



Technical Appendix B

Site Appraisal Proformas: Employment and Commercial

February 2016

Employment

Site Name: Rear of Portland Street, Beech Avenue, Mansfield
 Site Reference: 39
 SHLAA Reference: 78
 Potential Use: Employment (B1a)

Land Type: Brownfield
 Area (Ha): 0.18
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of these sites. In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the setting of the nearby Alms Houses. The site is also located within the Nottingham Road Conservation Area. In addition, no significant effect upon landscape character due to the site's location.		This negative effect would be mitigated through the application of the Historic Environment policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a small brownfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the southwest along Portland Street.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land at Eakring Road, Eakring Road, Mansfield

Site Reference: 63

SHLAA Reference: 108

Potential Use: Employment (B1/B2/B8)

Land Type: Greenfield

Area (Ha): 3.32

Potential Number of Dwellings (if a housing site): 0

Owners Details Known: ATH Regeneration Ltd. (Will be Wel

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Improved access to the remaining green space is required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect as this is an employment site.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to an internationally designated biodiversity site as the whole site falls within the pSPA. It is also within 10km of the SAC. Also, significant negative effect as it lies within 2km of Strawberry Hill Heaths SSSI and Sherwood Forest Golf Course SSSI. In addition, negative effect as there are 11 SINC's within 2km and part of the site is gorse scrub (LBAP Habitat).		Allocations which fall within SAC, future possible SPA or relevant buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's and LBAP habitats will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone SH08 (create). In addition, no significant effect as there are no heritage assets within close proximity to the site.		Development brief to take account of the landscape actions within Landscape Policy Zone SH08.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the southwest along Eakring Road.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant negative effect as the site is over 1300m away from a town or district centre / transport hub.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ratcher Hill Quarry (south east), Southwell Road West
 Site Reference: 67
 SHLAA Reference: 104
 Potential Use: Employment (B1/B2/B8)

Land Type: Greenfield
 Area (Ha): 2.19
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Ransom Wood Estates and Mansfie

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	<p>Significant negative effect as the site falls completely within the development possible future SPA and therefore is likely to result in harm to this potential designation.</p> <p>Also, significant negative effect as the following SSSI's are within 2km of the proposed development site: Strawberry Hill Heaths; Sherwood Forest Golf Club; Rainworth Lakes; Rainworth Heath.</p> <p>Also, Negative effect as the site is within 10km of the SAC and therefore could result in harm to the integrity of this site.</p> <p>In addition, negative effect as there are 17 SINC's within 2km of the proposed development site.</p>		<p>Allocations which fall within SAC, possible future SPA and their relevant buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.</p>
SA7: BUILT & NATURAL ASSETS	<p>Positive effect as the development may allow an improvement to the adjacent Landscape Policy Zone SH08 (create).</p> <p>In addition, no significant effect as there are no heritage assets within close proximity to the site that would be affected.</p>		Development brief to take account of the landscape actions within Landscape Policy Zone SH08.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant negative effect as the site is over 1300m from Mansfield Town Centre or any of the District Centres and therefore use of a car for access is highly likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. It should be noted that the site may require remodelling to facilitate development.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sherwood Oaks Business Park, Southwell Road West, Mansfield Land Type: Greenfield

Site Reference: 68

Area (Ha): 5.26

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Employment (B1/B2/B8)

