

Assessment of Locations for Additional Housing Land in Mansfield District

Technical Report

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Executive Summary

1. This report presents a comprehensive review of locations for development outside the current urban area boundary in order to arrive at priority areas within which sites should be sought for housing development.
2. Following a brief explanation of the background, the report describes the methodology for the review, the process used to refine and test the methodology and the outcomes of the review in terms of which 'zones' are objectively assessed to be the most sustainable and deliverable locations for housing development.
3. The methodology for assessing the locational options was developed in discussion with the officers at MDC, following a critical friend report on the initial methodology in January 2015. During February and March 2015, the methodology was refined by the following process:
 - a) Definition of zones
 - b) Identification of relevant, measurable and available criteria
 - c) Collation and definition of datasets using GIS.
 - d) Piloting the selected criteria against a selection of representative zones.
 - e) Refinement of the zone definition and the selected criteria, including a consideration of appropriate weighting.
 - f) Exclusion of certain zones from further assessment on the basis that they are entirely covered by major constraints, Sites of Special Scientific Interest, large expanses of woodland, golf courses, and other important recreational facilities.
 - g) Assessment of the remaining zones using GIS and an on-screen spreadsheet based pro-forma for each zone and a summary sheet.
4. Four categories of assessment criteria were used:
 - Deliverability / developability
 - Economic sustainability
 - Social sustainability
 - Environmental sustainability
5. For each of these a series of sub-categories (or attributes) were considered as a basis for assessing the zones, together with a suggested way of scoring these. These 'long lists' were then investigated through discussion with MDC officers to assess their relevance to the local circumstances, the availability of data, the ease of measurement/ assessment and the extent to which the criteria were relevant to an assessment at the level of a relatively broad zone. This resulted in a total of 16 'attributes', of which one was split further into three. The number of criteria for each attribute varies from 2 to 7. The report describes the rationale behind each of these.

6. In order to ensure that each category was initially given equal weight, the score was standardised. Attribute weightings were then used to increase the importance given to certain factor(s) within each category. It was also considered that deliverability/ developability should be given greater weight to reflect the national and local priorities for sustainable growth and significantly boosting housing supply.
7. From the perspective of **deliverability / developability**, the highest scoring zones are those where large areas have been subject to developer investment and there is direct access to A roads, despite in some cases there being some flood risk and stability problems.
8. The highest deliverability / developability score is for the Peafield Farm/ Green Lane area, Mansfield Woodhouse, a large zone comprising three separate SHLAA sites with access from the A6075. After that come zones that cover a large area to the south and west of Pleasley. This area is also covered by SHLAA sites and most have access from the MARR.
9. Scoring equal fourth on deliverability / developability are two zones within the green wedges: north of Debdale Lane and between New Mill and Old Mill Lanes. These score well in relation to flood risk, stability and access to the road network. Finally a zone to the west of Mansfield Road, Market Warsop scores highly on a combination of SHLAA site coverage, stability and access to the road network.
10. Looking at all three elements of **sustainability**, the highest scoring sites are those wholly or partly within the green wedges at Radmanthwaite /Mansfield Woodhouse and the River Maun corridor, together with a zone around North Lodge Farm/ Common Lane. These are because they score well in relation to proximity to major employment sites and to the town/ district centre, while none of them are suitable for employment development. Some of them also score particularly well in relation to social sustainability. These factors outweigh the low score as a result of their green wedge function, while the zones are not generally sensitive in relation to other environmental factors such as biodiversity, landscape quality and cultural heritage.
11. Two other zones scoring well on sustainability lie to the east of Mansfield and Forest Town, in the Newlands area. These zones are close to major employment sites and not close enough to the MARR to be suitable for future employment development. They score relatively well on social sustainability and (apart one of them lying within the Forest Town / Clipstone sensitive gap) are not environmentally sensitive, with poor landscape quality, no cultural heritage interest, and only some local wildlife interest.
12. The **overall assessment**, combining all the scores, together with the 40:60 weighting of deliverability/ developability versus sustainability, gives the picture shown in Map 4. A table showing the top 40% zones is set out in the report.

13. The highest scoring zones are in the Radmanthwaite/ Debdale area and in the River Maun corridor, both of which raise issues about the importance of maintaining the green wedges. A more detailed investigation of available land is needed to see if any limited and carefully sited development could help to enhance the green wedges.
14. Other zones near Clipstone and Rainworth, to the east of Mansfield, raise issues in relation to what have previously been protected as sensitive gaps between settlements. Consideration needs to be given as to whether these gaps have been compromised by subsequent allocations and planning permissions and to whether some release of land for development can be permitted without significantly harming settlement separation.
15. While all these areas require policy review and may only offer limited potential because of the need to maintain important areas of green infrastructure between and within settlements, several other sites offer less constrained and larger areas of potential for development.
16. If the requirement for further development is large and more land is needed, then Bull Farm (off Chesterfield Road North, near Radmanthwaite), Warren Farm (north of New Mill Lane, Forest Town) and North Lodge Farm (off Common Lane, Mansfield Woodhouse) and Peafield Farm / Green Lane area, Mansfield Woodhouse, offer considerable scope to meet the needs of Mansfield and Mansfield Woodhouse, with Bull Farm offering potential for a mixed housing and employment use. Two zones to the south-west of Market Warsop (Stonebridge Lane / Sookholme Lane and west of Mansfield Road) are likely to be more than sufficient to accommodate its needs.
17. The next steps involve defining and selecting sites within the priority zones and taking account of the scale of the objectively assessed need. Once the implications of the SHMA have been assessed, there will need to be a careful desktop and on-site assessment of sites within each priority zone until sufficient potential sites have been identified to meet the need. Once selected, sites will need to be subject to a transport assessment, a viability appraisal and a Sustainability Appraisal and Habitats Regulations Assessment. Based on the results of these assessments the final selection of sites will be made to be fed into the Preferred Options report.

Chapter 1: Introduction and Background

Introduction

- 1.1 The amount of additional land required to meet future residential requirements in Mansfield District will not be known until at least June 2015, following consideration of the outcomes of the joint Strategic Housing Market Assessment (SHMA) by both officers and members. Therefore it is not possible at this stage to know how many additional sites are needed or to establish whether large sites or small sites would be required.
- 1.2 In order to minimise delays in progressing the new Local Plan, the council needs to establish which broad locations of the District are the most suitable for development should, as seems likely, there become a need to develop land outside of the urban areas. This report presents a comprehensive review of locations for development outside the current urban area boundary in order to arrive at priority areas within which sites should be sought for housing development.
- 1.3 Following a brief explanation of the background, the report describes the methodology for the review, the process which was gone through to refine and test the methodology and the outcomes of the review in terms of which 'zones' are objectively assessed to be the most sustainable and deliverable locations for housing development.

Background

- 1.4 As part of work on the Issues and Options report for the Local Development Framework Core Strategy in 2010, an assessment was undertaken of six possible directions of growth for Strategic Urban Extensions. These were:
 - Land in the vicinity of Pleasley Hill.
 - West of Mansfield Woodhouse
 - North of Mansfield Woodhouse
 - East of Mansfield Woodhouse / Peafield Lane
 - Forest Town / Clipstone Road West
 - South Mansfield (locations around the South MARR)
- 1.5 Consultation on these took place in summer 2010, but work on the Core Strategy was then held up by changes in government policy, not least the revocation of Regional Plans. Subsequently the decision was made to grant planning permission for a large housing and employment development at Lindhurst in south Mansfield, which was the last of these options.
- 1.6 Since revocation of the Regional Plan on 12 April 2013, which set the district's housing figures at 530 per annum for the period 2006 – 2026, the council has applied a locally agreed housing requirement of 7,820 dwellings

to cover the period 2011 – 2031 (391 per annum). The locally agreed figure was based upon a Sub-National Population Projection and employment-led scenario and was derived from the latest statistical releases at the time. Public consultation was carried out and the figure was adopted by the council on 24 April 2012 in anticipation of the revocation of the Regional Plan.

- 1.7 Once the requirement figure had been adopted, work to establish where suitable land allocations within the new Local Plan could be found was undertaken. This process also took account of employment and commercial development requirements.
- 1.8 On 30 July 2013, the council approved the strategic policies to be included within the new Local Plan, including the strategy to focus any development on sustainable locations within the urban area. This strategy was drafted on the basis that a sustainable mixed use urban extension at Lindhurst had already been granted planning permission, which accounted for much of the development requirements up to the year 2031.
- 1.9 Although the locally agreed housing requirement was originally capable of being accommodated within the urban areas of the District, the latest update on sites, which was undertaken in early November 2014, highlighted that even before the new housing and employment requirements are known there may no longer be sufficient land.
- 1.10 The supply of development land is constantly changing over time, as new sites come forward, new permissions are granted or existing permissions lapse. Certain sites that initially appear suitable can turn out to be inappropriate for reasons previously unknown, such as viability, contamination, change of ownership etc.
- 1.11 The requirements as well as the supply can also change over time, as new data is released on population and household forecasts. However, the Local Plan needs to determine and fix a figure for the Local Plan at the time of publication, test it through the examination and fix it for adoption of the Plan.
- 1.12 The council is working jointly with Ashfield District Council (ADC) and Newark & Sherwood District Council (NSDC) to seek a new Strategic Housing Market Assessment (SHMA) to provide up to date housing requirements. The updated dwelling requirements for the district will be available soon. Employment and retail studies are also being updated which will indicate development requirements for these uses.
- 1.13 While the urban concentration approach remains the council's preferred option, there is little additional suitable land to be found within the urban boundary, other than a number of sites which were previously discounted by Councillors. As a result the ability to find the full requirement within the urban area will only continue to exist if the new housing requirement from the SHMA is significantly reduced. This currently seems unlikely, so the council needed to consider the most suitable approach to identifying sites outside the

current urban boundaries in the likelihood that additional land needs to be found.

- 1.14 While this could be done at the level of large-scale strategic extensions as was done in the Issues and Options report referred to above, this would assume that such major urban extensions are still necessary and that they are the best way of proceeding, given that such an extension is already committed at Lindhurst. Moreover, it was considered that a more evidence-based approach, and one which would give a more flexible range of options in terms of size and location, should be pursued. An initial methodology for such an assessment was therefore prepared in-house in December 2014 / January 2015.

Chapter 2: Methodology

Developing the Methodology

- 2.1. The methodology for assessing the locational options was developed in discussion with the officers at MDC, following a critical friend report on the initial methodology in January 2015. The key findings of this report were that the methodology initially proposed was generally sound, but that it should be improved in the following ways:
- To define areas surrounding the urban area, isochrones (strictly speaking distance) could be used in combination with dividing the areas into characterised and definable 'zones', with the isochrones boundaries adjusted to reflect the nearest physical features on the ground.
 - Zones should be similar in relation to factors such as:
 - Landscape character
 - Land use
 - Natural or man-made physical boundaries
 - Distance from the edge of the urban area
 - Known developer interest (from the SHLAA)
 - Abundance of major constraints.
 - In order to provide maximum flexibility, the zones should not be too broad. They should be roughly similar in size, with consideration being given to very small zones being combined with others and very large zones split up.
 - A numerical scoring system (rather than a SWOT analysis), should be used. This has the following benefits:
 - The assumptions are explicit and can be separately measured and examined in response to any challenge.
 - It also allows for the possibility of weighting to reflect priorities in a way which is open and defensible.
 - It will be easier to demonstrate soundness and justification.
 - Adjustments can be made more easily in the light of new evidence, without undermining the conclusions.
 - Only significant constraints should be used to exclude zones from further assessment; zones should not be excluded on the grounds of lack of developer interest. This is because:
 - To do so may prematurely rule out some of the more sustainable sites which are preferable in all respects apart from the lack of developer interest;
 - Calls for sites may not reach the ears of all those with an interest in land; failure to respond to such calls should not be taken as a lack of interest, since there may have been other circumstances at play.
 - Lack of interest in developing now does not mean there will not be interest in the future –many housing needs are to be met in the long

term and sites could be included as developable in the 5-10 or 10-15 year timescale;

- Even where current owners are not willing to release land at all, the ownership may change in the future and new owners may have a different view.
- The process of identifying sites may in itself spark an interest in development; the plan-led approach should not just respond to developer/ land owner interest but should also help to encourage sustainable development.
- Elements of the Sustainability Appraisal framework which was previously used to appraise urban sites should also be used in assessing the zones, although not all of the criteria will be relevant (because it was aimed at specific sites mainly in the urban area).
- Sustainability criteria could be considered under the three arms identified by the National Planning Policy Framework (NPPF) (economic, social and environmental). Accessibility will then come into the equation under both social and economic considerations. In addition there would need to be a category which addresses deliverability and developability, including issues such as topography, access, developer interest and flooding.
- In scoring, the need for discrete elements must be balanced against over-complexity, with about 4-8 attributes under each of the 4 categories (environmental, social, economic and deliverability / developability). Each of the three arms of sustainability should be scored equally, even though different weights could be given to the different attributes within each category. The weight to be given to the deliverability/ developability category would need careful consideration.
- In due course, identify sites rather than broad locations for growth to meet requirements up until the end of the plan period. This would form a subsequent stage of the process to the identification of priority zones. Phasing, over and above the release of urban and brownfield sites first, would need to be justified by clear infrastructure or sustainability factors.

2.2 During February and March 2015, the methodology was further refined by the following process:

- a. Definition of zones
- b. Identification of relevant, measurable and available criteria under the following headings:
 - i. Deliverability/ developability
 - ii. Economic sustainability
 - iii. Social sustainability
 - iv. Environmental sustainability
- c. Collation and definition of datasets using GIS.
- d. Piloting the selected criteria against a selection of representative zones.
- e. Refinement of the zone definition and the selected criteria, including a consideration of appropriate weighting.

- f. Exclusion of certain zones from further assessment on the basis that they are entirely covered by major constraints ('showstoppers').
- g. Assessment of the remaining zones using GIS and an on-screen spreadsheet based pro-forma for each zone and a summary sheet.

Definition of Zones

- 2.3 In order to split the land around Mansfield, Mansfield Woodhouse and Market Warsop into sub areas, the starting point was a 600 metre distance from the edge of the existing urban area, this being the 'reasonable' walking distance used by the Sustainability Assessment Framework, which is in due course derived from other studies such as the Council's Interim Planning Guidance Note 3 'Recreation Provision on New Residential Developments'. The term 'zone' was chosen because previous terminology such as sectors and segments might indicate a particular shape, while parcels and sites had connotations of smaller areas.
- 2.4 A policy decision had already been made to exclude additional development around the smaller villages of Church Warsop and Meden Vale on the basis that these lack the facilities to support the level of development likely to be needed and that significant amounts of development would be out of proportion to their scale and character. These arguments apply also to the even smaller settlements of Warsop Vale and Spion Kop. The area within 600 metres of the part of Rainworth that lies within the district was included, much of this being in any case within 600 metres of the Mansfield urban area boundary.
- 2.5 The outer (orbital) boundaries of zones were formed by translating the 600 metre distance into a line on the ground by reference to defensible boundaries such as roads and lanes, streams, field boundaries, footpaths and tracks etc. The resulting band around the urban area was then subdivided by strong radial boundaries such as major roads, railway lines and rivers.
- 2.6. Reference was made to the factors listed above in defining the separate zones, although landscape character areas proved less useful than anticipated because of problems of timely data availability and because of their extent (usually covering several zones). Also distance from the urban area was not critical because of the 600 metre band. In most cases the (translated) 600 metre buffer was no more than one zone deep, the main exceptions being to the west of Mansfield Woodhouse, the south-west of Pleasley and the east of Forest Town. Of more weight was the nature of the existing land use, so that several zones were distinguished because they comprised or were dominated by country parks, an historic park, reclaimed open space, woodlands/ forests, sports pitches or golf courses. Two zones were largely occupied by quarries.

