



Mansfield District Council
Creating a District where People can Succeed

Technical Appendix A

Site Appraisal Proformas: Housing

February 2016

Phase 1

Site Name: Former Marshalls, Oxclose Lane

Site Reference: 97

SHLAA Reference: 24

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 3.57

Potential Number of Dwellings (if a housing site): 20

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	This site would specifically meet the Gypsy and Traveller requirements should it be allocated as such.		N/A
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides 20 pitches or more and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 7 community facilities within walking distance. However, this would be reduced to 6 should the community facility at Vale Road Recreation Ground be lost as part of that sites development.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site may result in harm to Pleasley Vale Railway SSSI as this falls within 2km of the proposed development site. Also, negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, there are also 15 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site falls within the area covered by Landscape Policy Zone ML30 (conserve and enhance) (which should normally result in a negative effect), the site is previously developed and there may be possible gain through its redevelopment. In addition, no significant effect in relation heritage assets as there are none within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone ML30.
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Mansfield Woodhouse District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Negative effect as development results in the loss of a suitable employment site.		Employment opportunities need to be found in more desirable locations elsewhere in the district to make-up for the loss.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Access to the site is severely restricted due to low / narrow railway bridge.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ridgeway Terrace & Other Allotments, Askew Lane, Marke Land Type: Greenfield

Site Reference: 1

Area (Ha): 12.50

SHLAA Reference: 3

Potential Number of Dwellings (if a housing site): 375

Potential Use: Housing

Owners Details Known: Welbeck Estates

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that a doctors surgery with capacity is within walking distance as are several other recreational facilities.		Replacement recreational facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space (allotments).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 15 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Hills & Holes & Sookholme Brook SSSI as this falls within 2km of the proposed development site. Also, negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 13 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character as the railway to the south/west forms a physical and visual boundary to the Landscape Policy Zone beyond.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 2/3.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Market Warsop District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as highway access is currently restrictive. There is likely to be significant road access improvements required to meet highway standards. There is a possibility that one or two existing properties would need to be acquired in order to gain access to the site.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

SA6 - final comments following initial screening of sites	The development of the site isn't likely to impact negatively on any Local Wildlife Sites or SSSIs as it doesn't appear to be physically or ecologically connected to these sites. It is however, connected via its hedgerow network to adjacent areas, most notably to the adj. railway embankment leading to nearby woodland and the wider Sherwood area. It has as opportunity to contribute to biodiversity gains due to its close proximity to existing ecological network (woodland). The existing hedgerows are likely to act as bat, bird and small mammal foraging habitat. This will need surveying at the application stage.		Ensure that existing hedgerows and trees are retained, where all possible, and create areas of urban woodland from these by planting small to medium areas of urban woodland into the design of public open space and green infrastructure corridors. The incorporation of water and grassland features throughout the design are also likely to contribute positive gains in biodiversity.
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Site Name: Sherwood Street / Oakfield Lane, Market Warsop

Site Reference: 2

SHLAA Reference: 5

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 1.21

Potential Number of Dwellings (if a housing site): 36

Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement recreational facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as there are 2 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Hills & Holes & Sookholme Brook SSSI as this falls within 2km of the proposed development site. Also, negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of these sites. In addition, negative effect as the site is located directly within an area of neutral amenity grassland (LBAP habitat) and there are 9 SINC's within 2km.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Market Warsop District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. Although the site is greenfield it is flat, in single ownership and is bounded by roads on two sides. There are no obvious reasons why the necessary infrastructure cannot easily be provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Mount Pleasant Allotments, Lea Road / Cherry Grove, Mar Land Type: Greenfield

Site Reference: 3

Area (Ha): 1.47

SHLAA Reference: 4

Potential Number of Dwellings (if a housing site): 44

Potential Use: Housing

Owners Details Known: Welbeck Estates

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 8 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Hills & Holes & Sookholme Brook SSSI as this falls within 2km of the proposed development site. Also, negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the adjacent area which is covered by Landscape Policy Zone SH25 (conserve and reinforce). In addition, no significant effect in relation to heritage assets, as there are none within close proximity to the site that would be affected.		This negative effect would be mitigated through the application of the relevant DM policy. The site brief should refer to guidance within the Landscape Character Assessment.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Market Warsop District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. There is easy vehicle access into the site which is relatively level, in single ownership and could be serviced easily.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Hall Barn Lane, Mansfield

Site Reference: 8

SHLAA Reference: 37

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 2.58

Potential Number of Dwellings (if a housing site): 77

Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 5 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also, negative effect as there are 6 SINC's within 2km of the proposed development site which may be harmed.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location		N/A
SA8: NATURAL RESOURCES	Negative effect as the site is located within an indicative area of low permeability.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are accessible by at least 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Negative effect as the development results in the loss of a vacant educational facility or site.		NCC should be consulted before development takes place to ensure the vacant facility is not required for future educational needs in the locality.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. The site is flat and in single ownership however highway access may be limited. Issues associated with low permeability would also need to be addressed.		Vehicular access and low permeability issues would need to be investigated and addressed through the development brief.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Abbott Road / Brick Kiln Lane, Mansfield