Owners Details Known: Sandora

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	<p>Significant negative effect as the site falls within 1km of the possible future SPA and is therefore likely to result in harm to this potential designation.</p> <p>Also, significant negative effect as the following SSSI's fall within 2km of the proposed development site: Strawberry Hill Heaths; Rainworth Lakes; Rainworth Heath.</p> <p>Negative effect as the site is within 10km the SAC and therefore could result in harm to the integrity of this site.</p> <p>In addition, negative effect as there are 18 SINC's within 2km of the proposed development site.</p>		<p>Allocations which fall within SAC, possible future SPA or their relevant buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.</p>
SA7: BUILT & NATURAL ASSETS	<p>Positive effect as the development may allow an improvements to the adjacent Landscape Policy Zones SH08 (create) and SH11 (conserve and create).</p> <p>In addition, no significant effect as there are no heritage assets within close proximity to the site.</p>		Development brief to take account of the landscape actions within Landscape Policy Zones SH08 and SH11.
SA8: NATURAL RESOURCES	<p>Significant negative effect as information indicates that the site is grade 3 agricultural land classification.</p> <p>In addition, significant negative effect as the site is located within an indicative area of surface run off.</p>		<p>Brownfield land should be maximised to ensure losses of agricultural soil are minimal.</p> <p>The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).</p>
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant negative effect as the site is over 1300m from Mansfield Town Centre or any of the District Centres and therefore use of a car for access is highly likely.		<p>Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.</p> <p>Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.</p>
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as although the site is greenfield it has infrastructure in place as it is part of a wider industrial area.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land off Hallam Way, Old Mill Lane Industrial Park

Site Reference: 69

SHLAA Reference: N/A

Potential Use: Employment (B1/B2/B8)

Land Type: Greenfield

Area (Ha): 0.36

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of these sites. In addition, negative effect as there are 7 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC / LNR / RIG / LBAP habitat / Ancient Woodland need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as the site is within 601 -1300m of both Mansfield Town Centre and Mansfield Woodhouse District Centre which is a significant walking distance. This means use of a car is likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as although the site is greenfield it has infrastructure in place as it is part of a wider industrial area.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land Adj Peggs D.I.Y

Site Reference: 70

SHLAA Reference: N/A

Potential Use: Employment (B1/B2/B8)

Land Type: Greenfield

Area (Ha): 0.26

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: V.L.Pegg Ltd

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of these sites. In addition, negative effect as there are 6 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC / LNR / RIG / LBAP habitat / Ancient Woodland need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as the site is within 601 -1300m of both Mansfield Town Centre and Mansfield Woodhouse District Centre which is a significant walking distance. This means use of a car is likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as although the site is greenfield it has infrastructure in place as it is part of a wider industrial area.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land Adj 54 Nottingham Road, Grove Street, Mansfield
 Site Reference: 73
 SHLAA Reference: N/A
 Potential Use: Employment (B1a)

Land Type: Brownfield
 Area (Ha): 0.15
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of these sites. In addition, negative effect as there are 10 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC / LNR / RIG / LBAP habitat / Ancient Woodland need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the adjacent Local Interest Building and will need to respect the character of the Nottingham Road Conservation Area the boundary of which adjoins the site. In addition, no significant effect upon landscape character due to the site's location.		This negative effect would be mitigated through the application of the Historic Environment policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Oakfield Lane (land adjacent recycling depot), Market War: Land Type: Mixed

Site Reference: 74

Area (Ha): 2.01

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Employment (B1/B2)

Owners Details Known: Welbeck Estates and Waste 2 Rene

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	<p>Significant negative effect as the site falls within 1km of the possible future SPA and is therefore likely to result in harm to this potential designation.</p> <p>Also, significant negative effect as the site falls within 2km of Hills & Holes & Sookholme Brook SSSI.</p> <p>Negative effect as the site is within 10km of the SAC and therefore could result in harm to the integrity of this site.</p> <p>In addition, negative effect as there are 10 SINC's within 2km of the proposed development site.</p>		<p>Allocations which fall within SAC, possible future SPA or their relevant buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.</p>
SA7: BUILT & NATURAL ASSETS	<p>Significant negative effect as the development of the site is likely to result in harm to the area covered by Landscape Policy Zone SH25 (conserve and reinforce).</p> <p>In addition, no significant effect as there are no heritage assets within close proximity to the site that would be affected.</p>		It is advantageous to direct development elsewhere unless the design of the development is of high quality and can be adequately blended into the surrounding landscape. Development brief to refer to guidance within the Landscape Character Assessment for specific ways this can be addressed within Landscape Policy Zone SH25.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is within both grades 2 and 3 agricultural land classification, however development of this site would help remediate a large area of land formerly used for tyre storage and has been subjected to fires in the past.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. (Developing this site would remediate the former tyre storage area which makes up the majority of the site which is a mix of greenfield and brownfield).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues at the former tyre storage area.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as the site is within 601 -1300m of Market Warsop District Centre which is a significant walking distance. This means use of a car is likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. These include multiple ownership, land stability and potential contamination issues.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ransom Wood Business Park, Southwell Road West, Mansfield Land Type: Mixed