- 2.7. A further factor, which was taken into account during the refinement process, was fluvial Flood Zones 3 and 2. Since housing development would not be permitted within them, their area was excluded from the zone in which they may otherwise have lain, so as not to unduly influence the scoring against development on the rest of the zone. This had the effect of zones to the north of Market Warsop being separated from the urban area and being only attached (as they are in reality) to Church Warsop where significant development is ruled out (as explained above). The zones were therefore deleted.
- 2.8. Another factor in defining zones was the wish to maintain if possible a roughly homogeneous size. The average size of the 42 zones is just over 45 hectares. 67% of the zones are in the range 25 to 75 hectares, but there are eight smaller zones which were justified as follows:

Zone	Location	Area (has)	Justification
9	West of Market Warsop	17.12	Separated by railway line. Whole zone in SHLAA under single ownership
15	Snake Hill, north of Newlands	15.56	Open area bounded by woodland (zone 15), river and district boundary
25	Bishopshill Plantation, Rainworth	10.34	Woodland bounded by urban area and district boundary/ floodplain.
28	South of Skegby Lane, Mansfield	12.91	Bounded by urban area and district boundary; now separated from Zone 29 by permission on appeal N of Skegby Lane
29	Ashland Farm/ Fish Pond Hill, Mansfield	23.83	Bounded by urban area and district boundary; now separated from Zone 28 by permission on appeal N of Skegby Lane
32	E of Water Lane, S of Pleasley Hill	20.41	Bounded by urban area, Water Lane and MARR; separate ownership from Zone 30
36	S of Debdale Lane, Mansfield Woodhouse	17.24	Bounded on 3 sides by urban area and on 4 th by main road and steep slope.
42	S of The Fairways, Mansfield Woodhouse	17.13	Distinct land use – playing fields, bounded on 3 sides by urban area.

- 2.9. There are also six zones above 75 hectares, but these were not sub-divided for the reasons set out in the following table.

Zone	Location	Area (has)	Justification
11	Peafield Farm/ Green Lane area, Mansfield Woodhouse	82.87	Whole site of similar landscape and land use characteristics. All in one ownership/ SHLAA site.
14	Warren Farm, N of New Mill Lane, Forest Town.	84.27	Whole site of similar characteristics. Most in one ownership/ SHLAA site.
20	Sherwood Forest Golf Club	94.65	Single distinct land use.
22	Ransom Wood and Clipstone Forest	104.32	Whole site of similar landscape characteristics. Where not woodland, not suitable for housing as in business use.
30	Sampson's Lane Farm/ Penniment Lodge Farm, E of Penniment Lane, Pleasley	112.59	Whole site of similar characteristics. Most in one ownership/ SHLAA site.

2.10. As a result 42 zones were defined as shown on Map 1.

Excluding Zones from Assessment

2.11. Major constraints / land uses that would rule out development of whole zones were used to exclude those areas from further consideration. Areas of major constraint include Sites of Special Scientific Interest, large expanses of woodland, golf courses, and other important recreational facilities. Although there is no national planning constraint preventing development on woodland, it was considered that, given the extent of other options for development, the relative scarcity of woodland and its contribution to the landscape, climate change reduction and recreation (most are publicly accessible), extensive wooded areas should not be considered for development.

2.12. The zones excluded by this exercise, as also shown on Map 1, were as follows:

Zone	Location	Area	Justification
6	Forest Hill Plantation, S of Market Warsop	31.18.	Major woodland and access land
16	Garibaldi Plantation, N of Newlands	33.51	Major woodland and access land
18	Part of Vicar Water Country Park	38.23	Major countryside recreation area.
20	Sherwood Forest Golf Club	112.59	Major recreation area.
21	Ratcher Hill Quarry,	31.64	Active mineral extraction.
22	Ransom Wood and Clipstone Forest	94.65	Woodland, including active business park and access land
25	Bishopshill Plantation, Rainworth	10.34	Woodland.
26	Mansfield Cemetery /Shining Cliff Plantation	28.62	Historic park & garden, cemetery, woodland and access land
37	Former Mansfield Woodhouse Colliery site	50.30	Reclaimed for open space; access land.
42	South of The Fairways, Mansfield Woodhouse	17.13	Major active playing fields

Definition of Criteria

2.13. As recommended by the critical friend report, four categories of assessment criteria were used. These reflect the NPPF's emphasis on sustainable development (especially paragraph 7 which stresses the three dimensions of sustainable development and paragraph 8 which states planning's corresponding three roles are mutually dependent), deliverability (within 5 years) and developability (over the plan period) in order to boost significantly the supply of homes and contribute towards economic growth. These categories were:

- Deliverability / developability

- Economic sustainability
 - Social sustainability
 - Environmental sustainability
- 2.14. For each of these a series of sub-categories (or attributes) were considered as a basis for assessing the zones, together with a suggested way of scoring these. These 'long lists' were then investigated through discussion with MDC officers to assess their relevance in the context of the local circumstances, the availability of data (especially in the time available), the ease of measurement/ assessment and the extent to which the criteria defined were relevant to an assessment at the level of a relatively broad zone, rather than in a site-specific assessment.
- 2.15. In relation to the latter, the existence of a major constraint in one part of a zone should not necessarily rule out development on other sites elsewhere in the zone; on the other hand, the fact that a small part of the site is within walking distance of a community facility is not a justification for the whole site receiving a high priority for development. As result many of the criteria were defined in terms of the percentage of the site's area affected.
- 2.16. In some cases, what was initially felt to be a good measure of suitability was ruled out because it was not relevant to Mansfield. For instance, topography was considered to be a factor in deliverability / developability but on reflection there were very few zones, if any, that were so steep as to rule out development on them; some of them may have been quite exposed and so development would be prominent and therefore possibly undesirable, but this is a landscape rather than a deliverability consideration.
- 2.17. In other cases, there were problems in obtaining the relevant data without a considerable amount of staff time. The NPPF stresses that evidence collection should be proportionate and a judgement was therefore made as to whether the criterion concerned, if available at all, was important enough to justify the time collecting it. For instance an initial intention to obtain information on restrictive covenants and on owners' opposition to developing sites was ruled out as impractical.
- 2.18. Another reason for rejecting a criterion was where it would have had little practical effect because all or most zones would score the same. This applied, for instance, to zones within 5km of the possible potential Special Protection Area (pSPA).
- 2.19. Other criteria were rejected because they were too difficult to apply. Examples were: impact on problem junctions, because it was not clear which direction traffic would take from many sites and therefore the extent to which a particular junction would be affected; and potential for enhancing green infrastructure, something which is difficult to judge in advance of a specific development proposal. These and other factors are best left for assessment as part of a more detailed exercise when sites are selected.

- 2.20. Following the thorough analysis of various factors and scoring mechanisms, a total of 16 'attributes' were assessed, of which one was split further into three. The number of criteria for each attribute varies from 2 to 7. The description of and justification for the criteria is set out in the next chapter.

Standardisation and Weighting

- 2.21. In order to ensure that each category (deliverability/ developability, economic sustainability, social sustainability and environmental sustainability) was initially given equal weight, the score was standardised so that the highest score for each attribute within each category is the same as for all other attributes within that category. For this purpose biodiversity is treated as a single attribute (albeit sub-divided between the three levels in the hierarchy of wildlife sites).
- 2.22. Thus, no matter how many attributes and criteria there were, the total points for each was 20. Within each 20 points, the maximum points for each attribute would also be the same, in proportion to the number of attributes in that category, as follows:

Category	No. of Attributes	Maximum Score per Attribute	Maximum Category Score
Deliverability / Developability	4	5	20
Economic Sustainability	3	6.67	20
Social Sustainability	5	4	20
Environmental Sustainability	4	5	20

- 2.23 In addition the criteria scores were standardised so that the maximum score for each attribute was no more than the figure in the table above. For instance, the scores for owner / developer interest (within deliverability / developability) are from 1 to 7, but the maximum standardised score is 5, so the scores are translated into 0.71, 1.43, 2.14, 2.86, 3.57, 4.29, and 5. The standardised scores for all criteria are in the third column in Appendix A.
- 2.24 Having arrived at a standardised score for each attribute, decisions were then made about whether to 'weight' some of the attributes as more important than others. Attribute weightings are used to increase the importance given to certain factor(s) within each category, while making a compensatory reduction to other factor(s) in that category, but without increasing the emphasis given to that category over the others.
- 2.25 No weighting was applied to the 5 attributes within social sustainability. Within environmental sustainability, the 3 elements of biodiversity (see Chapter 3) were given a 0.33 weighting in order that biodiversity as a whole is equivalent to the other 3 elements of environmental sustainability (landscape quality, cultural heritage and coalescence/ green wedges), which were all scored equally.

- 2.26 Within economic sustainability, the attribute of 'land suitable for economic development' was considered to have greater importance than the other two, given the loss of so much prime employment land to housing development had already occurred within the district. It was therefore given a weighting of 1.5, with proximity to town/ district centre and proximity to major employment site weighted correspondingly down to 0.75.
- 2.27 Within deliverability/ developability, owner / developer interest was considered very important, given the problems of getting schemes implemented, whereas the stability issues were not regarded as so important as flood risk and access. It was therefore given a weighting of 0.5 while owner / developer interest was given a weighting of 1.5.
- 2.28 Finally, consideration was given to weighting between categories. It was felt to be unwise to vary the emphasis given between the three elements of sustainability, which has been referred to as a 'three legged stool'. However it was considered that deliverability/ developability should be given greater weight given the national and local priorities for sustainable growth and significantly boosting housing supply. This category was therefore given a weighting of 2 compared with 1 for each of the sustainability elements, so that it accounts for 40% of the total score, with economic, social and environmental sustainability accounting for 20% each.

Chapter 3: Criteria

- 3.1 The criteria against which each zone is scored against the 16 attributes are set out in Appendix A. This chapter describes the rationale behind each of these, category by category.

Deliverability / Developability

- 3.2 The NPPF emphasises that plans should be deliverable (paragraph 173) and one test of soundness requires plans to be effective, including being deliverable over its period (paragraph 182). The latter is usually referred to as being 'developable', as explained in Footnotes 11 and 12 to paragraph 47 of the NPPF. In addition local planning authorities are required to have a five year supply of deliverable sites. Recent history in Mansfield is that there has not been a shortage of available sites with planning permission but that developers have not been able or willing to build on them, usually for reasons of lack of demand or marginal viability (even without onerous S106 requirements). It would not have been practical to test the viability of development in each of the zones and in any event this is best done at the site rather than zone level (and indeed has been done for many SHLAA sites). Instead the following factors were used as proxies for deliverability and developability.

Owner / Developer Interest

- 3.3 One indication of the likelihood of a site being developed is the extent of interest shown in the SHLAA. The submission of a site for assessment is one level of indication of interest; but the SHLAA also contains information on whether there has been developer (as opposed to just owner) interest and also whether there has been developer investment, such as purchasing an option, site investigations, drawing up a sketch scheme, a public consultation exercise or the submission of a pre-application enquiry. While 'developer interest' may indicate a fairly low level of commitment, developer investment is a much more reliable indication of a real intention to take the site forward.
- 3.4 Unlike, for instance, measures of distance from a facility where percentages of the zone can be used, it was considered that the absolute area affected by the SHLAA should be the criterion. This reflects the fact that not all of a zone would be suitable for development in any case and that some of them are quite small, so percentages would not relate to the extent of the contribution which could be made to housing need.
- 3.5 The following criteria and scores were therefore used:

Criterion	Score
No interest expressed through the SHLAA	1

SHLAA submission(s) from owner for a site(s) totalling < 5 hectares	2
SHLAA submission(s) for a site(s) totalling < 5 hectares -developer investment	3
SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4
SHLAA submission(s) for a site(s) totalling 5-20 hectares -developer investment	5
SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6
SHLAA submission(s) for a site(s) totalling >20 hectares -developer investment	7

Flood Risk

- 3.6 Having excluded Flood Zones 2 and 3 from the zones for assessment, the main remaining flood risks are from surface water run-off and poor ground water drainage. Information is available on indicative areas of surface water run-off and of low permeability. Where areas were affected by both, they were 'double counted'.
- 3.7 The following criteria and scores were therefore used:

Criteria	Score
Whole zone affected by an indicative area of surface water run-off and/or low permeability	1
>75% zone in total affected by an indicative area of surface water run-off and/or low permeability	2
50% -75% zone in total affected by an indicative area of surface water run-off and/or low permeability	3
25% -50% zone in total affected by an indicative area of surface water run-off and/or low permeability	4
<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5
Negligible flood risk problems	6

Stability

- 3.8 Mansfield's history of coal-mining has left some areas with problems of unstable land, as shown by identified fissures. In most cases these are relatively few and confined to small parts of the zone, but some zones contained more widespread occurrences. The nature of the data means that it is not possible to measure percentage areas affected.
- 3.9 The following criteria and scores were therefore used:

Criteria	Score
Widespread stability issues as a result of mining legacy	1

Limited stability issues as a result of mining legacy	2
No stability issues as a result of mining legacy	3

Access to Road Network

3.10 Clearly access is a crucial factor in site developability. Some zones had no direct access to the road network and others had access only via narrow lanes. Depending on the scale of development proposed, access can be provided and / or upgraded but this would be at a cost. In general terms, sites with access to an A road are likely to be easier to develop than those on B or C roads. Further assessment of individual sites will be undertaken in conjunction with the highway authority at a later stage, including modelling the impact on problem traffic junctions, but this cannot be done for zones when the likely amount of development within them is not known.

3.11 The following criteria and scores were therefore used:

Criteria	Scores
No existing access to the road network.	1
Access to unclassified or C class roads only.	2
Access to B roads only.	3
Access to A roads.	4

Economic Sustainability

3.12 The NPPF defines the economic role of planning as “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements...”

3.13 Although economic development is a high priority for the council, all arms of sustainability should usually be treated equally in terms of assessing housing sites. While housing development will make a contribution to economic well-being through the provision of employment in construction and through the spending power of occupants thereafter, it is generally difficult to justify why one site will have more benefit than another in this respect.

3.14 However, more peripheral housing sites, especially those with easy access to main roads, may offer more opportunities for commuting to employment outside the District. This may not only dilute the labour pool for existing or prospective employers in Mansfield, but also increase the chances of expenditure on goods and services being made elsewhere. Proximity of housing to local employment, in major industrial estates/ business parks and in town and district centres, therefore has beneficial economic impacts as well as encouraging the use of more sustainable transport modes. Many other locations also offer sources of employment, including the Civic Centre, courts, emergency services, schools, medical facilities, and leisure uses, for

example. However, proximity to some of these is assessed under social sustainability and it is important not to double count them. Moreover many of them are within or on the edge of town centres and so will be covered by measures in relation to that.