Site Reference: 9

SHLAA Reference: 116

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 2.66

Potential Number of Dwellings (if a housing site): 80

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards enhanced open space provision.		Developer contributions required towards the creation of new facilities on the adjacent site which are equivalent or better than those provided on site.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as there are 2 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as the Teversal Pastures SSSI falls within 2km of the proposed development site which may cause harm to this designation. Also negative effect as the site is within a 5km buffer of the future possible SPA and therefore could result in harm to the integrity of the site. Also negative effect as development of the site could result in harm to all or any of the 12 SINC's which fall within 2km of the proposed development site. Also negative effect as a small part of the site is covered by a LBAP habitat (CNG).		Potential impacts upon Teversal Pastures SSSI need to be addressed through the development brief for the site allocation. Potential impacts upon SINC / LNR / RIG / LBAP habitat / Ancient Woodland need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone ML28 (enhance). In addition, no significant effect upon heritage assets as there are none within close proximity to the site.		Development brief to take account of the landscape actions within Landscape Policy Zone ML28.
SA8: NATURAL RESOURCES	Negative effect as the site is located within an area of low permeability. Please also note that there are 2 areas affected by surface water run off (shown by EA data) abutting the site boundary.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre is accessible by at least 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site would provide financial contributions towards education if required.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. However, low permeability issues will need to be addressed.		The development brief will need to address issues relating to low permeability.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Somersall Street Allotments, Somersall Street, Mansfield
 Site Reference: 10
 SHLAA Reference: 38
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 0.28
 Potential Number of Dwellings (if a housing site): 8
 Owners Details Known: Trustees for the Labouring Poor

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Improvements required to remaining space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 9 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also, negative effect as there are 6 SINC's within 2km of the proposed development site which may be harmed.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Negative effect as the site wouldn't contribute towards educational provision and therefore puts pressure upon existing facilities.		No mitigation as the site is too small to provide contributions.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. There is obvious access, the site is level and in single ownership.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ladybrook Lane / Jenford Street, Mansfield

Site Reference: 12

SHLAA Reference: 52

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 6.19

Potential Number of Dwellings (if a housing site): 186

Owners Details Known: Trustees for the Labouring Poor

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	While it is recognised development of this site would impact on an existing publicly accessible space, there would be a significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards the provision of improved quality open space on the site.		A replacement park / recreation ground will be required as part of the development brief for the site.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 12 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within the 5km buffer of the future possible SPA and therefore could result in harm to the integrity of the site.		Allocations which fall within SAC or future possible SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as the site is located within an area of low permeability.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. However some greenfield land will remain as part of significant planned open space on the site.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as site as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect as the site is greenfield and proposed for residential development.		N/A
SA13: INNOVATION	Positive effect as the site would provide 150 and 200 dwellings and will therefore seek financial contributions towards education.		The site brief needs to include a requirement to consult with the education authority over funding.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure / access. The site is in single ownership. Topography is not considered an issue. Also, low permeability issues will need to be addressed.		Public access across the site will need to be investigated as part of the development brief.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
SA6 - final comments following initial screening of sites	The development of the site isn't likely to impact negatively on any Local Wildlife Sites or SSSIs as it doesn't appear to be physically or ecologically connected to these sites. However, the un-used allotment gardens located within the southern half of the development site include: mature trees and hedgerows and neutral grassland (LBAP priority habitat).		Incorporate existing habitats and habitat features into the overall design of the development. Prioritise landscaping and habitat creation (utilising existing features) within new green space and public amenity spaces (as part of the public realm).

Site Name: Spencer Street, Mansfield

Site Reference: 13

SHLAA Reference: 51

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 0.68

Potential Number of Dwellings (if a housing site): 50

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although there are 5 doctor's surgeries within walking distance, neither have capacity.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore provide on-site open space.		On-site open space required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 17 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within the 5km buffer of the future possible SPA and therefore could result in harm to the integrity of the site.		Allocations which fall within SAC or future possible SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and resolves contamination issues.		Site brief to ensure that contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is small and located within an area of high heat demand.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Negative effect as development results in the loss of a suitable employment site.		Employment opportunities need to be found in more desirable locations elsewhere in the district to make-up for the loss.
SA13: INNOVATION	Positive effect as the site would provide financial contributions towards education.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place. This site is fairly flat with existing road access x 2 and is in single ownership.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Former Victoria Court Flats, Moor Lane, Mansfield
 Site Reference: 14
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Mixed
 Area (Ha): 2.10
 Potential Number of Dwellings (if a housing site): 53
 Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significantly positive effect as the site is of a sufficient size to provide on-site affordable units.		Affordable housing required (preferably on site).
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also significant negative effect as part of an existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significantly positive effect as the site will contribute towards improvements on the remainder of Moor Lane recreation ground.		Developer contributions required to be spent on Moor Lane.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk.		N/A
SA5: SOCIETY	Significantly positive effect as there are 7 community facilities within 600m.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within the 5km buffer of the future possible SPA and therefore could result in harm to the integrity of the site.		Allocations which fall within SAC or future possible SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significantly positive effect as the brownfield element of this site exceeds 1ha. Although there is some greenfield land that would be lost the benefits of redeveloping a significantly run-down area is considered to outweigh this.		Existing play area requires re-location / replacement on remaining area of Moor Lane recreation ground.
SA9: WASTE	Positive effect as the majority of the site is previously developed land. It is acknowledged that a small area of greenfield land will be lost however the proportion of PDL is considered to outweigh this.		Small loss of greenfield open space will require improvements to retained open space.
SA10: ENERGY	Significantly negative effect as this large site (1ha plus) is neither within the high heat demand or heat priority areas.		Allowable Solutions will need to be contributed towards in line with Energy Policy and the forth coming SPD on contributions.
SA11: TRANSPORT	Significantly positive effect as the site lies within 1.3km of the Town Centre and is therefore considered easily accessible .		N/A
SA12: EMPLOYMENT	No significant effect as the site was not previously used for employment purposes and is being proposed for residential use.		N/A
SA13: INNOVATION	Positive effect as the site would provide more than 10 dwellings and would be likely to trigger educational contributions according to NCC SPD.		Requires educational contributions based upon NCC's requirements.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significantly positive effect as the site has multiple access points, is relatively flat, mainly previously developed and due to existing use will have services available on site. This site would seem economically viable; however it has not been assessed through SHLAA.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	Potential	Provided childrens play area is re-located or new provision made
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Small Part of Forest Road Recreation Ground, Berry Hill Lar Land Type: Greenfield