Site Reference: 75

Area (Ha): 2.15

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Employment (B1a)

Owners Details Known: Ransom Wood Estates

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Significant negative effect as within an area of high risk as a result of mining legacy.		Further investigation required into the severity of the issue to ensure use of suitable construction techniques.
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	Significant negative effect as part of the proposed development site is located inside the possible future SPA. Also, significant negative effect as the following SSSI's fall within 2km of the proposed development site: Rainworth Lakes; Rainworth heath; Sherwood Forest Golf Club; Strawberry Hill Heaths. Also, Negative effect as the site is within 10km of the SAC and therefore could result in harm to the integrity of this site. In addition, negative effect as there are 17 SINC's within 2km and the site is covered by heathland.		Allocations which fall within SAC, possible future SPA or their relevant buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone SH08 (create). In addition, no significant effect as there are no heritage assets within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone SH08.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a predominantly brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of non-contaminated brownfield land.		N/A
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant negative effect as the site is over 1300m from Mansfield Town Centre or any of the District Centres and therefore use of a car for access is highly likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place as it is part of a wider industrial area.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land Fronting Southwell Road West, Southwell Road West Land Type: Greenfield

Site Reference: 96

Area (Ha): 2.00

SHLAA Reference: 104

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Employment (B1a)

Owners Details Known: Ransom Wood Estates

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B1a uses are not required to contribute towards open space. Any development would need to include realignment of the Mansfield Way trail which currently runs through the middle of the site.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	Significant negative effect as part of the proposed development site is located inside the possible future SPA. Also, significant negative effect as the following SSSI's are within 2km of the proposed development site: Rainworth Lakes; Rainworth Heath; Sherwood Forest Golf Club; Strawberry Hill Heaths. Also, Negative effect as the site is within 10km of the SAC and therefore could result in harm to the integrity of this site. In addition, negative effect as there are 18 SINC's within 2km and the site is covered by Dwarf Shrub Heath		Allocations which fall within SAC, possible future SPA or their relevant buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone SH08 (create). In addition, no significant effect as there are no heritage assets within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone SH08.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the northeast at the bend in the road.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant negative effect as the site is over 1300m from Mansfield Town Centre or any of the District Centres and therefore use of a car for access is highly likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		The existing trail 'Mansfield Way' runs directly through the middle of the site and will therefore need to be re-routed across the site.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Mansfield Road (former railway station), Market Warsop
 Site Reference: 98
 SHLAA Reference: N/A
 Potential Use: Employment (B1/B2)

Land Type: Brownfield
 Area (Ha): 0.71
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect as this is an employment site.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as employment uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect.		N/A
SA6: BIODIVERSITY	<p>Also, significant negative effect as Hills & Holes & Sookholme Brook SSSI falls within 2km of the proposed development site.</p> <p>Negative effect as part of the proposed development site falls within 5km of the possible future SPA and is therefore likely to result in harm to this potential designation.</p> <p>Negative effect as the site is within 10km of the SAC and therefore could result in harm to the integrity of this site.</p> <p>In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.</p>		<p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SINC 's will need to be addressed through the development brief for the site allocation.</p>
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location. Although it is recognised that the site is adjacent landscape policy zone SH25 (conserve and reinforce), the railway to the south acts as a significant physical barrier.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is within both grade 2 and 3 agricultural land classification. However it should be noted that the site is previously developed.		Mitigation against the loss of high grade agricultural land is not applicable in this case as the site is previously developed.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as the site is within 600m of Market Warsop District Centre and is therefore easily accessible by public transport + a reasonable walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. These could include off-site highway works and contamination issues.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Commercial