- 3.15 Consideration was given to the issue of Agricultural Land Classification and protection of the best and most versatile farmland. However, due to the problems with availability of data, the uncertainty over the scale of land release proposed and the questionable significance of this factor at a relatively small scale, it was decided on balance that it should not be included.

Proximity to Town/ District Centre

- 3.16 Town and district centres not only provide large amounts of employment but also constitute a key place for discretionary expenditure on goods and services, especially those which may be considered part of the local economy, as opposed to shopping, mainly for food, in major out-of-centre superstores. They are also places where there is a choice of transport modes, including frequent and regular bus services, which are not always available or realistic at out-of-centre locations. Moreover they are more than just shopping centres, offering a range of leisure, cultural, civic and community uses which are vital to the prosperity and economic health of the district.
- 3.17 For these reasons, proximity to such centres, but not to superstores and retail warehouses, was selected as an indicator of sustainability. The distance of 1.3 kilometres is used. This is the maximum walking distance for commuting as used in the Sustainability Appraisal Framework for urban sites (shorter measures of walking distance-240m and 600m- used in the Framework would not have reached out as far as the zones being assessed). It is one which enables easy access by at least two modes of sustainable travel (walking, cycling or bus).
- 3.18 In order to ensure that walking, and to a lesser extent cycling, to the town centre is actually possible, consideration is also given to whether there is an intervening barrier which would entail either a safety risk or a long diversion. Intervening barriers are defined as “physical features restricting movement by sustainable transport modes (walking and cycling); they comprise rivers, railway lines and major orbital roads, in particular dual carriageways and A class roads which are subject to the national speed limit, except where they are crossed by safe, accessible and conveniently located pedestrian and cycle crossing facilities”.
- 3.19 The following criteria and scores were therefore used:

Criteria	Scores
Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier	1

<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier	2
25 -50% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier	3
50-75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier	4
>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier	5
Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier	6

Proximity to Major Employment Sites

3.20 Major employment sites were identified as follows:

- Sherwood Oaks Business Park
- Oak Tree Business Park
- Ransom Wood Business Park
- Oakham Business Park/ Hermitage Lane Industrial Estate
- Millennium Business Park
- Old Mill Lane industrial estate
- Crown Farm Way industrial estate

3.21 The same proximity measure, namely 1.3 kilometres with no intervening barrier, was used, and for the same reasons, as in relation to town/ district centres.

3.22 The following criteria and scores were therefore used:

Criteria	Scores
Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier	1
<25% zone within 1.3 km of a major employment site with no intervening barrier	2
25-50% zone within 1.3 km of a major employment site with no intervening barrier	3
50-75% zone within 1.3 km of a major employment site with no intervening barrier	4
>75% zone within 1.3 km of a major employment site with no intervening barrier	5
Whole zone within 1.3 km of a major employment site with no intervening barrier	6

Land Suitable for Employment Development

3.23 There are relatively few locations in the District which are attractive to the market for development for significant business uses. These are all on the southern and western side of the town, adjoining the Mansfield and Ashfield

Regeneration Route (MARR), where they have good road access to the motorway network. Several such sites were allocated for employment use in the 1998 Local Plan, but have been developed instead for housing use. Not only does such development run the risk of encouraging out-commuting, it also uses up much of a limited supply of attractive employment land.

- 3.24 It is therefore considered important to include a criterion which discourages use of such sites purely for housing and instead directs it to sites elsewhere in the district. This does not necessarily rule out the residential use of such locations but does take into account the 'opportunity cost' of doing so. The following criteria and scores were therefore used:

Criteria	Scores
Zone suitable for employment use because it abuts the MARR	1
Zone not suitable for employment use because it does not abut the MARR	2

Social Sustainability

- 3.25 The NPPF defines the social role of planning as “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.
- 3.26 The Local Plan allocations will fulfil the first part of this role by allocating land to meet the objectively assessed need defined by the SHMA, so this is not a factor in distinguishing between locations. The priority must therefore be to identify locations that are most accessible to local services and therefore support the Mansfield communities’ health, social and cultural well-being.
- 3.27 It might be argued that, if large enough housing sites are developed, they can provide their own community facilities; but the scale of development is not yet known. Requiring such provision (over and above small-scale facilities, such as play areas) would in any case be less sustainable than improving existing facilities, either by making use of any spare capacity and/or extending current buildings, thus minimising wastage of embedded carbon. Using existing services will also encourage integration into the community with all its benefits for social well-being. Moreover, in a situation where the main challenge is to get planning permissions implemented, the fewer additional facilities to be provided by the developer, the more viable the scheme is likely to be.

Health

- 3.28 While other facilities may assist with the creation of a healthy life-style and the prevention of ill-health, easy access to primary health care services

remains vital. Proximity to a health centre or doctors' surgery is judged against the same 1.3 km distance (without an intervening barrier), and for the same reasons as for economic sustainability.

3.29 Consideration was given to including proximity to hospitals in the criteria, but it was decided that as access to them was required less frequently (generally), and people expect to travel further to them, this would unduly bias the scoring. There are only two hospitals (the main King's Mill hospital and the Mansfield Community hospital), both located to the south-west of the town.

3.30 The following criteria and scores were therefore used:

Criteria	Scores
Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier	1
< 25% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier	2
25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier	3
50-75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier	4
>75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier	5
Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier	6

Secondary Education

3.31 Secondary schools are not only important for education but are also often centres for recreation and cultural activity, such as sport and evening classes. It is unlikely that the scale of new development would be such as to justify new secondary school provision, so it is desirable for housing sites to be within bus, cycling or maximum walking distance of existing secondary schools, including those located outside the district. The following criteria and scores were therefore used:

Criteria	Scores
Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier	1
< 25% zone within 1.3 km of a secondary school with no intervening barrier	2
25- 50% zone within 1.3 km of a secondary school with no intervening barrier	3
50-75% zone within 1.3 km of a secondary school with no intervening barrier	4
>75% zone within 1.3 km of a secondary school with no intervening barrier	5
Whole zone within 1.3 km of a secondary school with no intervening barrier	6

Primary Education

- 3.32 Primary schools can form the heart of a neighbourhood. Integration of new development with the existing community can be assisted by being easily accessible by foot to the local primary school, even if it needs to be extended to accommodate additional pupils. Because of the age of primary school pupils and the road safety issues, a distance of 600 metres with no intervening barriers is appropriate. Provision of a new primary school may be necessary for very large developments, but at this stage it cannot be predicted whether development on the scale required for a new primary school will be needed or, if so, whether the council will decide to make housing provision in one location or spread it around the town on smaller and less intrusive sites. The following criteria and scores were therefore used:

Whole zone beyond 600m from a primary school or there is an intervening barrier	1
< 25% zone within 600m of a primary school with no intervening barrier	2
25-50% zone within 600m of a primary school with no intervening barrier	3
50- 75% zone within 600m of a primary school with no intervening barrier	4
>75% zone within 600m of a primary school with no intervening barrier	5
Whole zone within 600m of a primary school with no intervening barrier	6

Parks and Open Spaces

- 3.33 Protection and enhancement of green infrastructure (GI) will form an important part of the Local Plan. GI can include a wide range of provision and links between them and can have a range of recreational, educational, wildlife habitat and transport functions. As a result of this multi-functional role, it cuts across many elements of sustainability, especially social and environmental. For the purposes of this assessment it has been necessary to break it down. One important element is publicly accessible open space, either formally laid out as a park, or less formal provision such as recreation grounds and country parks. Public access is also encouraged at Local Nature Reserves, but here protection and enjoyment of wildlife is paramount, so they have been included under environmental sustainability. While some children's play areas and amenity space should be provided as part of housing development on site, larger scale provision under the general heading of 'parks and open spaces' should also be available nearby within an easy walking distance of 600 metres and with no intervening barrier, especially main roads.

3.34 The following criteria and scores were therefore used:

Criteria	Scores
Whole zone beyond 600m from the edge of a park, recreation ground, Country Park (or similar), or there is an intervening barrier	1
< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier	2
25- 50% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier	3
50-75% zone within 600m of the edge of a park , recreation ground, Country Park (or similar) with no intervening barrier	4
>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier	5
Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier	6

Sport and Leisure

3.35 Recreation and leisure activities are important in their own right but also as part of a healthy lifestyle. Given that health and wellbeing is becoming an increasingly important part of government policy, it would be advantageous for new housing to have access to such facilities. They can be relatively expensive to provide, either from the public or private purse and so maximising use of existing resources is crucial. While people may be willing to drive to such facilities, it is preferable for them to be accessible by walking, cycling and public transport, albeit that they cannot necessarily be on the door-step. Consideration was given to including other leisure facilities in this attribute, for instance cinemas, ten-pin bowling, and even pubs, clubs and restaurants, but it was decided that these, mainly commercial, facilities are different in nature and would in any case be picked up by proximity to town centres under economic sustainability.

3.36 The following criteria and scores were therefore used:

Criteria	Score
Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier	1
< 25% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier	2
25 -50% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier	3
50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier	4
>75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier	5

Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier	6
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Environmental Sustainability

- 3.37 The NPPF refers to planning's environmental role as "contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy".
- 3.38 Recent changes to legislation, involving the deletion of the Code for Sustainable Homes in favour of encouraging sustainable construction through the Building Regulations, mean that some of this agenda moves out of the planning remit. In any event prudent use of natural resources, minimising waste and pollution and adapting to climate change are matters which are not location-critical and will form an important part of policy, where still relevant, regardless of where new residential development is proposed.
- 3.39 Given that it is greenfield sites that are being assessed, the built environment will only play a minor role. Attributes and criteria used to judge environmental sustainability therefore focus on the natural and historic environment, in particular biodiversity, landscape quality (which can cover existing and historic elements), cultural heritage assets and the maintenance of gaps between and within settlements in order to preserve their distinctiveness and bring green infrastructure into the town.

Biodiversity

- 3.40 The NPPF emphasises the hierarchy of wildlife protection (paragraph 117). The District has a Special Area of Conservation at Birklands and Bilhaugh just outside its boundary and there is the possibility of a potential Special Protection Area. It also contains 8 Sites of Special Scientific Interest, 7 Ancient Woodlands, 9 Local Nature Reserves and over 80 Local Wildlife Sites.
- 3.41 The impact of housing development on these sites is clearly something which would weigh against development. Such impacts vary according to distance from the site and are more important depending upon the status of the wildlife site in the hierarchy. Consideration was given to criteria which combined these various impacts but it was decided to simplify the scoring process by having different criteria for each level of wildlife site (international, national and local). In order not to over-emphasise this issue against other aspects of environmental sustainability, as already described, each element has a weighting of 0.33.
- 3.42 The following criteria and scores were therefore used:

	Criteria	Scores
Biodiversity: International Wildlife Sites	Whole zone lies within 400m of the possible future pSPA, or any part of the zone lies within the possible future pSPA	1
	>75% zone lies within 400m of the possible future pSPA	2
	25-75% zone lies within 400m of the possible future pSPA	3
	<25% zone lies within 400m of the possible future pSPA	4
	Whole zone lies outside 400m from the possible future pSPA	5
Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1
	>75% zone lies within SSSI impact risk zone for rural residential development	2
	25-75% zone lies within SSSI impact risk zone for rural residential development	3
	<25% zone lies within SSSI impact risk zone for rural residential development	4
	Whole zone lies outside SSSI impact risk zone for rural residential development	5
Biodiversity: Local Wildlife Sites and Local Nature Reserves	>25% zone comprises a Local Wildlife Site or Local Nature Reserve	1
	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2
	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3
	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4

Landscape Character

- 3.43 While landscape character or its identified landscape value does not determine whether or not development will or will not be allowed in an area, it is an important factor. The Mansfield District Landscape Character Assessment 2010 defines two broad landscape types (Magnesian Limestone and the Sherwood Forest and Heaths) and 19 Policy Zones within these. The latter reflect assessments of landscape quality, which is in turn a combination of assessments of both landscape condition and landscape strength. Landscape quality can be Poor, Poor-Moderate, Moderate, Moderate-Good, or Good.
- 3.44 There had been some inconsistencies between the ways in which the Landscape Policy Zones had been defined between the two broad landscape types, but Nottinghamshire County Council has recently updated the information for the Magnesian Limestone area and this latest data was obtained for the current assessment.
- 3.45 The poorer the landscape quality, the greater the argument for housing development not only for reasons of less adverse impact but also because

housing development may offer the opportunity to create or enhance the landscape.

3.46 The following criteria and scores were therefore used:

Criteria	Scores
>75% zone is Good	1
>75% zone is Good and/or Moderate-Good	2
50-75% zone is Good	3
50-75% zone is Good and/or Moderate-Good	4
>50 % is Moderate or better	5
50-75% zone is Poor and/or Poor-Moderate	6
50-75% zone is Poor	7
>75% zone is Poor and/or Poor-Moderate	8
>75% zone is Poor	9

Cultural Heritage

3.47 The impact of development on cultural heritage is important, although arguably more so in urban areas, where there is a concentration of Listed Buildings and Conservation Areas. However, the Historic Environment Record also includes other data, such as archaeological finds, historic landscape features, Scheduled Monuments and Local Interest Buildings. All these reveal other locations of interest which should be protected from the impact of development and would therefore count against allocating land in some or all of the zone. While the nature of the data does not enable an estimate to be made of the percentage of the zone affected, it is possible to form a subjective view of the extent to which the zone is affected.

3.48 The following criteria and scores were therefore used:

Criteria	Scores
Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1
Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2
No presence of assets listed on the Historic Environmental Record (HER) within zone.	3

Coalescence and Green Wedges

3.49 Landscape designations from the adopted 1998 Local Plan should not automatically be translated into factors influencing the choice of locations for new housing allocations. This is because the national planning context has changed significantly since then, through changes to planning guidance both before and including the NPPF, which no longer encourage local landscape designations. Moreover the local situation has been changed by planning decisions, including some on appeal, since that time.

- 3.50 The new Local Plan is an opportunity to review these and this has been done by Mansfield officers as part of work on green infrastructure. The Sherwood Forest Heritage and Special Landscape Areas (Policies NE6 and 7) and the Mature Landscape Areas (policy NE8) have been superseded by the Landscape Character approach discussed above. However, some of the Open Breaks (Policy NE4), also known as Sensitive Gaps between Settlements, together with the Green Wedges (Policy NE5), remain valid considerations. Although to some extent compromised, they continue to perform important functions in addition to recreational and landscape functions dealt with under other attributes (and will be protected in the emerging Local Plan as strategic green infrastructure). The areas concerned are:

Sensitive Gaps

- Between Sutton-in –Ashfield and Mansfield, from Fishpond Hill to Skegby Lane (excluding area recently approved on appeal for housing)
- Between Rainworth and Mansfield, north and south of A617 (MARR)
- Between Forest Town and Clipstone, including Newlands Farm, Vicar Water Country Park, and a school playing field (although the settlements are linked anyway at Newlands and by employment development).
- Between Market Warsop, Church Warsop and Meden Vale, although (apart from Zone 1) this area falls outside the zones being assessed.