Site Reference: 15

Area (Ha): 1.93

SHLAA Reference: 120

Potential Number of Dwellings (if a housing site): 58

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 4 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also, negative effect as there are 13 SINC's within 2km of the proposed development site which may be harmed.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the east.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure, however vehicular access is dependent on development of the former Mansfield Sand site adjacent. Site levels would need to be addressed.		The development brief would have to ensure access could be gained through the Former Mansfield Sand site, and address site levels.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Former Mansfield Brewery (part), Great Central Road, Mar Land Type: Brownfield

Site Reference: 16

Area (Ha): 1.19

SHLAA Reference: 72

Potential Number of Dwellings (if a housing site): 80

Potential Use: Housing

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards on site recreational provision.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 22 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as development of the site could result in harm to any or all of the 12 SINC's that fall within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve contamination issues.		Site brief to ensure that contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is large and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Negative effect as development results in the loss of a suitable employment site.		Employment opportunities need to be found in more desirable locations elsewhere in the district to make-up for the loss.
SA13: INNOVATION	Positive effect as the site would provide financial contributions towards education if required.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sandy Lane Open space/ Allotments, Sandy Lane / Alcock / Land Type: Greenfield

Site Reference: 17

Area (Ha): 5.01

SHLAA Reference: 86

Potential Number of Dwellings (if a housing site): 150

Potential Use: Housing

Owners Details Known: MDC & NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that an existing doctors surgery with capacity on-site would also initially be lost and would therefore need to be mitigated against. Please also note within walking distance are several other recreational facilities.		Replacement facility required. The doctors surgery which falls within the site will need to be retained or replaced.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space (allotments).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 21 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the Strawberry Hill Heaths SSSI as this designation is within 2km of the proposed development site. Also, negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 13 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the southwest.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure / access can be provided. Part of the site is steeply sloping, there may be rights of way issues and statutory protection of the site as allotment land still needs to be fully established.		The site brief needs to address infrastructure issues to ensure any development is acceptable. Liaison with property services will need to be undertaken as they are actively dealing with the site.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
Cumulative Considerations	The doctors surgery which may fall within the site (subject to negotiation) will either be retained or replaced as any loss would impact upon the suitability of other sites.		

Site Name: Former Sherwood Hall School, Stuart Avenue, Mansfield
 Site Reference: 18
 SHLAA Reference: 127
 Potential Use: Housing

Land Type: Mixed
 Area (Ha): 5.64
 Potential Number of Dwellings (if a housing site): 169
 Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 10 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the following SSSI's: Sherwood Forest Golf Course and Strawberry Hill Heaths. Also negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also negative effect as development of the site could result in harm to any or all of the 15 SINC's which fall within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location and the fact that it is well screened.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Whilst it is acknowledged that part of the site is previously developed the majority is a former school playing field and therefore considered to be greenfield. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the southeast.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre and Mansfield Woodhouse District Centre are accessible by at least 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Former Ravensdale Middle School, Ravensdale Road, Mansfield Land Type: Mixed

Site Reference: 19

Area (Ha): 3.62

SHLAA Reference: 126

Potential Number of Dwellings (if a housing site): 109

Potential Use: Housing

Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as both a doctor's surgery and at least one recreational facility are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 12 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Strawberry Hill Heaths SSSI. Also negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also negative effect as development of the site could result in harm to any or all of the 11 SINC's which fall within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Whilst it is acknowledged that part of the site is previously developed the majority is a former school playing field and therefore considered to be greenfield. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the southwest.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site. Whilst it is acknowledged that part of the site is previously developed the majority is a former school playing field and therefore considered to be greenfield.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect.		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
Cumulative Considerations	The assumption has been made that the doctors surgery which is within 600m of the site will be either kept or replaced as a result of the development of site 17.		

Site Name: Bilborough Road, Mansfield

Site Reference: 20

SHLAA Reference: 88

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.78

Potential Number of Dwellings (if a housing site): 23

Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as both a doctor's surgery and at least one recreational facility are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 24 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the east.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as highway access into the site is not obvious and may involve acquisition / negotiation of a carpark.		The site brief needs to address infrastructure issues to ensure any development is acceptable. In particular how highway access will be provided.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
Cumulative Considerations	The assumption has been made that the doctors surgery which is within 600m of the site will be either kept or replaced as a result of the development of site 17.		

