality	Mansfield	Grid Ref	453847,3	60692	Plotted Site	e Area (Ha)	0.08
Land Type		Proposal	E	conomic			
Source	Sites recommended for	r residential o	or mixed use	in a recent Empl	loyment Land Re	view	
Assessment							
Availability	Not Assessed						
Availability	NOT ASSESSED						
Excluded a	t stage 1						
Suitability	Not Assessed						
Excluded a	t stage 1						
Achievability	Not Assessed						
Eveluded e	+ ++ 1						
Excluded a	t stage 1						
Estimated Delive	erability						
Housing	Not Assessed						0 dwellings
	ars 1 - 5 0	Years 6 - 1	10 0	Years	i 11+ 0	Post Plan Peri	
		rears o - 1	0	Tears		PUSL PIdil Pell	0
Excluded a	it stage 1						
Economic (sq	m) Not Assessed						0 sqm
	Office 0	Industri	ial 0	Warehou	using O	Leisu	ure 0
Compariso	on retail 0 Con	venience reta	ail <mark>0</mark>				
Excluded a	t stage 1						
	-						



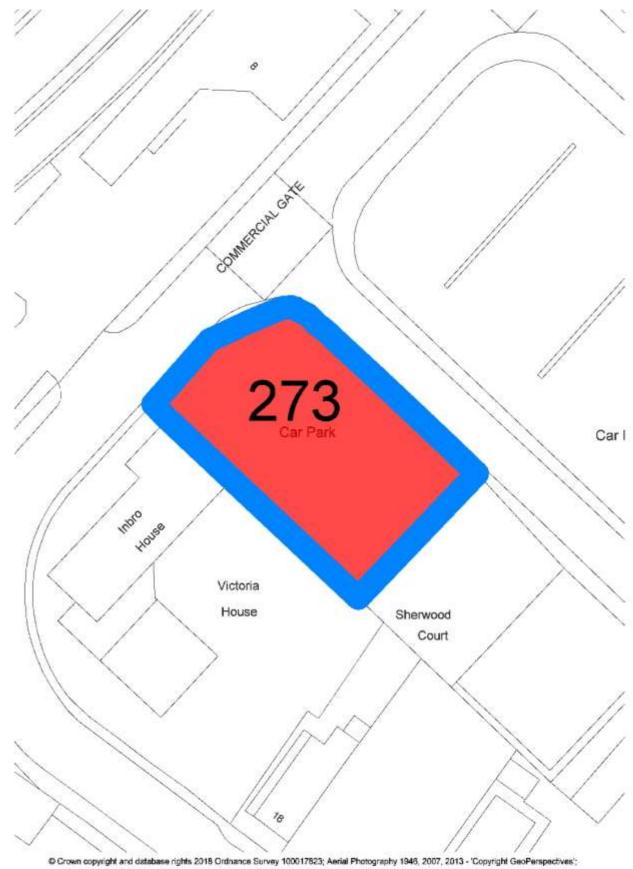
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				F	Planning Status		
HELAA Ref	272			ŀ	HELAA Result	Excluded a	t Stage 1
Site Name	Commercial Gate (Site I	3)					
Site Address							
Ward							
Locality	Mansfield	Grid Ref	453874,36	60657	Plotted Sit	e Area (Ha)	0.15
Land Type		Proposal	Ec	conomic			
Source	Sites recommended for	residential o	r mixed use i	n a recent Emp	oloyment Land Re	eview	
Assessment							
Availability	Not Assessed						
Availability	NOT ASSESSED						
Excluded at	t stage 1						
Suitability	Not Assessed						
Excluded at	t stage 1						
Achievability	Not Assessed						
Excluded at	t stage 1						
Estimated Delive	rability						
Housing	Not Assessed						0 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	0 0	Year	s 11+ 0	Post Plan Po	eriod 0
Excluded at	t stage 1						
Economic (sqr							0 sqm
	Office <mark>0</mark>	Industria		Wareho	using <mark>0</mark>	Le	isure <mark>0</mark>
Compariso	on retail <mark>0</mark> Conv	venience reta	il 0				
Excluded at	t stage 1						



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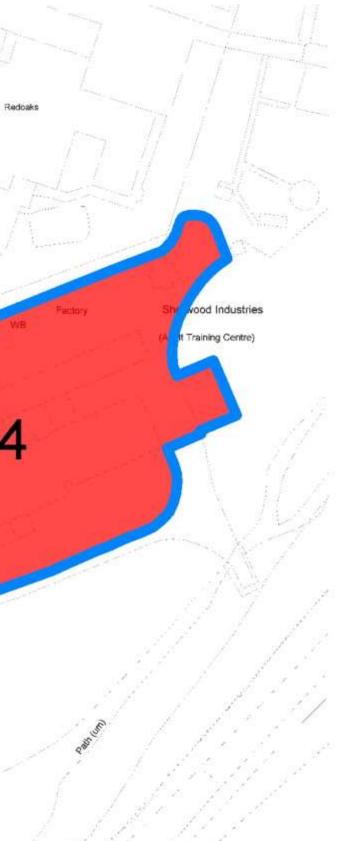
					Planning Status		
HELAA Ref	273				HELAA Result	Excluded at Sta	ge 1
Site Name	Commercial Gate (Site D))					
Site Address							
Ward							
Locality	Mansfield	Grid Ref	453793,3	360625	Plotted Site	e Area (Ha) 0.0)7
Land Type		Proposal	E	Economic			
Source	Sites recommended for	residential o	or mixed use	in a recent En	nployment Land Re	eview	
Assessment							
Availability	Not Assessed						
Excluded at	t stage 1						
Suitability	Not Assessed						
Suitability	NOT ASSESSED						
Excluded at	t stage 1						
Achievability	Not Assessed						
Actine vability	NotAssessed						
Excluded at	t stage 1						
Estimated Delive	rability						
Housing	Not Assessed					_	0 dwellings
Yea	ars 1 - 5 0	Years 6 - 1	0 0	Yea	ars 11+ 0	Post Plan Period	0
Excluded at	t stage 1						
Economic (sqr	n) Not Assessed						0 sqm
Leononne (sqr		La alcontrato		Morek		Leioure	_
	Office 0	Industria		warer	nousing <mark>0</mark>	Leisure	0
Compariso		enience reta	il 0				
Excluded at	t stage 1						



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				F	Planning Status		
HELAA Ref	274			ŀ	HELAA Result	Excluded at	t Stage 1
Site Name	Sherwood Business Park	(Site C)					
Site Address							
Ward							
Locality	Mansfield	Grid Ref	457456,35	9229	Plotted Si	te Area (Ha)	0.75
Land Type		Proposal	Ec	onomic			
Source	Sites recommended for	residential o	or mixed use ir	n a recent Emp	oloyment Land R	leview	
Assessment							
Availability	Not Assessed						_
Availability	NOT ASSESSED						
Excluded at	t stage 1						
Suitability	Not Assessed						
Excluded at	t stage 1						
Achievability	Not Assessed						
Evoluted at	t stage 1						
Excluded at	I Stage I						
Estimated Delive	rability						
Housing	Not Assessed						0 dwellings
	ars 1 - 5 0	Years 6 - 1	.0 0	Year	s 11+ 0	Post Plan Pe	
Excluded at							
Economic (sqn	n) Not Assessed						0 sqm
	Office 0	Industri	al <mark>O</mark>	Wareho	using <mark>0</mark>	Lei	sure 0
Compariso	on retail 0 Conv	enience reta	ail O				
Excluded at	t stage 1						

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