Green Wedges

- River Maun corridor, including Carr Bank Park, Maun Valley Local Nature Reserve, and other areas of open countryside accessible from Mansfield, Mansfield Woodhouse and Forest Town.
- Between Radmanthwaite and Mansfield Woodhouse, including Sherwood Colliery reclamation, woodland, grassland and school playing fields north and south of Debdale Lane.
- Between the industrial area off Hermitage Lane and housing to the east off Sheepbridge Lane/ High Oakham Hill, including Cauldwell Brook corridor (LNR) and Cauldwell Wood and adjoining Mansfield Cemetery.

- 3.51 In addition it was considered that any zone within which development would lead to a reduction in the gap between Mansfield Woodhouse on the one hand and Market Warsop and/ or Shirebrook on the other should also receive an adverse score. These were referred to as 'non-sensitive' gaps.

- 3.52 The following criteria and scores were therefore used:

Criteria	Scores
Whole zone within a Sensitive Gap or Green Wedge	1
>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2
<50% zone within a Sensitive Gap or Green Wedge	3
Whole zone outside a Sensitive Gap or Green Wedge	4

Chapter 4: Results of Assessment

Introduction

- 4.1 The summary of the assessments of the zones is set out in Appendix B, giving a total score for each zone in numerical order and then a ranking of the zones from 1 to 32. The results of the assessment of each zone are set out in Appendix C. Maps 2-4 show the results grouped in quartiles. Although it is the overall assessment which informs the priorities for development (Map 4), it is of interest to look at how the separate considerations of developability/deliverability (Map 2) and sustainability (Map 3) influence the overall ranking of zones.

Developability/ Deliverability

- 4.2 From this perspective in isolation, the highest scoring zones as shown by Map 2 are those where large areas have been subject to developer investment and there is direct access to A roads, despite in some cases there being some flood risk and stability problems. The highest score on this basis is for Zone 11, which is the Peafield Farm/ Green Lane area, Mansfield Woodhouse, a large area comprising three separate SHLAA sites with access from the A6075. This area was considered for an urban extension in the Issues and Options report with its main disadvantage being its unattractiveness for employment use.
- 4.3 After that come zones 30 and 33 which, along with zones 31 and 32, cover a large area to the south and west of Pleasley. This area is also covered by SHLAA sites and most have access from the MARR. They score highly on a combination of owner/ developer interest and access to the road network. This area was also an option for an urban extension at the Issues and Option stage but had the disadvantages of using best agricultural land and not being best located to meet housing demand.
- 4.4 Scoring equal fourth are two zones within the green wedges: north of Debdale Lane (Zone 35) and between New Mill and Old Mill Lanes (Zone 13). These score well in relation to flood risk, stability and access to the road network, but less so (although not badly) in relation to owner/ developer interest.
- 4.5 Finally Zone 8 to the west of Mansfield Road, Market Warsop scores highly on a combination of SHLAA site coverage, stability and access to the road network.

Sustainability

- 4.6 Looking at all three elements of sustainability, as Map 3 shows, the sites in the highest quartile are those wholly or partly within the green wedges at

Radmanthwaite /Mansfield Woodhouse (Zones 34-36) and River Maun corridor (Zones 12-13), together with Zone 38 around North Lodge Farm/ Common Lane to the north-east of the former. These are because they score well in relation to proximity to major employment sites and (with the exception of Zone 34) to the town/ district centre, while none of them are located on the MARR and therefore suitable for employment development. Zones 12, 35 and 36 also score particularly well in relation to social sustainability, despite less than 25% of their areas being within 600 metres of a primary school.

- 4.7 These factors outweigh the low score as a result of the green wedge function of most of these zones, while the zones are not generally sensitive in relation to other environmental factors such as biodiversity, landscape quality and cultural heritage. The only exception to the latter is with regard to local wildlife sites (in all these zones), in Zone 12 with regard to landscape quality and cultural heritage, and in Zones 35 and 36 with regard to cultural heritage.
- 4.8 The other areas scoring well on sustainability are Zones 17 and 19, which lie to the east of Mansfield and Forest Town, in the Newlands area. This is despite Zone 17 lying within the Forest Town / Clipstone sensitive gap. These zones are close to major employment sites and not suitable for future employment development, although not close to town/ district centres. Zone 17 scores relatively well, and Zone 19 not badly, on social sustainability.
- 4.9 Zone 19 is the least environmentally sensitive of all zones with poor landscape quality, no cultural heritage interest, only some local wildlife interest and being outside the sensitive gap. Zone 17 is more sensitive but only as a result of its location within the sensitive gap; other than that it has few biodiversity, cultural heritage or landscape qualities.

Overall Assessment

- 4.10 Combining all the scores, together with the 40:60 weighting of deliverability/ developability versus sustainability, gives the picture shown in Map 4. The top 40% zones (13 in all) provide a good range of zones in terms of size and location and present a clear break in scores from those below them. They are as follows:

Rank	Zone No.	Location	Area (has.)	Comments
1	35	N of Debdale Lane, Mansfield Woodhouse	26.9	Much of zone constrained by Listed Building and grounds. Small parts may offer potential, subject to green wedge/ GI enhancement.
2	13	Between New & Old Mill Lanes, Mansfield Woodhouse/ Forest Town	26.9	Green wedge constraints but some potential for housing to enhance GI?
3	34	Radmanthwaite Farm, W of Radmanthwaite, Mansfield Woodhouse	70.5	Access problems, sloping land and green wedge constraints, but some potential on SW part?
4	36	S of Debdale Lane, Mansfield Woodhouse	17.2	Much of zone is school playing fields. Green wedge constraints, but some

				potential on part?
5	12	River Maun valley south of Old Mill Lane, Mansfield.	42.1	Contains Carr Bank Park, LNR, school land, recreation ground and sewage works. Very limited potential.
6	33	Bull Farm, E of MARR, W of Chesterfield Rd N, Radmanthwaite	34.1	Includes community centre, adjoins primary school, access off Ruskin Rd & Stacey Rd. Good potential.
7	17	Newlands Farm / Clipstone Rd E, Clipstone/ Forest Town	37.5	Wetland constraints. In sensitive gap, but some potential if gap already considered compromised.
8	9	Stonebridge Lane / Sookholme Lane, W of Market Warsop	17.1	Adjoins SSSI. Potential for development.
9	23	Off Helmsley Rd, N of Rainham	34.8	Contains special school. Part of sensitive gap but some potential if gap already considered compromised.
10	8	W of Mansfield Rd, SW of Market Warsop	29.9	Includes wetland area. Potential in northern field.
11	14	Warren Farm, N of New Mill Lane, Forest Town.	104.3	Large area, not all of which needs to be released. Significant potential, but need to retain GI link along river.
12	38	North Lodge Farm/ Common Lane, NW of Mansfield Woodhouse	49.7	Includes allotments. Possible access problems. Potential to release land in S half of zone, off Common Lane.
13	11	Peafield Farm/ Green Lane area, Mansfield Woodhouse	82.87	Large area, not all of which needs to be released. Covered by three different SHLAA sites.

- 4.11 It can be seen that several of the zones that scored well in terms of sustainability still score well when developability/ deliverability is taken into account.
- 4.12 The highest scoring zones are in the Radmanthwaite /Debdale Lane area of Mansfield Woodhouse (zones 34 to 36) and in the River Maun corridor (zones 12 and 13), both of which raise issues about the importance of maintaining the green wedges.
- 4.13 The Radmanthwaite / Debdale Lane area was considered as an urban extension by the Issues and Options report but the importance of the open land as part of the green wedge counted against it at the time. It was felt that the size of any site here may limit the ability to provide a good quality mixed use scheme; however this would not be a factor for a purely housing site. In the case of both areas, a more detailed investigation of available land is needed to see if any limited and carefully sited development could help to enhance the green wedges.
- 4.14 Other zones near Clipstone and Rainworth, to the east of Mansfield (zones 17 and 23) raise issues in relation to what have previously been protected as sensitive gaps between settlements. Consideration needs to be given as to whether these gaps have been compromised by subsequent allocations and

planning permissions and to whether some release of land for development can be permitted without significantly harming settlement separation.

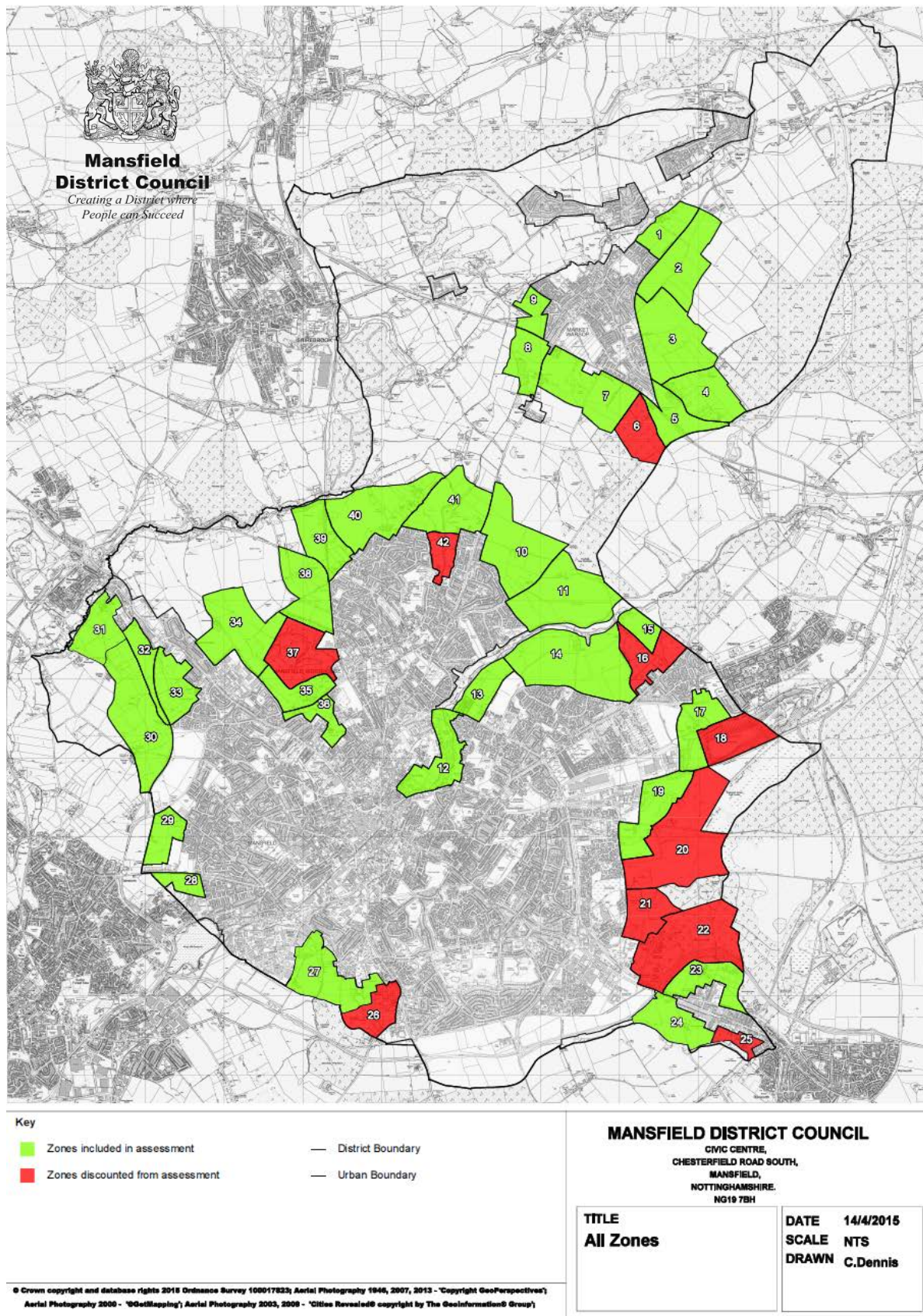
- 4.15 While all these areas require policy review and may only offer limited potential because of the need to maintain important areas of green infrastructure between and within settlements, several other sites offer less constrained and larger areas of potential for development. If the requirement for further development is large and more land is needed, then (in order) sites in zone 33, Bull Farm (off Chesterfield Road North, near Radmanthwaite), zone 14, Warren Farm (north of New Mill Lane, Forest Town), zone 38, North Lodge Farm / Common Lane, Mansfield Woodhouse and zone 11, Peafield Farm / Green Lane area, Mansfield Woodhouse, offer considerable scope to meet the needs of Mansfield and Mansfield Woodhouse. Zones 8 and 9 to the south-west of Market Warsop (Stonebridge Lane / Sookholme Lane and west of Mansfield Road) are likely to be more than sufficient to accommodate the needs of Market Warsop.
- 4.16 It should be noted that whilst zone 33 is ranked sixth, this zone is considered suitable for employment use because of its location on the MARR. There is potential for a mixed uses on this site depending on what the development requirements are.