Site Name: Windmill Lane (former nursery), Mansfield

Site Reference: 21

SHLAA Reference: 113

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 1.27

Potential Number of Dwellings (if a housing site): 38

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 9 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of this vacant site, which was a former council nursery, should enhance the Park conservation area through the implementation of the development brief. Please note that there is potential for a negative effect in relation to landscape character as the development of the site may result in harm to the adjacent area covered by Landscape Policy Zone SH15 (conserve and reinforce). However it is considered that in combination with enhancements to the Park conservation area, this effect would not be significant.		Development brief has been drawn up to ensure the development of this site enhances the conservation area. If allocated the policy for this site should refer to guidance within the Landscape Character Assessment.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. There were previously facilities on the site and vehicular access is relatively straight forward.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Flint Avenue Open Space, Flint Avenue, Forest Town, Mansfield Land Type: Greenfield

Site Reference: 22

Area (Ha): 1.40

SHLAA Reference: 115

Potential Number of Dwellings (if a housing site): 16

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost. It should be noted that there are several other recreational facilities within walking distance.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the development of this site will result in improved open space provision on-site.		Will require the retained area of open space to be improved as per site layout dated August 2013.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 11 community facilities within walking distance. The existing community centre will be retained as part of the development of the site.		Need to ensure community centre is retained as indicated on the current development layout (dated August 2013).
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Strawberry Hill Heaths SSSI, which straddles the 2km buffer of the proposed development site. Also, negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 9 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. Although it is acknowledged that the site is an area of recreational open space within a residential estate. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north, just south of Summerdowns.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as a layout has already been drawn up in house and agreed to provide the necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Former Centre for the Disabled, Dallas Street, Mansfield
 Site Reference: 23
 SHLAA Reference: 125
 Potential Use: Housing

Land Type: Brownfield
 Area (Ha): 0.41
 Potential Number of Dwellings (if a housing site): 50
 Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although there are 6 doctor's surgeries within walking distance, neither have capacity.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore provide contributions towards off-site open space provision due to the nature of this particular development site being suitable for apartments.		Developer contributions for appropriate open space will be required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 26 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also negative effect as development of the site could result in harm to any or all of the 11 SINC's which fall within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a small brownfield site. Please also note that there is an area affected by surface water run off (shown by EA data) just outside the site boundary to the North.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy). The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	B) Positive effect as the site is small and located within an area of high heat demand.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Woburn Road, Woburn Road /Lane, Pleasley Hill

Site Reference: 24

SHLAA Reference: 57

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 3.36

Potential Number of Dwellings (if a housing site): 101

Owners Details Known: NCC, MDC & Trustees for the Labour

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 9 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the Pleasley Vale Railway & Teversal-Pleasley Railway SSSI's as they are both within 2km of the proposed development site. In addition, negative effect as the proposed development site is partially located within an area of neutral grassland (LBAP habitat) and there are 20 SINC's within 2km.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's and LBAP habitats need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone ML27 (enhance). In addition, no significant effect upon heritage assets as there are none within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone ML27.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant negative effects as there are problems which are likely to mean that the necessary infrastructure cannot be installed. The land is in multiple ownership and is safeguarded for a possible extension to the MARR. The County Council, as the highways authority, will not release the land for development purposes. Infrastructure is therefore seen as a complete barrier to any development of this site.		Without positive co-operation from the County Council and abandonment of the safeguarded road line, there is no mitigation that can be achieved.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

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Site Name: Moorfields Farm, Bishops Walk, Church Warsop

Site Reference: 25

SHLAA Reference: 16

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 0.57

Potential Number of Dwellings (if a housing site): 17

Owners Details Known: C/O Ian Baseley Associates

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance. Please note that the majority of this green space is outside of 5 minutes walking distance however access to the site is clearly within.		Developer contributions (off site) required (liaise with Parks department).
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 4 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Hills & Holes & Sookholme Brook SSSI as this falls within 2km of the proposed development site. Also, negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site enhances a heritage asset and setting due to the poor quality of the buildings on-site. Please note that there is potential for a negative effect in relation to landscape character as the development of the site may result in harm to the adjacent area covered by Landscape Policy Zone SH29 (conserve). However it is considered that in combination with enhancements to the setting of Moorfield Farm, this effect would not be significant.		Development brief to include the requirement in respect of the adjoining conservation area. If allocated the policy for this site should refer to guidance within the Landscape Character Assessment.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3.		Although it is acknowledged that according to records the site falls within grade 3 agricultural land, it is a brownfield site and there are no obvious mitigation measures.
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Market Warsop District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		Suitable relocation of the employment use will need to be considered.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Broomhill Lane, Mansfield
 Site Reference: 26
 SHLAA Reference: 34
 Potential Use: Housing

Land Type: Mixed
 Area (Ha): 3.07
 Potential Number of Dwellings (if a housing site): 92
 Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that there is a doctors surgery with capacity and other recreational facilities within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 7 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 6 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site. However, it is acknowledged that a proportion of the site is greenfield (previous allotment status) and an indicative area of surface water run off (shown by EA data), is located within the site boundary along Brownlow Road. This site was previously residential and it is considered that the significantly positive effect of its redevelopment would outweigh these issues, provided they can be adequately mitigated.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of non-contaminated brownfield land.		N/A
SA10: ENERGY	Positive effect as the site is large and partly located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide the additional infrastructure necessary.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Pleasley Regeneration Area, Chesterfield Road North, Pleasley

Land Type: Brownfield

Site Reference: 27

Area (Ha): 4.11

SHLAA Reference: 128

Potential Number of Dwellings (if a housing site): 150

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 10 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the following 3 SSSI's: Teversal Pastures, Teversal-Pleasley Railway, Pleasley Vale Railway. Also negative effect as development of the site could result in harm to any or all of the 20 SINC's which fall within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected. Although the landscape character mapping shows this to be within Landscape Policy Zone ML23 (conserve); this appears to be a discrepancy as this is a brownfield site which is part of a regeneration scheme. As such there is unlikely to be an effect upon Landscape Character as the regeneration scheme aims to improve the site.		Development brief to take account of the actions for Landscape Policy Zone ML23.
SA8: NATURAL RESOURCES	Negative effect as the site is located within an indicative area of surface water run off.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre / Mansfield Woodhouse District Centre is accessible by at least 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as although the site has infrastructure in place, surface water run off issues will need to be addressed.		The development brief / planning application will need to address any potential run off issues.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Civic Centre, Car Park and Part of Recreation Ground, Ches Land Type: Brownfield