Site Name: Portland Gateway
 Site Reference: 80(a)
 SHLAA Reference: N/A
 Potential Use: Car Park

Land Type: Brownfield
 Area (Ha): 0.62
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect. Although part of the site appears to have been historically used for housing, mapping shows that the majority of these dwellings were demolished prior to 1965 and all had been removed by 2000.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	No significant effect because although there is no publicly accessible green space within walking distance, this assessment criteria is not applicable to the proposed form of development.		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant negative effect as although the proposed use (car park) would replace an existing surface level car park there is a small active employment unit (car dealership) which would be lost.		The business needs to be relocated in a more desirable location without suffering any loss.
SA13: INNOVATION	Significant negative effect as the development results in the loss of a small active employment unit (car dealership).		The business needs to be relocated in a more desirable location without suffering any loss.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided as the existing business would need to be re-located.		The site brief needs to address this issue to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane Land Type: Brownfield

Site Reference: 80(b) - Option 1

Area (Ha): 1.48

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Improved Residential Environment

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as improvements to this residential area would not be required to contribute towards open space as they are existing houses.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA6: BIODIVERSITY	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA7: BUILT & NATURAL ASSETS	No significant effect as although the Nottingham Road Conservation Area is nearby the ring road separates the two and has the greater impact. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north. It should be noted that development here will be to improve the existing residential area so this can be mitigated through the design of the scheme.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA10: ENERGY	No significant effect as although development results in a large site outside of an area of high heat demand and a Heat Priority Area, this proposal would improve the existing residential units, not replace them.		N/A
SA11: TRANSPORT	No significant effect as although the site is within 240m of the town centre these houses already exist.		N/A
SA12: EMPLOYMENT	No significant effect as these houses already exist.		N/A
SA13: INNOVATION	No significant effect as these houses already exist.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. This is due to the multiple ownership of the site.		Wide public consultation is required before any proposals are implemented.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Land Type: Brownfield

Site Reference: 80(b) - Option 2

Area (Ha): 1.48

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Mixed Use

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B1/C1/D2 would not be required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and may involve the development of a hotel which could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the Nottingham Road Conservation Area is nearby the ring road separates the two. It is considered that commercial buildings would fit the surroundings. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site has potential to provide for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. This is due to the multiple ownership of the site.		Wide public consultation is required before any proposals are implemented. In addition, the council could implement a strategy to purchase properties as they enter the market.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane Land Type: Brownfield

Site Reference: 80(c)

Area (Ha): 4.36

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Mixed Use

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km and part of the proposed development site is classified as neutral amenity grassland.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the Drury Dam Viaduct (Listed Building) is nearby it is screened from the proposed development site. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the northeast. It should be noted that development here will regenerate the existing industrial area so this can be mitigated through the design of the scheme.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues due to its current use.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as the site is within 600m of Mansfield Town Centre and is therefore easily accessible by public transport + a reasonable walk. It should be noted that this large site straddles the 600m town centre buffer.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site has potential to provide for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as although the site has infrastructure in place, it will be important to retain and improve the footpath to the north, which provides access across the railway line and the narrow section of Quarry Lane is likely to need widening. It is likely to be relatively straight forward to provide this necessary infrastructure.		Site brief to ensure that the existing footpath to the north of the site is to be retained and improved and Quarry Lane is widened.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane Land Type: Greenfield

Site Reference: 80(d)

Area (Ha): 2.00

SHLAA Reference: 82

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Mixed Use

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as D2 uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 13 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the re-use of a large brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 82).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as the site is within 600m of Mansfield Town Centre and is therefore easily accessible by public transport + a reasonable walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as although the site has infrastructure in place, it will be important to retain the public right of way to the east of the site, and the narrow section of Quarry Lane is likely to need widening. It is likely to be relatively straight forward to provide this necessary infrastructure.		Site brief to ensure that the public right of way to the east of the site is to be retained and Quarry Lane is widened.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Stockwell Gate North, Site bounded by Rosemary Street ar Land Type: Brownfield