Chapter 5: Next Steps

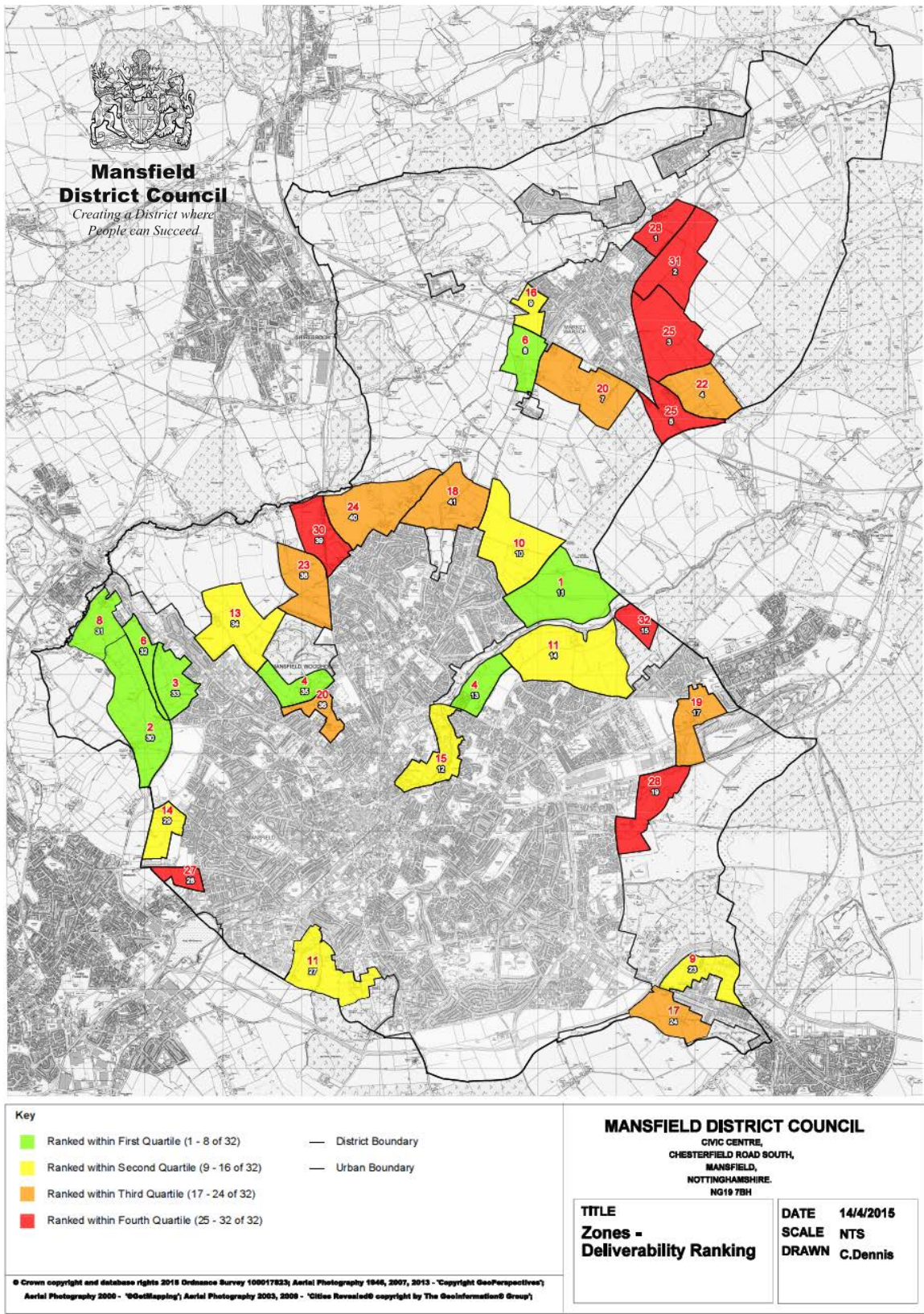
- 5.1 Once housing development requirements are known through the SHMA, sites can then be defined and selected, based upon their ranking and taking account of other considerations above. At the time of writing this report, the final SHMA had not been received and so no recommendation or decision could be made on what might be considered objectively assessed need for housing over the plan period. In the absence of this, it is difficult to make judgements as to the size of sites likely to be most appropriate to meet the need.
- 5.2 For instance, a relatively small requirement would indicate selection of that a few smaller sites within the relatively constrained but more sustainable and deliverable zones affecting green wedges. A larger requirement would mean that some of the slightly less sustainable, but larger and less constrained, zones in the table above should be considered.
- 5.3 Once the implications of the SHMA have been assessed, there will need to be a careful desktop and on-site assessment of sites within each priority zone until sufficient potential sites have been identified to meet the objectively assessed need. This will also need to take account of other site requirements, particularly arising from the Employment Land Study (the final report of which is also awaited).
- 5.4 Once selected, sites will need to be subject to a transport assessment, a viability appraisal and a Sustainability Appraisal and Habitats Regulations Assessment. Based on the results of these assessments the final selection of sites will be made to be fed into the Preferred Options report.

MAPS

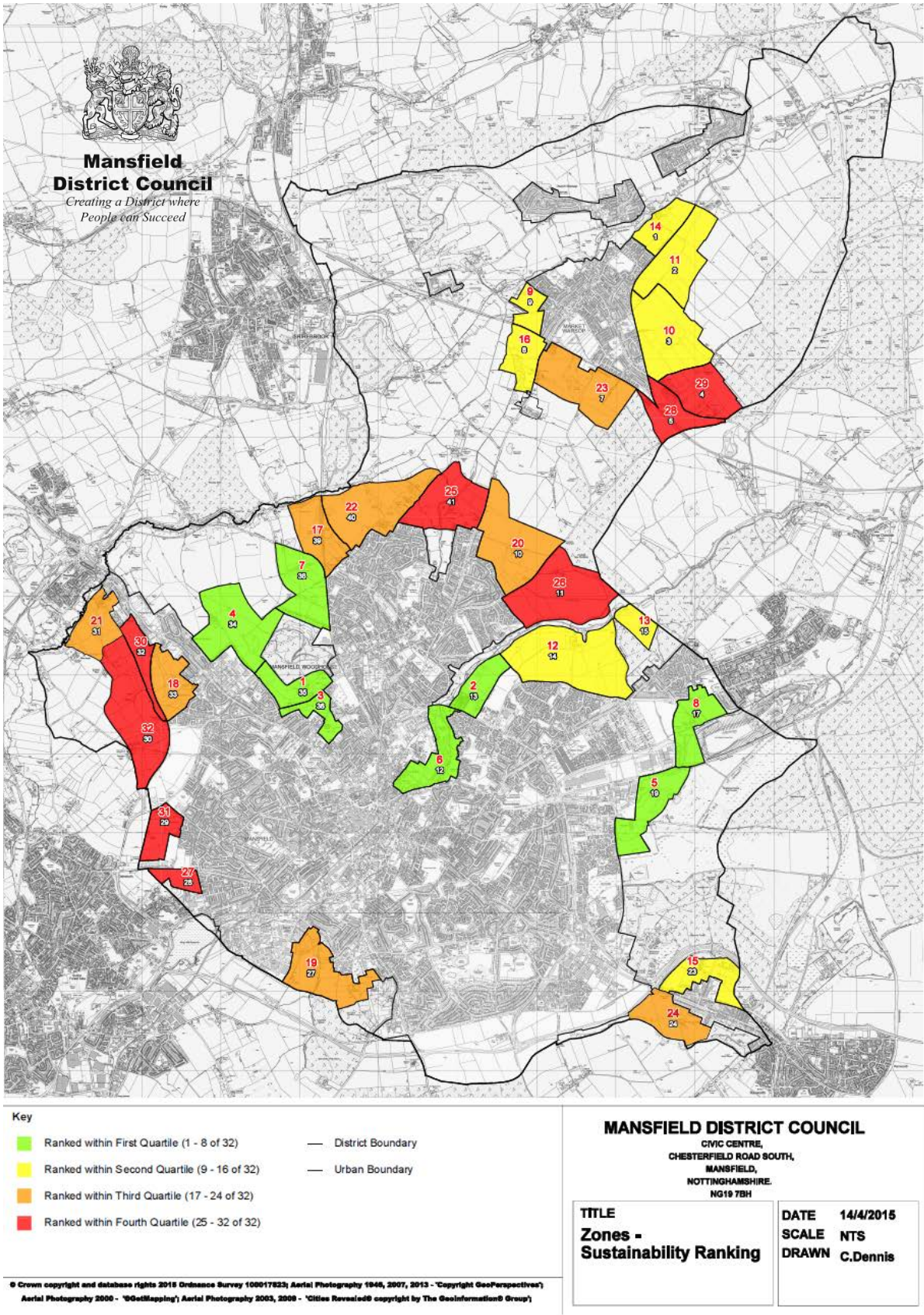
Map 1: Zones- Assessed and Excluded



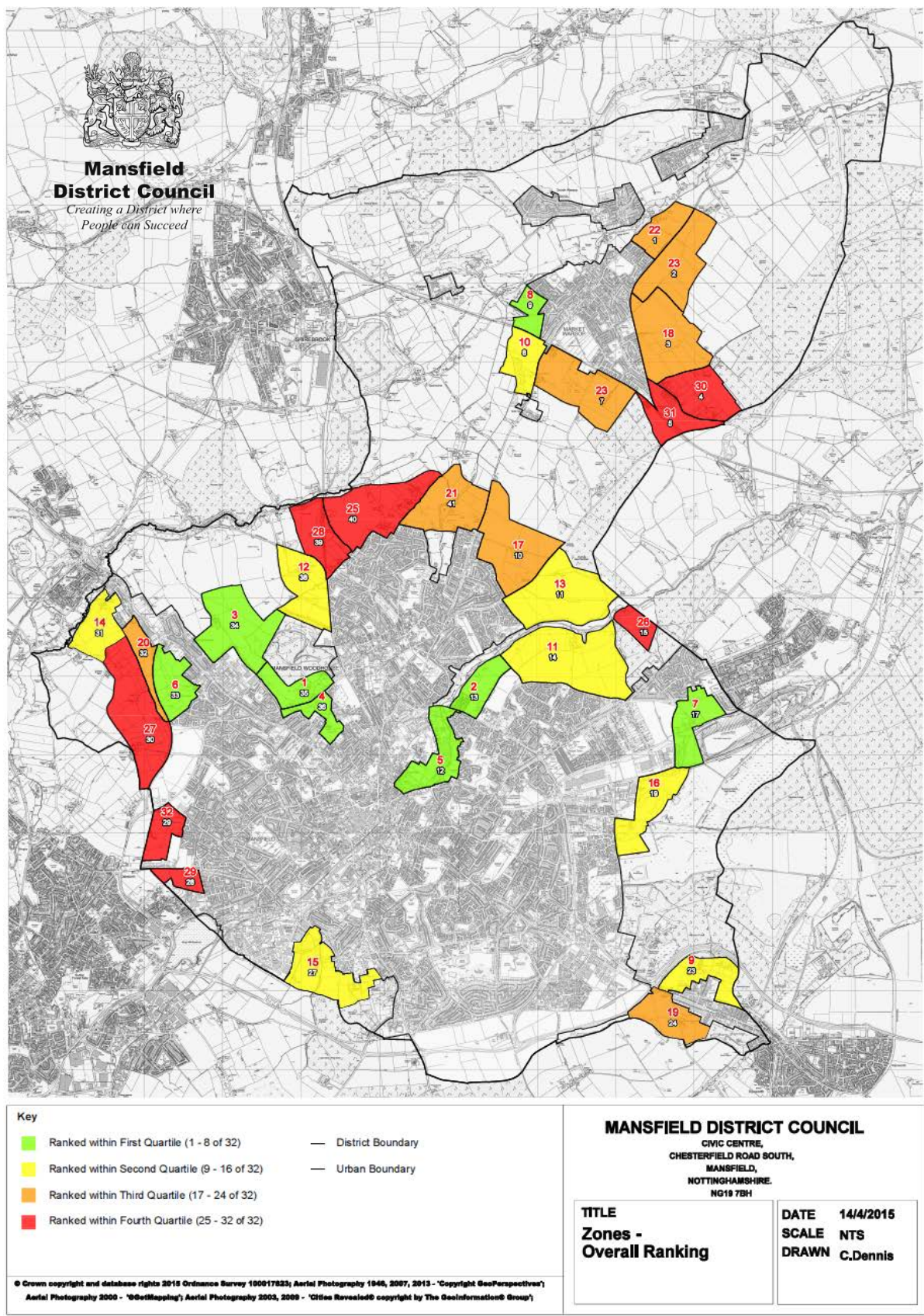
Map 2: Results- Deliverability



Map 3: Results- Sustainability



Map 4: Overall Assessment Results



Appendix A: Categories, Attributes, Criteria and Weighting

Category	Attribute	Criteria	Score	Standardised Score**	Attribute Weighting***	Weighted Score	Category Weighting****	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.5	1.07	2.00	2.14
		SHLAA submission(s) from owner for a site(s) totalling < 5 hectares	2	1.43		2.14		4.29
		SHLAA submission(s) for a site(s) totalling < 5 hectares -developer investment	3	2.14		3.21		6.43
		SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86		4.29		8.57
		SHLAA submission(s) for a site(s) totalling 5-20 hectares -developer investment	5	3.57		5.36		10.71
		SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6	4.29		6.43		12.86
		SHLAA submission(s) for a site(s) totalling >20 hectares -developer investment	7	5		7.50		15.00
	Flood risk (NB Flood Zones 2 and 3 excluded from zones)	Whole zone affected by an indicative area of surface water run-off and/or low permeability	1	0.83	1	0.83		1.67
		>75% zone in total affected by an indicative area of surface water run-off and/or low permeability	2	1.67		1.67		3.33
		50% -75% zone in total affected by an indicative area of surface water run-off and/or low permeability	3	2.50		2.50		5.00
		25% -50% zone in total affected by an indicative area of surface water run-off and/or low permeability	4	3.33		3.33		6.67
		<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17		4.17		8.33
		Negligible flood risk problems	6	5.00		5.00		10.00
	Stability	Widespread stability issues as a result of mining legacy	1	1.67	0.5	0.83		1.67
		Limited stability issues as a result of mining legacy	2	3.33		1.67		3.33
		No stability issues as a result of mining legacy	3	5.00		2.50		5.00
	Access to Road Network	No existing access to the road network.	1	1.25	1	1.25		2.50
		Access to unclassified or C class roads only	2	2.50		2.50		5.00
		Access to B roads only	3	3.75		3.75		7.50
		Access to A roads	4	5.00		5.00		10.00
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
		<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22		1.67		1.67
		25 -50% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	3	3.33		2.50		2.50
		50-75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	4	4.44		3.33		3.33
		>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	5	5.56		4.17		4.17
		Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	6	6.67		5.00		5.00
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
		<25% zone within 1.3 km of a major employment site with no intervening barrier *	2	2.22		1.67		1.67
		25-50% zone within 1.3 km of a major employment site with no intervening barrier *	3	3.33		2.50		2.50
		50-75% zone within 1.3 km of a major employment site with no intervening barrier *	4	4.44		3.33		3.33
		>75% zone within 1.3 km of a major employment site with no intervening barrier *	5	5.56		4.17		4.17

Appendix A: Categories, Attributes, Criteria and Weighting

Category	Attribute	Criteria	Score	Standardised Score**	Attribute Weighting***	Weighted Score	Category Weighting****	Final Weighted Score
	Land suitable for employment development	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	1.5	5.00		5.00
		Zone suitable for employment use because it abuts the MARR	1	3.33		5.00		5.00
		Zone not suitable for employment use because it does not abut the MARR	2	6.67		10.00		10.00
Social Sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1	0.67	1.00	0.67
		< 25% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	2	1.33		1.33		1.33
		25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00		2.00		2.00
		50-75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	4	2.67		2.67		2.67
		>75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	5	3.33		3.33		3.33
		Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00		4.00		4.00
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1	0.67		0.67
		< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33		1.33		1.33
		25- 50% zone within 1.3 km of a secondary school with no intervening barrier *	3	2.00		2.00		2.00
		50-75% zone within 1.3 km of a secondary school with no intervening barrier *	4	2.67		2.67		2.67
		>75% zone within 1.3 km of a secondary school with no intervening barrier *	5	3.33		3.33		3.33
		Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00		4.00		4.00
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1	0.67		0.67
		< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33		1.33		1.33
		25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00		2.00		2.00
		50- 75% zone within 600m of a primary school with no intervening barrier *	4	2.67		2.67		2.67
		>75% zone within 600m of a primary school with no intervening barrier *	5	3.33		3.33		3.33
		Whole zone within 600m of a primary school with no intervening barrier *	6	4.00		4.00		4.00
	Parks	Whole zone beyond 600m from the edge of a park, recreation ground, Country Park (or similar), or there is an intervening barrier*	1	0.67	1	0.67		0.67
		< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33		1.33		1.33
		25- 50% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	3	2.00		2.00		2.00
		50-75% zone within 600m of the edge of a park , recreation ground, Country Park (or similar) with no intervening barrier *	4	2.67		2.67		2.67
		>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33		3.33		3.33
		Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00		4.00		4.00
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1	0.67		0.67
		< 25% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	2	1.33		1.33		1.33
		25 -50% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	3	2.00		2.00		2.00
		50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	4	2.67		2.67		2.67