Site Reference: 28

Area (Ha): 3.20

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 96

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as 2 doctor's surgeries with capacity and several recreational facilities are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards improvements to Chesterfield Road Recreation Ground.		On-site open space required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 15 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also negative effect as development of the site could result in harm to any or all of the 6 SINC's which fall within the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site. Please note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to both the north and south.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy). The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Positive effect as the site is large and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		The business needs to be relocated in a more desirable location without suffering any loss.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place, is in single ownership and is flat.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sandy Lane / Garratt Avenue, Mansfield
 Site Reference: 29
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 1.30
 Potential Number of Dwellings (if a housing site): 39
 Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that there is a doctors surgery with capacity and several other recreational facilities within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 23 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site could result in harm to the setting of Stanton's Mill and adjoining outbuildings (Listed Building). In relation to landscape character, it is considered that the development of this site would have no significant effect as Stanton Mill (outbuildings etc.) act as a physical barrier between the site and Landscape Policy Zone SH15 (conserve and reinforce).		This negative effect would be mitigated through retention of substantial mature tree cover and the application of the Historic Environment policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. Only potential issue appears to be related to point of vehicular access.		Development brief would need to address suitable highway access.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	Potential	Potential loss of a football pitch will need to be addressed through re-location / new provision
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
Cumulative Considerations	The assumption has been made that the doctors surgery which is within 600m of the site will be either kept or replaced as a result of the development of site 17.		

Site Name: Leeming Lane South Open Space, Leeming Lane South, Ma Land Type: Greenfield

Site Reference: 30

Area (Ha): 0.70

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 21

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that there is a doctors surgery with capacity and several other recreational facilities within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 14 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the proposed development site is located within an area of neutral amenity grassland (LBAP habitat) and there are 9 SINC's within 2km.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site could result in harm to Mansfield Woodhouse Conservation Area as its boundary directly abuts the site. In relation to landscape character, it is considered that the development of this site would have no significant effect due to its location within the urban area.		This negative effect would be mitigated through a development brief and the application of the Historic Environment policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Mansfield Woodhouse District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Although the site is relatively flat and in single ownership its elevation above Leeming Lane would make access difficult.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Vale Road Open Space, Vale Road, Mansfield Woodhouse Land Type: Greenfield
 Site Reference: 31 Area (Ha): 1.23
 SHLAA Reference: N/A Potential Number of Dwellings (if a housing site): 37
 Potential Use: Housing Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that there is a doctors surgery with capacity and several other recreational facilities within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant negative effect as development of the site would result in the loss of a community facility. It should be noted that there are 21 other community facilities within walking distance.		Should the community centre be lost the need for a replacement facility on-site or within the immediately locality would need to be investigated.
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Pleasley Vale Railway SSSI as this designation is within 2km. Also, negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 17 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Mansfield Woodhouse District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. The site is greenfield it is in single ownership, is fairly level and appears to have 2 potential access points.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	Potential	Provided childrens play area and other recreational facilities are re-located or new provision made
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Bellamy Road Recreation Ground, Bellamy Road, Mansfield Land Type: Greenfield

Site Reference: 32

Area (Ha): 2.14

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 64

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 8 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Rainworth Lakes and Strawberry Hill Heaths SSSI's as they are within 2km. Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 14 SINC's within 2 km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the south (subway).		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Positive effect as the site is large and partly located within a high heat demand area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. An 'in-house' scheme has been drawn up and agreed as part of the masterplan for the Bellamy road estate which addresses all elements of infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Pheasant Hill, Mansfield (Mansfield Tennis Club), Pheasant Land Type: Greenfield

Site Reference: 33

Area (Ha): 1.08

SHLAA Reference: 29

Potential Number of Dwellings (if a housing site): 32

Potential Use: Housing

Owners Details Known: Mansfield Tennis Club (Trustees of

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that 2 doctors surgeries with capacity and several recreational facilities are within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 11 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 7 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character despite the site being located adjacent to the urban boundary.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Achieving suitable highway access has always been an issue on this site.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Queen Elizabeth)

Site Name: Broomhill Lane Allotments (part), Mansfield

Site Reference: 34

SHLAA Reference: 35

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.94

Potential Number of Dwellings (if a housing site): 28

Owners Details Known: Trustees for the Labouring Poor

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that a doctors surgery with capacity and several recreational facilities are within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 8 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 5 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Positive effect as the site is small and partly located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Rosemary Street Allotments, Mansfield

Site Reference: 35

SHLAA Reference: 121

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.28

Potential Number of Dwellings (if a housing site): 8

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as part of the existing recreational facility would be lost. It should be noted that there are 6 doctors surgeries (2 with capacity) and several other recreational facilities within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Replacement accessible green space required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 13 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 6 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the northeast.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Positive effect as the site is small and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Negative effect as the site wouldn't contribute towards educational provision and therefore puts pressure upon existing facilities.		No mitigation as the site is too small to provide contributions.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Wainwright Avenue Open Space, Mansfield
 Site Reference: 36
 SHLAA Reference: 117
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 0.48
 Potential Number of Dwellings (if a housing site): 14
 Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost. It should be noted that there are other recreational facilities within walking distance.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Replacement accessible green space required.
SA4: COMMUNITY SAFETY	Significant negative effect as within an area of high risk as a result of mining legacy.		Further investigation required into the severity of the issue to ensure use of suitable construction techniques.
SA5: SOCIETY	Significant positive effect as there are 4 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 6 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as the site is both greenfield and located within an area of low permeability.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be water permeability issues that need resolving before necessary infrastructure can be provided.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Botany Avenue, Mansfield (Intake Industrial Centre)