Site Reference: 81

Area (Ha): 2.41

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Mixed Use

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No Significant effect. It should be noted that 'The Old Meeting House (Unitarian church)' is within the proposed development site however this listed building/community facility is to be retained.		Ensure retention of The Old Meeting House.
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and this may become applicable should proposals for this site include a hotel. The impact of tourism could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site will considerably enhance the setting of the listed buildings within and adjacent the site. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site. An indicative area of surface water run off (shown by EA data), is located within the site boundary along Stockwell Gate and the junction at the A6009. However it is considered that the significantly positive effect of its redevelopment would outweigh this issue, provided it can be adequately mitigated.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues from its former use as a bus station.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail sector. It should be noted that existing retail units are likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be land ownership problems and level differences that will need to be resolved before development which links into the town centre adequately can take place.		Ownership issues and level differences will need to be resolved.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: White Hart Street
 Site Reference: 82
 SHLAA Reference: N/A
 Potential Use: Mixed Use

Land Type: Brownfield
 Area (Ha): 3.46
 Potential Number of Dwellings (if a housing site): 144
 Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided on this mixed use site and the affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as this mixed use site would provide more than 20 dwellings and will therefore contribute towards open space provision.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the residential element of this proposal could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site will considerably enhance the setting of the listed buildings within and adjacent the site. This includes the rear of the post office which although listed would be demolished to further enhance this building and the wider area. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant negative effect as a small part of the site is located within Flood Zone 3. However it should be noted that this relates to land which is unlikely to be developed due to existing heritage assets. In addition, significant negative effect as part of the site is covered by an indicative area of surface run off and Flood Zone 2.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues from former uses such as brewing and tanning etc.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail and office sectors. It should be noted that existing business premises are likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications. Please note that retail jobs would have no significant effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be land ownership and flooding problems that need resolving before development can take place.		Ownership and flooding issues will need to be resolved.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Former Mansfield Brewery (part), Great Central Road
 Site Reference: 83
 SHLAA Reference: 72
 Potential Use: Mixed Use

Land Type: Brownfield
 Area (Ha): 1.24
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and this may become applicable should proposals for this site include a hotel. The impact of tourism could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would enhance the local heritage asset and setting through conversion to a viable use. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant negative effect as the site is marginally located within Flood Zone 3. In addition, significant negative effect as the site is partly located within Flood Zone 2 and an area of indicative surface water run-poff (as shown by EA data).		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues from its former use as a brewery and railway use.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk. It should be noted that this large site straddles the 240m town centre buffer.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. This includes engineering works to reduce flood risk and maximising opportunities to provide recreational trails. Also level differences within the site will need addressing.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Riverside, Off St. Peter's Way, Mansfield

Site Reference: 84(a)

SHLAA Reference: 71

Potential Use: Mixed Use

Land Type: Mixed

Area (Ha): 0.52

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as the entrance to a significant area of open space is within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and may involve the development of a hotel which could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as the site is marginally located within Flood Zone 3. In addition, negative effect as the site is partly located within Flood Zone 2.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 71).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as hotel and restaurant uses tend to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as infrastructure associated with flood prevention will need to be addressed. It should also be noted that opportunities for recreational trail provision should be maximised.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Riverside, Off St. Peter's Way, Mansfield

Site Reference: 84(b)

SHLAA Reference: 71

Potential Use: Mixed Use

Land Type: Mixed

Area (Ha): 1.64

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as the masterplan for this site indicates apartments on upper floors of some buildings. It is likely that more than 15 dwellings would be provided and the affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		Developer contributions required towards healthcare should residential be provided.
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		The masterplan for this site indicates apartments on upper floors of some buildings. It is likely that more than 6 dwellings would be provided and the open space requirement would be triggered.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 28 community facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect if the residential element of this proposal comes forward as this could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 13 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there is unlikely to be any impact upon the listed building on the opposite side of Ratcliffe Gate. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as the site is partly located within Flood Zone 3. In addition, negative effect as the site is partly located within Flood Zone 2. Please note, areas of indicative surface water run-off directly about the site along the northern and western site boundaries.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 71).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail and office sectors. It should be noted that existing business premises are likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be land ownership and flooding problems that need resolving before development can take place.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Riverside, Off St. Peter's Way, Mansfield