Appendix A: Categories, Attributes, Criteria and Weighting

Category	Attribute	Criteria	Score	Standardised Score**	Attribute Weighting***	Weighted Score	Category Weighting****	Final Weighted Score
		>75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	5	3.33		3.33		3.33
		Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00		4.00		4.00
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies within 400m of the possible future SPA, or any part of the zone lies within the possible future SPA	1	0.33	1	0.33	1.00	0.33
		>75% zone lies within 400m of the possible future SPA	2	0.67		0.67		0.67
		25-75% zone lies within 400m of the possible future SPA	3	1.00		1.00		1.00
		<25% zone lies within 400m of the possible future SPA	4	1.33		1.33		1.33
		Whole zone lies outside 400m from the possible future SPA	5	1.67		1.67		1.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33		0.33		0.33
		>75% zone lies within SSSI impact risk zone for rural residential development	2	0.67		0.67		0.67
		25-75% zone lies within SSSI impact risk zone for rural residential development	3	1.00		1.00		1.00
		<25% zone lies within SSSI impact risk zone for rural residential development	4	1.33		1.33		1.33
		Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67		1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	>25% zone comprises a Local Wildlife Site or Local Nature Reserve	1	0.42		0.42		0.42
		Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83		0.83		0.83
		Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25		1.25		1.25
		Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67		1.67		1.67
	Landscape Quality	>75% zone is Good	1	0.56	1	0.56		0.56
		>75% zone is Good and/or Moderate-Good	2	1.11		1.11		1.11
		50-75% zone is Good	3	1.67		1.67		1.67
		50-75% zone is Good and/or Moderate-Good	4	2.22		2.22		2.22
		>50 % is Moderate or better	5	2.78		2.78		2.78
		50-75% zone is Poor and/or Poor-Moderate	6	3.33		3.33		3.33
		50-75% zone is Poor	7	3.89		3.89		3.89
		>75% zone is Poor and/or Poor-Moderate	8	4.44		4.44		4.44
		>75% zone is Poor	9	5.00		5.00		5.00
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1	1.67		1.67
		Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33		3.33		3.33
		No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00		5.00		5.00
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1	1.25		1.25
		>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50		2.50		2.50
		<50% zone within a Sensitive Gap or Green Wedge	3	3.75		3.75		3.75

Appendix A: Categories, Attributes, Criteria and Weighting

Category	Attribute	Criteria	Score	Standardised Score**	Attribute Weighting***	Weighted Score	Category Weighting****	Final Weighted Score
		Whole zone outside a Sensitive Gap or Green Wedge	4	5.00		5.00		5.00

* Intervening barriers are physical features restricting movement by sustainable transport modes (walking and cycling); they comprise rivers, railway lines and major orbital roads, in particular dual carriageways and A class roads which are subject to the national speed limit, except where they are crossed by safe, accessible and conveniently located pedestrian and cycle crossing facilities.

** Standardised scores are derived from the initial score so that the highest score for each attribute within each category is the same as for all other attributes within that category. For this purpose biodiversity is treated as a single attribute (albeit sub-divided between the three levels in the hierarchy of wildlife sites).

*** Attribute weightings are used to increase the importance given to certain factor(s) within each category, while making a compensatory reduction to other factor(s) in that category, but without increasing the emphasis given to that category over the others.

**** Category weighting is used to increase the emphasis given to deliverability factors as opposed to sustainability characteristics. It is not used to differentiate between economic, social and environmental aspects of sustainability, all are treated equally.

Appendix B: Summary of Assessment

		Zone Assessment Summary (Final Weighted Scores)																															
Category	Attribute	1	2	3	4	5	7	8	9	10	11	12	13	14	15	17	19	23	24	27	28	29	30	31	32	33	34	35	36	38	39	40	41
Deliverability	Owner / Developer interest	2.14	2.14	2.14	2.14	2.14	2.14	8.57	8.57	8.57	12.86	6.43	8.57	12.86	2.14	8.57	2.14	10.71	4.29	12.86	8.57	10.71	15.00	15.00	8.57	12.86	12.86	8.57	2.14	4.29	2.14	10.71	6.43
	Flood risk	8.33	8.33	8.33	10.00	10.00	8.33	8.33	8.33	10.00	10.00	8.33	10.00	8.33	10.00	8.33	8.33	8.33	10.00	8.33	1.67	1.67	6.67	8.33	8.33	8.33	8.33	10.00	8.33	10.00	10.00	3.33	5.00
	Stability	5.00	3.33	5.00	5.00	3.33	5.00	5.00	5.00	5.00	1.67	3.33	5.00	5.00	3.33	3.33	1.67	5.00	5.00	5.00	3.33	5.00	5.00	3.33	3.33	5.00	3.33	5.00	5.00	5.00	5.00	5.00	5.00
	Access to Road Network	5.00	5.00	7.50	7.50	7.50	10.00	10.00	5.00	10.00	10.00	10.00	7.50	10.00	5.00	2.50	7.50	5.00	7.50	7.50	5.00	7.50	10.00	10.00	5.00	10.00	10.00	2.50	10.00	10.00	5.00	2.50	5.00
Deliverability	Total	20.48	18.81	22.98	24.64	22.98	25.48	31.90	26.90	30.24	36.19	27.26	33.57	29.52	17.98	26.07	20.48	31.55	26.79	29.52	22.74	27.38	35.00	31.67	31.90	34.52	28.69	33.57	25.48	24.29	19.64	24.05	26.43
	Rank	28	31	25	22	25	20	6	16	10	1	15	4	11	32	19	28	9	17	11	27	14	2	8	6	3	13	4	20	23	30	24	18
Economic sustainability	Proximity to town/ district centre	4.17	4.17	4.17	1.67	1.67	4.17	5.00	5.00	0.83	0.83	5.00	4.17	0.83	0.83	0.83	0.83	0.83	0.83	1.67	0.83	0.83	0.83	0.83	0.83	0.83	1.67	5.00	5.00	3.33	1.67	1.67	0.83
	Proximity to Major Employment Site	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	3.33	5.00	2.50	1.67	5.00	5.00	5.00	5.00	0.83	1.67	0.83	0.83	0.83	5.00	5.00	5.00	5.00	4.17	1.67	1.67	0.83	
	Land suitable for employment development	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	5.00	5.00	10.00	10.00	5.00	5.00	10.00	5.00	5.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
	Sub Total	15.00	15.00	15.00	12.50	12.50	15.00	15.83	15.83	11.67	11.67	18.33	19.17	13.33	12.50	15.83	15.83	10.83	10.83	16.67	11.67	7.50	6.67	11.67	6.67	10.83	16.67	20.00	20.00	17.50	13.33	13.33	11.67
Social sustainability	Health	3.33	2.67	2.00	0.67	0.67	1.33	2.00	4.00	0.67	0.67	4.00	2.00	0.67	0.67	1.33	2.00	2.00	2.00	0.67	0.67	0.67	0.67	4.00	2.00	4.00	3.33	4.00	4.00	2.67	1.33	0.67	0.67
	Secondary Education	4.00	3.33	2.67	0.67	0.67	0.67	0.67	2.67	1.33	1.33	4.00	2.67	2.00	4.00	4.00	1.33	1.33	2.00	0.67	0.67	0.67	0.67	0.67	0.67	1.33	1.33	4.00	4.00	2.00	2.00	2.67	2.67
	Primary Education	1.33	1.33	1.33	0.67	0.67	0.67	0.67	0.67	1.33	1.33	1.33	2.00	2.00	1.33	2.00	2.00	4.00	2.67	2.00	0.67	1.33	1.33	2.67	3.33	1.33	1.33	1.33	1.33	2.00	2.00	1.33	0.67
	Parks	2.00	1.33	2.00	1.33	1.33	3.33	2.67	3.33	2.67	1.33	4.00	4.00	3.33	3.33	4.00	2.67	2.00	1.33	1.33	4.00	4.00	1.33	3.33	2.67	4.00	3.33	4.00	4.00	3.33	3.33	3.33	3.33
	Sport and Leisure	4.00	3.33	2.67	0.67	0.67	2.00	4.00	4.00	3.33	1.33	4.00	2.67	0.67	0.67	3.33	4.00	1.33	2.00	2.67	0.67	0.67	0.67	0.67	0.67	0.67	2.67	4.00	4.00	2.67	2.00	3.33	4.00
	Sub Total	14.67	12.00	10.67	4.00	4.00	8.00	10.00	14.67	9.33	6.00	17.33	13.33	8.67	10.00	14.67	12.00	10.67	10.00	7.33	6.67	7.33	4.67	10.00	8.67	13.33	12.00	17.33	17.33	12.67	10.67	11.33	11.33
Environmental sustainability	Biodiversity: International Wildlife Sites	1.67	1.67	1.00	0.33	0.67	1.00	1.67	1.67	1.33	1.00	1.67	1.67	1.67	1.00	0.33	0.33	0.67	1.33	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67
	Biodiversity: National Wildlife Sites	0.67	0.67	0.33	0.33	0.33	0.33	0.33	0.33	1.33	1.67	1.67	1.67	1.33	1.33	0.33	0.33	0.33	0.33	1.67	1.33	0.33	0.33	0.67	0.33	1.00	1.67	1.67	1.67	1.67	1.00	0.67	0.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	1.25	1.67	1.67	1.25	0.83	0.83	1.67	1.25	1.67	1.25	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	1.67	1.67	0.83	0.83	1.67	1.67	0.83	1.25	0.83	1.25	0.83	0.83	0.83
	Landscape Quality	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	4.44	4.44	4.44	5.00	5.00	5.00	2.78	2.78	0.56	0.56	0.56	0.56	0.56	0.56	2.78	2.78	2.78	2.78	2.78	1.11	1.11
	Cultural Heritage	1.67	1.67	5.00	3.33	5.00	3.33	3.33	5.00	5.00	3.33	1.67	5.00	3.33	3.33	5.00	5.00	5.00	3.33	3.33	5.00	1.67	1.67	3.33	1.67	1.67	5.00	1.67	1.67	3.33	3.33	1.67	1.67
	Coalescence and Green Wedges	1.25	5.00	5.00	5.00	5.00	2.50	2.50	2.50	2.50	5.00	1.25	1.25	5.00	5.00	1.25	5.00	3.75	2.50	1.25	1.25	1.25	1.25	5.00	5.00	5.00	5.00	3.75	1.25	1.25	2.50	2.50	2.50
	Sub Total	7.61	11.78	14.11	11.36	12.94	9.11	10.61	11.86	12.94	13.36	8.19	14.86	16.61	15.94	12.75	16.50	15.58	11.11	11.53	11.47	7.14	10.06	12.06	10.89	11.56	15.69	10.28	9.86	13.19	12.11	8.44	8.44
Sustainability	Total	37.28	38.78	39.78	27.86	29.44	32.11	36.44	42.36	33.94	31.03	43.86	47.36	38.61	38.44	43.25	44.33	37.08	31.94	35.53	29.81	21.97	21.39	33.72	26.22	35.72	44.36	47.61	47.19	43.36	36.11	33.11	31.44
	Rank	14	11	10	29	28	23	16	9	20	26	6	2	12	13	8	5	15	24	19	27	31	32	21	30	18	4	1	3	7	17	22	25

Overall Total		Zone Scores																														
		Zone 1					Zone 2					Zone 3					Zone 4					Zone 5					Zone 6					
		Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	
Total Score	57.75	57.59	62.75	52.50	52.42	57.59	68.35	69.27	64.18	67.22	71.12	80.93	68.13	56.42	69.32	64.81	68.63	58.73	65.05	52.54	49.35	56.39	65.39	58.13	70.25	73.05	81.18	72.67	67.65	55.75	57.16	57.87
Rank	22	23	18	30	31	23	10	8	17	13	5	2	11	26	7	16	9	19	15	29	32	27	14	20	6	3	1	4	12	28	25	21

Ranking		Zone Rank Order																																
		Rank	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	23	25	26	27	28	29	30	31	32
		Zone Number	35	13	34	36	12	33	17	9	23	8	14	38	11	31	27	19	10	3	24	32	41	1	2	7	40	15	30	39	28	4	5	29
		Total Score	81.18	80.93	73.05	72.67	71.12	70.25	69.32	69.27	68.63	68.35	68.13	67.65	67.22	65.39	65.05	64.81	64.18	62.75	58.73	58.13	57.87	57.75	57.59	57.59	57.16	56.42	56.39	55.75	52.54	52.50	52.42	49.35

Ranking Key		- Mansfield Urban Fringe	Please note... Numbers may not add up due to rounding
		- Warsop Parish	

Appendix C: Zone by Zone Results of Assessment

Zone Number:		1						
Zone Size (Ha):		26.6						
Zone Location:		Warsop Parish						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		11	12.38		10.24		20.48
Economic sustainability	Proximity to town/ district centre	>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	5	5.56	0.75	4.17	1.00	4.17
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		8	13.33		15.00		15.00
Social sustainability	Health	>75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	5	3.33	1.00	3.33	1.00	3.33
	Secondary Education	Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	25- 50% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sub Total		22	14.67		14.67		14.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	>75% zone lies within SSSI impact risk zone for rural residential development	2	0.67	1.00	0.67		0.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25	1.00	1.25		1.25
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		14	7.61		7.61		7.61
Total Score			55	47.99		47.52	57.75	
Notes								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	2
Zone Size (Ha):	59.7
Zone Location:	Warsop Parish

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		10	10.71		9.40		18.81
Economic sustainability	Proximity to town/ district centre	>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	5	5.56	0.75	4.17	1.00	4.17
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		8	13.33		15.00		15.00
Social sustainability	Health	50-75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	4	2.67	1.00	2.67	1.00	2.67
	Secondary Education	>75% zone within 1.3 km of a secondary school with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	>75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sub Total		18	12.00		12.00		12.00
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	>75% zone lies within SSSI impact risk zone for rural residential development	2	0.67	1.00	0.67		0.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		18	11.78		11.78		11.78
Total Score			54	47.83		48.18	57.59	

Notes	Proximity to Town/ District Centres: Although there is a railway between the zone and district centre, there is a pedestrian crossing to the south of the zone. Parks and Nature Reserves: Although there is a railway between the zone and an LNR to the north, there is a crossing to the north of the zone.
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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		3						
Zone Size (Ha):		75.43						
Zone Location:		Warsop Parish						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		12	13.63		11.49		22.98
Economic sustainability	Proximity to town/ district centre	>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	5	5.56	0.75	4.17	1.00	4.17
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		8	13.33		15.00		15.00
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00
	Secondary Education	50-75% zone within 1.3 km of a secondary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	25- 50% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Sport and Leisure	50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Sub Total		16	10.67		10.67		10.67
Environmental sustainability	Biodiversity: International Wildlife Sites	25-75% zone lies within 400m of the possible future SPA	3	1.00	1.00	1.00	1.00	1.00
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		17	14.11		14.11		14.11
Total Score			53	51.74		51.27	62.75	
Notes	Proximity to Town / District Centre: Although a mineral railway line intervenes between the zone and district centre , there are four crossing points.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	4
Zone Size (Ha):	43.84
Zone Location:	Warsop Parish