Site Reference: 37

SHLAA Reference: 49

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 2.65

Potential Number of Dwellings (if a housing site): 80

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Significant negative effect as within an area of high risk as a result of mining legacy.		Further investigation required into the severity of the issue to ensure use of suitable construction techniques.
SA5: SOCIETY	Significant positive effect as there are 17 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 10 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site. However, it is acknowledged that an indicative area of surface water run off (shown by EA data), is located at the centre of the site. This site was previously in industrial use and it is considered that the significantly positive effect of its redevelopment would outweigh this issue, provided it can be adequately mitigated.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is large and partly located within a high heat demand area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		Alternative employment land would need to be provided / available in a suitable location.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Union Street / St. John Street, Mansfield

Site Reference: 38

SHLAA Reference: 28

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 0.75

Potential Number of Dwellings (if a housing site): 22

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as 7 doctors surgeries (2 with capacity) and at least one recreational facility are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 22 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 10 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to Westgate Conservation Area and the potential loss of a locally listed heritage asset (27, 28, 29 St. Johns Street). In relation to landscape character, it is considered that the development of this site would have no significant effect due to its location.		This negative effect would be mitigated through the application of the Historic Environment policy and relevant DM policies.
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Positive effect as the site is small and located within an area of high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Mansfield Town FC Former Training Ground, Quarry Lane, Land Type: Greenfield

Site Reference: 40

Area (Ha): 1.57

SHLAA Reference: 82

Potential Number of Dwellings (if a housing site): 47

Potential Use: Housing

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity. It should be noted that there are several recreational facilities within walking distance.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 15 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 12 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. Access off Quarry Lane could be restrictive.		Suitable access off Quarry Lane would need to be investigated.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Gregory's Quarry, Quarry Lane / Stanley Road, Mansfield
 Site Reference: 41
 SHLAA Reference: 81
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 3.11
 Potential Number of Dwellings (if a housing site): 93
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are several recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 8 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also, negative effect as development of the site could result in harm to Gregory's Quarry RIG which covers the site. In addition, negative effect as there are 13 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon RIGS and SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the Drury Dam Viaduct (listed building) and its setting should development be accessed off Quarry Lane. In relation to landscape character, it is considered that the development of this site would have no significant effect due to its location.		This negative effect would be mitigated through the application of the Historic Environment policy, and relevant DM policies.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Access into the site is problematic however work has been undertaken externally to try and resolve this issue. Impact on the adjacent Local Nature Reserve is an issue that would need to be addressed.		Any site brief would need to address a number of issues including suitable highway access and potential impact on the Local Nature Reserve.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Workshops at Hermitage Lane, Mansfield

Site Reference: 42

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 0.89

Potential Number of Dwellings (if a housing site): 27

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are several recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as there is one community facility within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 8 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a small brownfield site. However, it is acknowledged that a small indicative area of surface water run off (shown by EA data), is located in the western portion of the site. This site is currently in industrial use and it is considered that the positive effect of its redevelopment would outweigh this issue, provided it can be adequately mitigated.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		The business needs to be relocated in a more desirable location without suffering any loss.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land at Kingsmill Lane, Mansfield

Site Reference: 43

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 0.69

Potential Number of Dwellings (if a housing site): 21

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are several recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as there is one community facility within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 8 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site could result in harm to the setting of Railway bridge 100 metres west of Hermitage Mill (Listed Building). However, in relation to landscape character, the site is adjacent Landscape Policy Zone SH47 (conserve and create) and as such development of the site may present opportunities for improvements. This would have a positive effect on the objective.		This negative effect would be mitigated through the application of the Historic Environment policy, and relevant DM policies. Development brief to take account of the landscape actions within Landscape Policy Zone SH47.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the remediation of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues arising from the site's close proximity to the railway line.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		Consideration would need to be given to the relocation of the employment uses on to a suitable site.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant negative effects as there are problems which are likely to mean that the necessary infrastructure cannot be installed (without huge costs). Vehicular access to substantial residential development is unlikely to be achievable.		Due to the location of the site it is unlikely that sufficient highway infrastructure for residential could be provided regardless of financial input.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Meadow Avenue, Mansfield

Site Reference: 44

SHLAA Reference: 68

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.60

Potential Number of Dwellings (if a housing site): 18

Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity. It should be noted that there are several recreational facilities within walking distance.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		Developer contributions (off site) required (liaise with Parks Department).
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 11 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 12 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Negative effect as the development results in the loss of a vacant educational facility or site.		NCC should be consulted before development takes place to ensure the vacant facility is not required for future educational needs in the locality.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. The shape of the site does not lend itself to a straight forward development layout.		The development brief would need to carefully address potential layout issues due to the shape of the site.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land at Church Lane / Weighbridge Road, Mansfield
 Site Reference: 45
 SHLAA Reference: 71
 Potential Use: Housing