Site Reference: 84(c)

SHLAA Reference: 71

Potential Use: Mixed Use

Land Type: Mixed

Area (Ha): 0.90

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B1 uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would enhance Chadburn House - Making IT Centre (Local Heritage Asset) which is in close proximity to the site. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant negative effect as the site is located within Flood Zone 3. In addition, significant negative effect as the site is located within Flood Zone 2 and areas of indicative surface water run-off (as shown by EA data).		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 71).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district. It should be noted that existing business premises are likely to be lost as part of the development.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as infrastructure associated with flood prevention will need to be addressed. It should also be noted that opportunities for recreational trail provision should be maximised.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Clumber Street
 Site Reference: 85
 SHLAA Reference: N/A
 Potential Use: Mixed Use

Land Type: Brownfield
 Area (Ha): 0.20
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Uncertain effect. Whilst this site has the capacity to provide a number of residential units on upper floors, it could equally provide office floorspace.		N/A
SA2: HEALTH	Significant positive effect as 2 doctor's surgeries with capacity and several recreational facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space. However if residential units are provided on upper floors a contribution would need to be made.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 26 community facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect if the residential element of this proposal comes forward as this could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 10 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although there are heritage assets within close proximity, only the rear of these buildings face the proposed development site (which would improve vacant parcels of land) and as such there is unlikely to be any negative impact. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors. Should offices be provided on upper floors then this would have a positive effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Rear of Town Hall, Queen Street, Mansfield

Site Reference: 86

SHLAA Reference: N/A

Potential Use: Mixed Use

Land Type: Brownfield

Area (Ha): 0.05

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site enhances several heritage asset including the Old Town Hall and the surrounding areas. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications. Please note that retail uses would have no significant effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land off Vale Road, Vale Road, Mansfield Woodhouse
 Site Reference: 87
 SHLAA Reference: N/A
 Potential Use: Retail

Land Type: Greenfield
 Area (Ha): 0.04
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	<p>Significant negative effect as development of the site could result in harm to Pleasley Vale Railway SSSI which marginally straddles the 2km buffer.</p> <p>In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site.</p> <p>Negative effect as there are 16 SINC's within 2km of the proposed development site.</p>		<p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.</p>
SA7: BUILT & NATURAL ASSETS	<p>No significant effect as this proposal would have no impact on the assets nearby.</p> <p>In addition, no significant effect upon landscape character due to the site's location.</p>		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land Adj The Greyhound PH, High Street, Mansfield Woodl Land Type: Brownfield

Site Reference: 88

Area (Ha): 0.04

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Mixed Use

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail/leisure uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 14 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the site is within Mansfield Woodhouse Conservation Area and the setting of '52, 74, 76, 78 High Street' (Local Heritage Assets) there would be no harm caused by the development of this car park provided that the development follows conservation guidance/policies. In addition, no significant effect upon landscape character due to the site's location.		Development Brief to ensure conservation principals are considered.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site. Please note that an indicative area of surface water run-off, as shown by EA data, abuts the site to the north along Mansfield Woodhouse High Street.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Woodhouse District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. Please note that this site is located on a slight bend in the road which may be hazardous. Therefore the design of any development should include a recess to accommodate an off-street loading bay to avoid this risk.		Development brief to ensure that an off-street loading bay is incorporated.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: High Street (land adjacent Crates and Grapes PH), Market Warsop Land Type: Brownfield
 Site Reference: 89 Area (Ha): 0.08
 SHLAA Reference: N/A Potential Number of Dwellings (if a housing site): N/A
 Potential Use: Mixed Use Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail/leisure uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 9 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would enhance the setting of Crates and Grapes (Listed Building) provided that the development follows conservation guidance/policies. In addition, no significant effect upon landscape character due to the site's location.		Development Brief to ensure conservation principals are considered.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site is likely to have infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Carpark Adj Morrisons, High Street, Mansfield Woodhouse Land Type: Brownfield