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		13	14.46		12.32		24.64
Economic sustainability	Proximity to town/ district centre	<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22	0.75	1.67	1.00	1.67
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		5	10.00		12.50		12.50
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		6	4.00		4.00		4.00
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies within 400m of the possible future SPA, or any part of the zone lies within the possible future SPA	1	0.33	1.00	0.33	1.00	0.33
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25	1.00	1.25		1.25
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		13	11.36		11.36		11.36
Total Score			37	39.83		40.18	52.50	

Notes	Proximity to Town / District Centre: The mineral railway line does not cause a barrier between the zone and district centre, as it can be accessed along the B6035.
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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		5						
Zone Size (Ha):		33.39						
Zone Location:		Warsop Parish						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		12	12.80		11.49		22.98
Economic sustainability	Proximity to town/ district centre	<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22	0.75	1.67	1.00	1.67
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		5	10.00		12.50		12.50
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		6	4.00		4.00		4.00
Environmental sustainability	Biodiversity: International Wildlife Sites	>75% zone lies within 400m of the possible future SPA	2	0.67	1.00	0.67	1.00	0.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		14	12.94		12.94		12.94
Total Score			37	39.74		40.93	52.42	
Notes	Proximity to Town / District Centre: The mineral railway line does not cause a barrier between the zone and district centre, as it can be accessed along the B6035.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	7
Zone Size (Ha):	68.36
Zone Location:	Warsop Parish

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		13	14.88		12.74		25.48
Economic sustainability	Proximity to town/ district centre	>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	5	5.56	0.75	4.17	1.00	4.17
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		8	13.33		15.00		15.00
Social sustainability	Health	< 25% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	2	1.33	1.00	1.33	1.00	1.33
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	25 -50% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Sub Total		12	8.00		8.00		8.00
Environmental sustainability	Biodiversity: International Wildlife Sites	25-75% zone lies within 400m of the possible future SPA	3	1.00	1.00	1.00	1.00	1.00
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		12	9.11		9.11		9.11
Total Score			45	45.33		44.85	57.59	

Notes	Proximity to Town / District Centre: Although a mineral railway line intervenes between the zone and district centre , there are four crossing points.
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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		8							
Zone Size (Ha):		29.92							
Zone Location:		Warsop Parish							
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score	
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57	
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33	
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00	
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00	
	Sub Total		16	17.02		15.95		31.90	
Economic sustainability	Proximity to town/ district centre	Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	6	6.67	0.75	5.00	1.00	5.00	
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83	
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00	
	Sub Total		9	14.44		15.83		15.83	
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00	
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67	
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67	
	Parks	50-75% zone within 600m of the edge of a park , recreation ground, Country Park (or similar) with no intervening barrier *	4	2.67	1.00	2.67		2.67	
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00	
	Sub Total		15	10.00		10.00		10.00	
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67	
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33	
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67	
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11	
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33	
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50	
	Sub Total		16	10.61		10.61		10.61	
Total Score			56	52.08		52.40		68.35	
Notes	Proximity to Town / District Centre: There is a very small area of the zone outside 1.3km which is undevelopable.								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	9
Zone Size (Ha):	17.12
Zone Location:	Warsop Parish

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		14	14.52		13.45		26.90
Economic sustainability	Proximity to town/ district centre	Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	6	6.67	0.75	5.00	1.00	5.00
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		9	14.44		15.83		15.83
Social sustainability	Health	Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00	1.00	4.00	1.00	4.00
	Secondary Education	50-75% zone within 1.3 km of a secondary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sub Total		22	14.67		14.67		14.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25	1.00	1.25		1.25
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		16	11.86		11.86		11.86
Total Score			61	55.50		55.81	69.27	

Notes	
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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		10							
Zone Size (Ha):		75.46							
Zone Location:		Mansfield							
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score	
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57	
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00	
	Stability	Widespread stability issues as a result of mining legacy	1	1.67	0.50	0.83		1.67	
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00	
	Sub Total		15	14.52		15.12		30.24	
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83	
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83	
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00	
	Sub Total		4	8.89		11.67		11.67	
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67	
	Secondary Education	< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Parks	50-75% zone within 600m of the edge of a park , recreation ground, Country Park (or similar) with no intervening barrier *	4	2.67	1.00	2.67		2.67	
	Sport and Leisure	>75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	5	3.33	1.00	3.33		3.33	
	Sub Total		14	9.33		9.33		9.33	
Environmental sustainability	Biodiversity: International Wildlife Sites	<25% zone lies within 400m of the possible future SPA	4	1.33	1.00	1.33	1.00	1.33	
	Biodiversity: National Wildlife Sites	<25% zone lies within SSSI impact risk zone for rural residential development	4	1.33	1.00	1.33		1.33	
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67	
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11	
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00	
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50	
	Sub Total		19	12.94		12.94		12.94	
Total Score			52	45.69		49.06	64.18		
Notes									

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		11						
Zone Size (Ha):		82.87						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6	4.29	1.50	6.43	2.00	12.86
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		18	17.62		18.10		36.19
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		4	8.89		11.67		11.67
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	< 25% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sub Total		9	6.00		6.00		6.00
Environmental sustainability	Biodiversity: International Wildlife Sites	25-75% zone lies within 400m of the possible future SPA	3	1.00	1.00	1.00	1.00	1.00
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25	1.00	1.25		1.25
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		19	13.36		13.36		13.36
Total Score			50	45.87		49.12	67.22	
Notes								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		12						
Zone Size (Ha):		42.14						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling < 5 hectares -developer investment	3	2.14	1.50	3.21	2.00	6.43
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		14	15.06		13.63		27.26
Economic sustainability	Proximity to town/ district centre	Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	6	6.67	0.75	5.00	1.00	5.00
	Proximity to Major Employment Site	50-75% zone within 1.3 km of a major employment site with no intervening barrier *	4	4.44	0.75	3.33		3.33
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		12	17.78		18.33		18.33
Social sustainability	Health	Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00	1.00	4.00	1.00	4.00
	Secondary Education	Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sub Total		26	17.33		17.33		17.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		16	8.19		8.19		8.19
Total Score			68	58.37		57.49	71.12	
Notes								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		13						
Zone Size (Ha):		26.9						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		17	17.86		16.79		33.57
Economic sustainability	Proximity to town/ district centre	>75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	5	5.56	0.75	4.17	1.00	4.17
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		13	18.89		19.17		19.17
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00
	Secondary Education	50-75% zone within 1.3 km of a secondary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sport and Leisure	50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Sub Total		20	13.33		13.33		13.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Poor and/or Poor-Moderate	8	4.44	1.00	4.44		4.44
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		24	14.86		14.86		14.86
Total Score			74	64.94		64.15	80.93	
Notes	Proximity to Town / District Centre: Access assumed from Old Mill Lane as New Mill Lane access isn't safe for pedestrians or cyclists.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		14						
Zone Size (Ha):		104.32						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6	4.29	1.50	6.43	2.00	12.86
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		15	14.29		14.76		29.52
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	25-50% zone within 1.3 km of a major employment site with no intervening barrier *	3	3.33	0.75	2.50		2.50
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		6	11.11		13.33		13.33
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	25- 50% zone within 1.3 km of a secondary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		13	8.67		8.67		8.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	<25% zone lies within SSSI impact risk zone for rural residential development	4	1.33	1.00	1.33		1.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Poor and/or Poor-Moderate	8	4.44	1.00	4.44		4.44
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		25	16.61		16.61		16.61
Total Score			59	50.67		53.37	68.13	
Notes	Owner / Developer interest: 12.388 hectares has developer investment which would have scored 5, however the larger SHLAA submission scored 6. Biodiversity International Wildlife Sites: Very small area within 400m of the Future SPA, however this area is undevelopable.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	15
Zone Size (Ha):	15.56
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	No existing access to the road network.	1	1.25	1.00	1.25		2.50
	Sub Total		10	10.30		8.99		17.98
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	<25% zone within 1.3 km of a major employment site with no intervening barrier *	2	2.22	0.75	1.67		1.67
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		5	10.00		12.50		12.50
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		15	10.00		10.00		10.00
Environmental sustainability	Biodiversity: International Wildlife Sites	25-75% zone lies within 400m of the possible future SPA	3	1.00	1.00	1.00	1.00	1.00
	Biodiversity: National Wildlife Sites	<25% zone lies within SSSI impact risk zone for rural residential development	4	1.33	1.00	1.33		1.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Poor and/or Poor-Moderate	8	4.44	1.00	4.44		4.44
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		23	15.94		15.94		15.94
Total Score			53	46.24		47.43	56.42	

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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		17						
Zone Size (Ha):		37.51						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	Widespread stability issues as a result of mining legacy	1	1.67	0.50	0.83		1.67
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		13	12.44		13.04		26.07
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		9	14.44		15.83		15.83
Social sustainability	Health	< 25% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	2	1.33	1.00	1.33	1.00	1.33
	Secondary Education	Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sport and Leisure	>75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sub Total		22	14.67		14.67		14.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies within 400m of the possible future SPA, or any part of the zone lies within the possible future SPA	1	0.33	1.00	0.33	1.00	0.33
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Poor	9	5.00	1.00	5.00		5.00
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		17	12.75		12.75		12.75
Total Score			61	54.30		56.29	69.32	
Notes								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	19
Zone Size (Ha):	45.56
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		11	12.38		10.24		20.48
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		9	14.44		15.83		15.83
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00
	Secondary Education	< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	50-75% zone within 600m of the edge of a park , recreation ground, Country Park (or similar) with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sub Total		18	12.00		12.00		12.00
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies within 400m of the possible future SPA, or any part of the zone lies within the possible future SPA	1	0.33	1.00	0.33	1.00	0.33
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Poor	9	5.00	1.00	5.00		5.00
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		20	16.50		16.50		16.50
Total Score			58	55.33		54.57	64.81	
Notes	Access to Road Network: Access assumed to be off Eakring Road / Jubilee Way North. Proximity to Major Employment Site: There is a very small area of the zone outside 1.3km which is considered undevelopable.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	23							
Zone Size (Ha):	34.82							
Zone Location:	Mansfield							
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling 5-20 hectares -developer investment	5	3.57	1.50	5.36	2.00	10.71
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		16	16.49		15.77		31.55
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone suitable for employment use because it abuts the MARR	1	3.33	1.50	5.00		5.00
	Sub Total		8	11.11		10.83		10.83
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00
	Secondary Education	< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Primary Education	Whole zone within 600m of a primary school with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Parks	25- 50% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Sport and Leisure	< 25% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sub Total		16	10.67		10.67		10.67
Environmental sustainability	Biodiversity: International Wildlife Sites	>75% zone lies within 400m of the possible future SPA	2	0.67	1.00	0.67	1.00	0.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Poor	9	5.00	1.00	5.00		5.00
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	<50% zone within a Sensitive Gap or Green Wedge	3	3.75	1.00	3.75		3.75
	Sub Total		20	15.58		15.58		15.58
Total Score			60	53.85		52.86	68.63	
Notes	Primary Education: There is a very small area of the zone outside 600m which is undevelopable due to mature tree cover. Sport and Leisure: Sports ground and leisure facilities exist within Rainworth outside of Mansfield District.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	24
Zone Size (Ha):	36.86
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling < 5 hectares	2	1.43	1.50	2.14	2.00	4.29
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		14	15.18		13.39		26.79
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone suitable for employment use because it abuts the MARR	1	3.33	1.50	5.00		5.00
	Sub Total		8	11.11		10.83		10.83
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00
	Secondary Education	25- 50% zone within 1.3 km of a secondary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Primary Education	50- 75% zone within 600m of a primary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	25 -50% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Sub Total		15	10.00		10.00		10.00
Environmental sustainability	Biodiversity: International Wildlife Sites	<25% zone lies within 400m of the possible future SPA	4	1.33	1.00	1.33	1.00	1.33
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		16	11.11		11.11		11.11
Total Score			53	47.40		45.34	58.73	

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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		27						
Zone Size (Ha):		55.88						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6	4.29	1.50	6.43	2.00	12.86
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		15	14.29		14.76		29.52
Economic sustainability	Proximity to town/ district centre	<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22	0.75	1.67	1.00	1.67
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		10	15.56		16.67		16.67
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Sub Total		11	7.33		7.33		7.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		20	11.53		11.53		11.53
Total Score			56	48.70		50.29	65.05	
Notes	Proximity to Town / District Centre: There is a very small area of the zone inside 1.3km which is undevelopable. Proximity to Major Employment Site: Although the zone is split by Cauldwell Brook and some ponds, there is sufficient access to the adjacent business parks.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	28
Zone Size (Ha):	12.91
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57
	Flood risk	Whole zone affected by an indicative area of surface water run-off and/or low permeability	1	0.83	1.00	0.83		1.67
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to B roads only	3	3.75	1.00	3.75		7.50
	Sub Total		11	12.44		11.37		22.74
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		4	8.89		11.67		11.67
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		10	6.67		6.67		6.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	<25% zone lies within SSSI impact risk zone for rural residential development	4	1.33	1.00	1.33		1.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67
	Landscape Quality	>75% zone is Good	1	0.56	1.00	0.56		0.56
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		18	11.47		11.47		11.47
Total Score			43	39.47		41.17	52.54	