Land Type: Brownfield
 Area (Ha): 1.64
 Potential Number of Dwellings (if a housing site): 49
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity. It should be noted that there are several recreational facilities within walking distance.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 29 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also, negative effect as development of the site could result in harm The River Maun (LBAP habitat) which flows through part of the site. In addition, negative effect as there are 12 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as the site is located within Flood Zone 3.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is large and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		Any redevelopment of the site would need to retain elements of employment use.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as infrastructure associated with flood prevention will need to be addressed.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Severn Trent Water Depot, Great Central Road, Mansfield Land Type: Brownfield
 Site Reference: 46 Area (Ha): 1.26
 SHLAA Reference: N/A Potential Number of Dwellings (if a housing site): 38
 Potential Use: Housing Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor's surgery is within walking distance, there is no capacity. It should be noted that there are several recreational facilities within walking distance.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 22 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 12 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as a substantial indicative area of surface water run off (shown by EA data), is located centrally within the site boundary despite the regeneration benefits of this site.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is large and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		The employment uses would need to be relocated.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Pelham Street, Mansfield

Site Reference: 47

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 1.64

Potential Number of Dwellings (if a housing site): 49

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as 2 doctors surgeries (1 with capacity) and several recreational facilities are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 29 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 13 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as a small part of the site falls within Flood Zones 2 & 3. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is large and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		Any redevelopment would need to retain or relocate employment uses.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as infrastructure associated with flood prevention will need to be addressed.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
Cumulative Considerations	The assumption has been made that the doctors surgery which is within 600m of the site will be either kept or replaced as a result of the development of site 17.		

Site Name: Blake Crescent Allotments, Mansfield

Site Reference: 48

SHLAA Reference: 84

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.41

Potential Number of Dwellings (if a housing site): 12

Owners Details Known: Trustees for the Labouring Poor

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as the existing recreational facility would be lost. It should be noted that a doctors surgery with capacity and several other recreational facilities are within walking distance.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Replacement accessible green space required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 14 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Strawberry Hill Heaths SSSI as this designation falls within 2km. Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2 km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant negative effects as there are problems which are likely to mean that the necessary infrastructure cannot be installed (without huge costs). There is significant restrictive access into the site. The potential number of units that could be achieved is unlikely to mean that the site is viable due to the costs of providing access.		This effect cannot be mitigated if the money is not available to resolve the problem. Site should not be allocated as cannot be regarded as available.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	
Cumulative Considerations	The assumption has been made that the doctors surgery which is within 600m of the site will be either kept or replaced as a result of the development of site 17.		

Site Name: Little Barn Gardens Allotments, Mansfield

Site Reference: 49

SHLAA Reference: 66

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.37

Potential Number of Dwellings (if a housing site): 11

Owners Details Known: Trustees for the Labouring Poor

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as the existing recreational facility would be lost. It should be noted that there are several other recreational facilities within walking distance.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Improvements required to remaining space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 6 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Strawberry Hill Heaths SSSI as this designation falls within 2km. Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 15 SINC's within 2 km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as although the site is greenfield, services and access are likely to be in place off Little Barn Gardens. It is therefore considered that all the necessary infrastructure is in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Pump Hollow Road / Newlands Road, Mansfield
 Site Reference: 50
 SHLAA Reference: 94
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 1.95
 Potential Number of Dwellings (if a housing site): 57
 Owners Details Known: Welbeck Estates

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as part of the existing recreational facility would be lost.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 13 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Sherwood Forest Golf Course and Strawberry Hill Heaths SSSI's as these designations fall within 2km. Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 14 SINC's within 2 km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Also, negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the southeast. There is also an area abutting the site boundary to the northeast.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as both Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Rear of Clipstone Drive, Mansfield

Site Reference: 51

SHLAA Reference: 97

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.07

Potential Number of Dwellings (if a housing site): 2

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are some recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as the site is under the threshold for recreational provision.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 3 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Sherwood Forest Golf Course and Clipstone Heath SSSI's as these designations fall within 2km. Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 9 SINC's within 2 km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone SH12 (restore and create). In addition, no significant effect as there are no assets within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone SH12.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre, Mansfield Woodhouse and Market Warsop District Centres are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Negative effect as the site wouldn't contribute towards educational provision and therefore puts pressure upon existing facilities.		No mitigation as the site is too small to provide contributions.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Significant woodland clearance and highway access would be dependent on other land coming forward.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: 125-147 Southwell Road East, Rainworth
 Site Reference: 52
 SHLAA Reference: 105
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 0.96
 Potential Number of Dwellings (if a housing site): 29
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are some recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as 2 community facilities are within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Rainworth Lakes, Rainworth Heath and Strawberry Hill Heaths SSSI's as these designations fall within 2km. Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 13 SINC's within 2 km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location. Whilst it is recognised that the site is adjacent Landscape Policy Zone SH08 (create), the dismantled railway line which lies between the site and countryside to the north acts as a significant physical barrier. Therefore, although this would have a positive effect, the presence of the railway line means that any potential improvements to landscape character are unlikely.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre is easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Multiple land ownership is a major constraint.		To ensure that all land owners come to a mutual agreement.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Robin Hood Avenue, Market Warsop