Site Reference: 93

Area (Ha): 0.13

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as Yeoman Hill Park is within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 14 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the Mansfield Woodhouse Conservation Area. In addition, no significant effect upon landscape character due to the site's location.		This negative effect would be mitigated through the application of the Historic Environment policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary. Please note that development of the site would result in a positive effect due to the re-use of a small brownfield site.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Church Street (car park), Market Warsop

Site Reference: 94

SHLAA Reference: N/A

Potential Use: Retail

Land Type: Brownfield

Area (Ha): 0.04

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance. It should be noted that an access point to Carr Lane Park is just over 240m walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. (Discuss detail for development brief with Kira). Potential impacts upon SINC's need to be addressed through the development brief for the site allocation. (Discuss detail for development brief with Kira).
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Warsop Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure, although existing carparking would need to be relocated.		Development brief to include this requirement. A potential location is to the rear of site No. 89.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Library and Adj Car Park, High Street, Market Warsop
 Site Reference: 95
 SHLAA Reference: N/A
 Potential Use: Mixed Use

Brownfield
 Area (Ha): 0.12
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as the entrance to Carr Lane Park is within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No Significant effect. It should be noted that Market Warsop Library is within the proposed development site however this community facility would be replaced as part of any development here.		Ensure replacement of the Library.
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 10 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Warsop Conservation Area there would be no detrimental impact upon Crates and Grapes (Listed Building) which is directly across the High Street. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities. It should be noted that the library would need to be re-located within the development.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the library will need to be re-located within the development and there would be a loss of car parking.		The re-location of the library will need to be agreed between the land owners/developer.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Toothill Lane
 Site Reference: 99
 SHLAA Reference: N/A
 Potential Use: Mixed Use

Land Type: Brownfield
 Area (Ha): 0.19
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Uncertain effect. Whilst this site has the capacity to provide a number of residential units on upper floors, it could equally provide office floorspace.		N/A
SA2: HEALTH	Significant positive effect as a doctor's surgery with capacity and several recreational facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space. However if residential units are provided on upper floors a contribution would need to be made.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 25 community facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect if the residential element of this proposal comes forward as this could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Place Conservation Area, it would not directly affect the listed buildings to the rear of the site on Church Street or the adjacent local heritage asset. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Negative effect as mapping suggests that the site is located within an indicative area of surface water run off. It should be noted that further investigation may be required as site topography indicates that this may not be an issue.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place (although there would be a loss of car parking).		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land off Park Road, Park Road, Mansfield Woodhouse
 Site Reference: 101
 SHLAA Reference: N/A
 Potential Use: Retail

Land Type: Brownfield
 Area (Ha): 0.17
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	<p>Significant negative effect as development of the site could result in harm to Pleasley Vale Railway SSSI which marginally straddles the 2km buffer.</p> <p>In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site.</p> <p>Negative effect as there are 17 SINC's within 2km of the proposed development site.</p>		<p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.</p>
SA7: BUILT & NATURAL ASSETS	<p>No significant effect as development of this site would have no impact on nearby assets or the Mansfield Woodhouse Conservation Area. Only the rear of the site is within the conservation area.</p> <p>In addition, no significant effect upon landscape character due to the site's location.</p>		N/A
SA8: NATURAL RESOURCES	No significant effect. It should be noted that development here would replace existing employment units which do not appear to be contaminated. This site does not fall within any of the identified agricultural or flood related zones.		N/A
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues related to the current use on-site.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities. It should be noted that there is an existing active employment use on-site which would need to be re-located.		Development brief to ensure re-location of existing business.
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there is an active employment use on-site which will need to be re-located before development can take place.		Development brief to ensure re-location of existing business.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land Adj Turners Hall, Welbeck Road, Mansfield Woodhou Land Type: Mixed