Notes	Proximity to Major Employment Site: Although the zone is within 1300m of major employment areas to the south of Mansfield, the railway acts as a significant barrier (there are no obvious crossing points).
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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		29						
Zone Size (Ha):		23.83						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling 5-20 hectares -developer investment	5	3.57	1.50	5.36	2.00	10.71
	Flood risk	Whole zone affected by an indicative area of surface water run-off and/or low permeability	1	0.83	1.00	0.83		1.67
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		13	14.40		13.69		27.38
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	<25% zone within 1.3 km of a major employment site with no intervening barrier *	2	2.22	0.75	1.67		1.67
	Land suitable for employment development	Zone suitable for employment use because it abuts the MARR	1	3.33	1.50	5.00		5.00
	Sub Total		4	6.67		7.50		7.50
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		11	7.33		7.33		7.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67
	Landscape Quality	>75% zone is Good	1	0.56	1.00	0.56		0.56
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		13	7.14		7.14		7.14
Total Score			41	35.54		35.66	49.35	
Notes	Owner / Developer interest: 6.150 hectares has developer investment and scored 5. A further 4.175 hectares SHLAA site would have scored 2. Biodiversity National Wildlife Sites: Although there is a very small portion of the zone outside of the SSSI Impact Risk Zone, this is considered to be undevelopable due to the presence of mature tree cover.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	30
Zone Size (Ha):	84.27
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling >20 hectares -developer investment	7	5.00	1.50	7.50	2.00	15.00
	Flood risk	25% -50% zone in total affected by an indicative area of surface water run-off and/or low permeability	4	3.33	1.00	3.33		6.67
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		17	16.67		17.50		35.00
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone suitable for employment use because it abuts the MARR	1	3.33	1.50	5.00		5.00
	Sub Total		3	5.56		6.67		6.67
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	< 25% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		7	4.67		4.67		4.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Good	1	0.56	1.00	0.56		0.56
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		14	10.06		10.06		10.06
Total Score			41	36.94		38.89	56.39	
Notes	Proximity to Major Employment Site: The MARR is a significant barrier between the zone and Millenmium Business Park. Parks and Nature Reserves: The MARR is considered a significant barrier between the zone and recreational uses to the east. A small portion of land to the north of the zone is within 600m of accessible recreation grounds.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	31								
Zone Size (Ha):	34.71								
Zone Location:	Mansfield								
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score	
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling >20 hectares -developer investment	7	5.00	1.50	7.50	2.00	15.00	
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33	
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33	
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00	
	Sub Total		16	15.00		15.83		31.67	
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83	
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83	
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00	
	Sub Total		4	8.89		11.67		11.67	
Social sustainability	Health	Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00	1.00	4.00	1.00	4.00	
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67	
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33	
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67	
	Sub Total		15	10.00		10.00		10.00	
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67	
	Biodiversity: National Wildlife Sites	>75% zone lies within SSSI impact risk zone for rural residential development	2	0.67	1.00	0.67		0.67	
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83	
	Landscape Quality	>75% zone is Good	1	0.56	1.00	0.56		0.56	
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33	
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00	
	Sub Total		16	12.06		12.06		12.06	
Total Score			51	45.94		49.56	65.39		
Notes	Proximity to Major Employment Site: Although a small portion of the site (<25%) is within 1300m of Millenium Business Park, there doesn't appear to be any obvious access and the MARR is a significant barrier.								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		32						
Zone Size (Ha):		20.41						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		16	17.02		15.95		31.90
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone suitable for employment use because it abuts the MARR	1	3.33	1.50	5.00		5.00
	Sub Total		3	5.56		6.67		6.67
Social sustainability	Health	25- 50% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	3	2.00	1.00	2.00	1.00	2.00
	Secondary Education	Whole zone beyond 1.3 km from a secondary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Primary Education	50- 75% zone within 600m of a primary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Parks	50-75% zone within 600m of the edge of a park , recreation ground, Country Park (or similar) with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67
	Sub Total		13	8.67		8.67		8.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies within SSSI impact risk zone for rural residential development	1	0.33	1.00	0.33		0.33
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67
	Landscape Quality	>75% zone is Good	1	0.56	1.00	0.56		0.56
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00
	Sub Total		16	10.89		10.89		10.89
Total Score			48	42.13		42.17	58.13	
Notes	Owner / Developer interest: 4.809 hectares has developer investment and would have scored 3, however total SHLAA area is approximately 18 hectares and so scored 4. Proximity to Major Employment Site: The MARR is a significant barrier between the zone and Millenmium Business Park. Biodiversity National Wildlife Sites: Although there is a very small portion of the zone outisde of the SSSI Impact Risk Zone, this is considered to be undevelopable due to the presence of mature tree cover.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	33								
Zone Size (Ha):	34.07								
Zone Location:	Mansfield								
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score	
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6	4.29	1.50	6.43	2.00	12.86	
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33	
	Stability	Limited stability issues as a result of mining legacy	2	3.33	0.50	1.67		3.33	
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00	
	Sub Total		17	16.79		17.26		34.52	
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83	
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00	
	Land suitable for employment development	Zone suitable for employment use because it abuts the MARR	1	3.33	1.50	5.00		5.00	
	Sub Total		8	11.11		10.83		10.83	
Social sustainability	Health	Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00	1.00	4.00	1.00	4.00	
	Secondary Education	< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Primary Education	>75% zone within 600m of a primary school with no intervening barrier *	5	3.33	1.00	3.33		3.33	
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00	
	Sport and Leisure	Whole zone beyond 1.3 km from playing fields, sports ground, golf course, leisure centre, large gym or swimming pool, or there is an intervening barrier *	1	0.67	1.00	0.67		0.67	
	Sub Total		20	13.33		13.33		13.33	
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67	
	Biodiversity: National Wildlife Sites	25-75% zone lies within SSSI impact risk zone for rural residential development	3	1.00	1.00	1.00		1.00	
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone does not contain or adjoin a Local Wildlife Site or Local Nature Reserve	4	1.67	1.00	1.67		1.67	
	Landscape Quality	>75% zone is Good	1	0.56	1.00	0.56		0.56	
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67	
	Coalescence and Green Wedges	Whole zone outside a Sensitive Gap or Green Wedge	4	5.00	1.00	5.00		5.00	
	Sub Total		18	11.56		11.56		11.56	
Total Score			63	52.79		52.98	70.25		
Notes									

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		34							
Zone Size (Ha):		70.5							
Zone Location:		Mansfield							
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score	
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling >20 hectares	6	4.29	1.50	6.43	2.00	12.86	
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33	
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00	
	Access to Road Network	No existing access to the road network.	1	1.25	1.00	1.25		2.50	
	Sub Total		15	14.70		14.35		28.69	
Economic sustainability	Proximity to town/ district centre	<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22	0.75	1.67	1.00	1.67	
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00	
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00	
	Sub Total		10	15.56		16.67		16.67	
Social sustainability	Health	>75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	5	3.33	1.00	3.33	1.00	3.33	
	Secondary Education	< 25% zone within 1.3 km of a secondary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33	
	Sport and Leisure	50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	4	2.67	1.00	2.67		2.67	
	Sub Total		18	12.00		12.00		12.00	
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67	
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67	
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83	
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78	
	Cultural Heritage	No presence of assets listed on the Historic Environmental Record (HER) within zone.	3	5.00	1.00	5.00		5.00	
	Coalescence and Green Wedges	<50% zone within a Sensitive Gap or Green Wedge	3	3.75	1.00	3.75		3.75	
	Sub Total		23	15.69		15.69		15.69	
Total Score			66	57.95		58.71	73.05		
Notes									

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	35								
Zone Size (Ha):	26.86								
Zone Location:	Mansfield								
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score	
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling 5-20 hectares	4	2.86	1.50	4.29	2.00	8.57	
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00	
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00	
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00	
	Sub Total		17	17.86		16.79		33.57	
Economic sustainability	Proximity to town/ district centre	Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	6	6.67	0.75	5.00	1.00	5.00	
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00	
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00	
	Sub Total		14	20.00		20.00		20.00	
Social sustainability	Health	Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00	1.00	4.00	1.00	4.00	
	Secondary Education	Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00	1.00	4.00		4.00	
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33	
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00	
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00	
	Sub Total		26	17.33		17.33		17.33	
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67	
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67	
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25	1.00	1.25		1.25	
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78	
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67	
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25	
	Sub Total		20	10.28		10.28		10.28	
Total Score			77	65.47		64.40	81.18		
Notes	Proximity to Town / District Centre: There is a very small area of the zone outside 1.3km which is undevelopable.								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	36
Zone Size (Ha):	17.24
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	<25% zone in total affected by an indicative area of surface water run-off and/or low permeability	5	4.17	1.00	4.17		8.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		13	14.88		12.74		25.48
Economic sustainability	Proximity to town/ district centre	Whole zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	6	6.67	0.75	5.00	1.00	5.00
	Proximity to Major Employment Site	Whole zone within 1.3 km of a major employment site with no intervening barrier *	6	6.67	0.75	5.00		5.00
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		14	20.00		20.00		20.00
Social sustainability	Health	Whole zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	6	4.00	1.00	4.00	1.00	4.00
	Secondary Education	Whole zone within 1.3 km of a secondary school with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	Whole zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sub Total		26	17.33		17.33		17.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	Whole zone within a Sensitive Gap or Green Wedge	1	1.25	1.00	1.25		1.25
	Sub Total		19	9.86		9.86		9.86
Total Score			72	62.08		59.93	72.67	

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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		38						
Zone Size (Ha):		49.68						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) from owner for a site(s) totalling < 5 hectares	2	1.43	1.50	2.14	2.00	4.29
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		13	13.93		12.14		24.29
Economic sustainability	Proximity to town/ district centre	50-75% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	4	4.44	0.75	3.33	1.00	3.33
	Proximity to Major Employment Site	>75% zone within 1.3 km of a major employment site with no intervening barrier *	5	5.56	0.75	4.17		4.17
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		11	16.67		17.50		17.50
Social sustainability	Health	50-75% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	4	2.67	1.00	2.67	1.00	2.67
	Secondary Education	25- 50% zone within 1.3 km of a secondary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	50-75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Sub Total		19	12.67		12.67		12.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	Whole zone lies outside SSSI impact risk zone for rural residential development	5	1.67	1.00	1.67		1.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone adjoins a Local Wildlife Site or Local Nature Reserve	3	1.25	1.00	1.25		1.25
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		22	13.19		13.19		13.19
Total Score			65	56.46		55.50	67.65	
Notes								

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	39
Zone Size (Ha):	39.32
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	No interest expressed through the SHLAA	1	0.71	1.50	1.07	2.00	2.14
	Flood risk	Negligible flood risk problems	6	5.00	1.00	5.00		10.00
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	No existing access to the road network.	1	1.25	1.00	1.25		2.50
	Sub Total		11	11.96		9.82		19.64
Economic sustainability	Proximity to town/ district centre	<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22	0.75	1.67	1.00	1.67
	Proximity to Major Employment Site	<25% zone within 1.3 km of a major employment site with no intervening barrier *	2	2.22	0.75	1.67		1.67
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		6	11.11		13.33		13.33
Social sustainability	Health	< 25% zone within 1.3 km of a doctor's surgery or health centre with no intervening barrier *	2	1.33	1.00	1.33	1.00	1.33
	Secondary Education	25- 50% zone within 1.3 km of a secondary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Primary Education	25-50% zone within 600m of a primary school with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	25 -50% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	3	2.00	1.00	2.00		2.00
	Sub Total		16	10.67		10.67		10.67
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	25-75% zone lies within SSSI impact risk zone for rural residential development	3	1.00	1.00	1.00		1.00
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>50 % is Moderate or better	5	2.78	1.00	2.78		2.78
	Cultural Heritage	Limited presence of assets listed on the Historic Environmental Record (HER) within zone.	2	3.33	1.00	3.33		3.33
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		19	12.11		12.11		12.11
Total Score			52	45.85		45.93	55.75	

Notes	
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Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:		40						
Zone Size (Ha):		73.74						
Zone Location:		Mansfield						
Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling 5-20 hectares -developer investment	5	3.57	1.50	5.36	2.00	10.71
	Flood risk	>75% zone in total affected by an indicative area of surface water run-off and/or low permeability	2	1.67	1.00	1.67		3.33
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to unclassified or C class roads only	2	2.50	1.00	2.50		5.00
	Sub Total		12	12.74		12.02		24.05
Economic sustainability	Proximity to town/ district centre	<25% zone within 1.3km of Mansfield Town centre or a District Centre with no intervening barrier*	2	2.22	0.75	1.67	1.00	1.67
	Proximity to Major Employment Site	<25% zone within 1.3 km of a major employment site with no intervening barrier *	2	2.22	0.75	1.67		1.67
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		6	11.11		13.33		13.33
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	50-75% zone within 1.3 km of a secondary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Primary Education	< 25% zone within 600m of a primary school with no intervening barrier *	2	1.33	1.00	1.33		1.33
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	>75% zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sub Total		17	11.33		11.33		11.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	>75% zone lies within SSSI impact risk zone for rural residential development	2	0.67	1.00	0.67		0.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		14	8.44		8.44		8.44
Total Score			49	43.63		45.13	57.16	
Notes	Owner / Developer interest: Our SHLAA records show the gross SHLAA site area is 5.204 hectares.							

Please note... Numbers may not add up due to rounding

Appendix C: Zone by Zone Results of Assessment

Zone Number:	41
Zone Size (Ha):	57.44
Zone Location:	Mansfield

Category	Attribute	Assessment Outcome	Score	Standardised Score	Attribute Weighting	Weighted Score	Category Weighting	Final Weighted Score
Deliverability	Owner / Developer interest	SHLAA submission(s) for a site(s) totalling < 5 hectares -developer investment	3	2.14	1.50	3.21	2.00	6.43
	Flood risk	50% -75% zone in total affected by an indicative area of surface water run-off and/or low permeability	3	2.50	1.00	2.50		5.00
	Stability	No stability issues as a result of mining legacy	3	5.00	0.50	2.50		5.00
	Access to Road Network	Access to A roads	4	5.00	1.00	5.00		10.00
	Sub Total		13	14.64		13.21		26.43
Economic sustainability	Proximity to town/ district centre	Whole zone beyond 1.3 km from Mansfield Town Centre or a District Centre, or there is an intervening barrier*	1	1.11	0.75	0.83	1.00	0.83
	Proximity to Major Employment Site	Whole zone beyond 1.3 km from a major employment site or there is an intervening barrier*	1	1.11	0.75	0.83		0.83
	Land suitable for employment development	Zone not suitable for employment use because it does not abut the MARR	2	6.67	1.50	10.00		10.00
	Sub Total		4	8.89		11.67		11.67
Social sustainability	Health	Whole zone beyond 1.3 km from a doctor's surgery or health centre or there is an intervening barrier*	1	0.67	1.00	0.67	1.00	0.67
	Secondary Education	50-75% zone within 1.3 km of a secondary school with no intervening barrier *	4	2.67	1.00	2.67		2.67
	Primary Education	Whole zone beyond 600m from a primary school or there is an intervening barrier*	1	0.67	1.00	0.67		0.67
	Parks	>75% zone within 600m of the edge of a park, recreation ground, Country Park (or similar) with no intervening barrier *	5	3.33	1.00	3.33		3.33
	Sport and Leisure	Whole zone within 1.3 km of playing fields, sports ground, golf course, leisure centre, large gym or swimming pool with no intervening barrier *	6	4.00	1.00	4.00		4.00
	Sub Total		17	11.33		11.33		11.33
Environmental sustainability	Biodiversity: International Wildlife Sites	Whole zone lies outside 400m from the possible future SPA	5	1.67	1.00	1.67	1.00	1.67
	Biodiversity: National Wildlife Sites	>75% zone lies within SSSI impact risk zone for rural residential development	2	0.67	1.00	0.67		0.67
	Biodiversity: Local Wildlife Sites and Local Nature Reserves	Zone contains a Local Wildlife Site or Local Nature Reserve but <25% covered	2	0.83	1.00	0.83		0.83
	Landscape Quality	>75% zone is Good and/or Moderate-Good	2	1.11	1.00	1.11		1.11
	Cultural Heritage	Widespread presence of assets listed on the Historic Environmental Record (HER) within zone.	1	1.67	1.00	1.67		1.67
	Coalescence and Green Wedges	>50% zone within a Sensitive Gap or Green Wedge or zone lies within a open 'non-sensitive' gap between settlements	2	2.50	1.00	2.50		2.50
	Sub Total		14	8.44		8.44		8.44
Total Score			48	43.31		44.66	57.87	

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Please note... Numbers may not add up due to rounding