Site Reference: 102

Area (Ha): 0.34

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as Yeoman Hill Park is within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Mansfield Woodhouse Conservation Area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Negative effect as development would result in the loss of a predominantly greenfield site. Please note there is an area of indicative surface water run-off (as shown by EA data) abutting the site boundary to the south along Welbeck Road.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a predominantly small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land off Portland Street, Portland Street, Mansfield Woodl Land Type: Brownfield

Site Reference: 103

Area (Ha): 0.05

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect. Although historic information shows that some properties on-site were previously in residential use, these have been vacant and derelict for some time and definitely before the start of the plan period.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would seek to bring the local heritage asset located on-site back into use, therefore protecting and enhancing these buildings and their setting. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues due to the use as part of the site as a slaughter house.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: The Market PH and Adj Car Park, High Street, Market Wars Land Type: Brownfield

Site Reference: 104

SHLAA Reference: N/A

Potential Use: Retail

Area (Ha): 0.19

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Negative effect as the development of the site may result in the loss of dwelling space above the public house.		Ensure that the overall dwelling requirement makes up for the loss.
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant negative effect as development of the site would result in the loss of a community facility namely The Market PH (Working Mens Club).		Replacement community facility required.
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 9 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although there is a listed building and conservation area adjacent to the proposed development site, there is unlikely to be any detrimental impact. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail sector. It should be noted that the existing unit is likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there is an active use on-site which will need to be re-located before development can take place.		Development brief to ensure re-location of existing business.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land at G.A. Townroe & Son Funeral Directors, High Street Land Type: Greenfield

Site Reference: 105

Area (Ha): 0.05

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance. It should be noted that an access point to Carr Lane Park is just over 240m walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Warsop Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability and this is a small greenfield site.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there is an active use on-site (funeral directors), the owner of which would need to agree to the loss of the adjacent gardens in order for development to take place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Burns Lane / Church Street, Market Warsop

Site Reference: 106

SHLAA Reference: N/A

Potential Use: Mixed Use

Land Type: Brownfield

Area (Ha): 0.64

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as The Carrs Recreation Ground is within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect. Although the redevelopment of this site would result in the loss of a Bingo Hall, this has been vacant for some time and is therefore not considered the loss of an active community facility.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is partly within the Market Warsop Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability. Please note there is an area of indicative surface water run-off (as shown by EA data) which abuts the site boundary to the west along Church Street.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Market Warsop District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications. Please note that the retail uses would have no significant effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place. It should be noted that Tesco previously submitted an application for this site and it has therefore been assumed that land ownership issues were resolved as part of that process. This would be confirmed should the site be considered appropriate for allocation.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Police Station, Rose Lane, Mansfield Woodhouse

Site Reference: 110

SHLAA Reference: N/A

Potential Use: Retail

Land Type: Brownfield

Area (Ha): 0.10

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Notts Police

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 16 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Mansfield Woodhouse Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site. Please note that there is an indicative area of surface water run-off (as shown by EA data) abutting the site boundary to the south along Mansfield Woodhouse High Street.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Woodhouse District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities. The existing police station is currently looking to re-locate.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place. This site would depend on the Police force's plans to down-size / re-locate coming to fruition.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Bellamy Road Neighbourhood parade, Bellamy Road, Mansfield Land Type: Greenfield

Site Reference: 111

Area (Ha): 0.46

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	Significant negative effect as the existing publicly accessible green space would be lost.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Replacement accessible green space required / Improvements required to remaining space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as the proposed development site is within 1km of the future possible SPA and both the Strawberry Hill Heaths and Rainworth Lakes SSSI's are within 2km. In addition, negative effect as the site falls within 10km of the SAC and therefore could result in harm to the integrity of the site. Negative effect as there are 14 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) just outside the site boundary to the east (subway).		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	No significant effect as although it is over 1300m from Mansfield Town Centre it would provide local shopping facilities for the surrounding area which will help to reduce the need to travel by car for convenience goods. In addition there is a large Tesco and Argos store nearby.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