Site Reference: 53

SHLAA Reference: 123

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.33

Potential Number of Dwellings (if a housing site): 10

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are some recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		Developer contributions (off site) required (liaise with Parks Department).
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Negative effect as no community facilities are within walking distance.		Developer contributions required towards community facility provision.
SA6: BIODIVERSITY	Significant negative effect as the proposed development site falls within 400m of the future possible SPA and is likely to result in harm to the integrity of the site. Significant negative effect as development of the site is likely to result in harm to the following SSSI's: Birklands West and Ollerton Corner, Hills & Holes & Sookholme Brook as these designations fall within 2km. In addition, negative effect as the proposed development site falls within 5km of the SAC and there are 8 SINC's within 2 km.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant negative effect as the development of the site is likely to result in harm to the area covered by Landscape Policy Zone SH25 (conserve and reinforce). In addition, no significant effect as there are no assets within close proximity to the site that would be affected.		It is advantageous to direct development elsewhere unless the design of the development is of high quality and can be adequately blended into the surrounding landscape. Development brief to refer to guidance within the Landscape Character Assessment for specific ways this can be addressed within Landscape Policy Zone SH25.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Market Warsop District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Although the site has good vehicular access significant woodland clearance would need to take place. These trees are covered by a TPO (Ref 105).		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land at Welbeck Farm, Netherfield Lane, Meden Vale
 Site Reference: 54
 SHLAA Reference: 11
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 0.93
 Potential Number of Dwellings (if a housing site): 28
 Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as both a doctor's surgery with capacity and at least one recreational facility are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 5 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the sites. In addition, there are also 5 SINC's which fall within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant negative effect as the development of the site is likely to result in harm to the area covered by Landscape Policy Zone SH29 (conserve). In addition, no significant effect as there are no assets within close proximity to the site that would be affected.		It is advantageous to direct development elsewhere unless the design of the development is of high quality and can be adequately blended into the surrounding landscape. Development brief to refer to guidance within the Landscape Character Assessment for specific ways this can be addressed within Landscape Policy Zone SH29.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification. Also, significant negative effect as the site is located within an indicative area of surface run off and an area of low permeability and partly within Flood Zone 2.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Market Warsop District Centre is easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Issues associated with potential flooding will need to be addressed.		Any site brief needs to address infrastructure issues to ensure any development is acceptable. Particular attention would need to be given to potential flooding issues.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land at Netherfield Lane, Mansfield

Site Reference: 55

SHLAA Reference: 14

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 2.31

Potential Number of Dwellings (if a housing site): 69

Owners Details Known: Private / MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as both a doctor's surgery with capacity and at least one recreational facility are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 4 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the sites. In addition, there are also 6 SINC's which fall within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant negative effect as the development of the site is likely to result in harm to the area covered by Landscape Policy Zone SH29 (conserve). In addition, no significant effect as there are no assets within close proximity to the site that would be affected.		It is advantageous to direct development elsewhere unless the design of the development is of high quality and can be adequately blended into the surrounding landscape. Development brief to refer to guidance within the Landscape Character Assessment for specific ways this can be addressed within Landscape Policy Zone SH29.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification. Also, significant negative effect as the site is located within Flood Zone 3. In addition, significant negative effect as the site is located within an indicative area of surface run off and an area of low permeability and partly within Flood Zone 2.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Market Warsop District Centre is easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Issues associated with potential flooding will need to be addressed.		Any site brief needs to address infrastructure issues to ensure any development is acceptable. Particular attention would need to be given to potential flooding issues.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ladybrook Lane / Tuckers Lane, Mansfield

Site Reference: 56

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 1.11

Potential Number of Dwellings (if a housing site): 33

Owners Details Known: NCC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as 7 doctors surgeries (1 with capacity) and several recreational facilities are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 22 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 9 SINC's within 2 km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the southeast.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Positive effect as the site is large and located within a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. The site is greenfield, level, in single ownership and has good highway access.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Vale Road Housing Repairs Depot, Vale Road, Mansfield W Land Type: Brownfield

Site Reference: 57

Area (Ha): 1.22

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 37

Potential Use: Housing

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as both a doctor's surgery with capacity and at least one recreational facility are within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as There are 21 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to Pleasley Vale Railway SSSI. Also negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. Also negative effect as development of the site could result in harm to any or all of the 17 SINC's which fall within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Mansfield Woodhouse District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Significant negative effect as development results in the loss of an active employment site.		The business needs to be relocated in a more desirable location without suffering any loss.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Helmsley Road, Rainworth

Site Reference: 64

SHLAA Reference: 103

Potential Use: Housing

Land Type: Mixed

Area (Ha): 2.82

Potential Number of Dwellings (if a housing site): 85

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. It should be noted that there are some recreational facilities within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision).		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as there is one community facility within walking distance.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the future possible SPA as it straddles the 400m buffer. Also, significant negative effect as the following SSSI's fall within 2km of the proposed development site: Rainworth Lakes, Rainworth Heath, Sherwood Forest Golf Course and Strawberry Hill Heaths. In addition, negative effect as there are 15 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone SH08 (create). In addition, no significant effect in relation to heritage assets as there are none within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone SH08.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the south.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and / or may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre is easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. Vehicular access to the site is currently restrictive.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Wood Lane (Miners Welfare), Church Warsop

Site Reference: 91

SHLAA Reference: 136

Potential Use: Housing

Land Type: Mixed

Area (Ha): 1.05

Potential Number of Dwellings (if a housing site): 32

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Also, significant negative effect as part of the existing recreational facility would be lost. It should be noted that there are several other recreational facilities within walking distance as well as a doctors surgery without capacity.		Replacement facility required. Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 4 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	significant negative effect as the following SSSI's fall within 2km of the proposed development site: Lord Stubbins Wood and Hills & Holes & Sookholme Brook. Also, negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 16 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the area covered by Landscape Policy Zone ML26 (conserve and enhance). The site is currently within an open break as defined by the 1998 Local Plan, however it should be noted that some of the site is brownfield land. In addition, no significant effect in relation heritage assets as there are none within close proximity to the site that would be affected.		This negative effect would be mitigated through the application of the relevant DM policy. The site brief should refer to guidance within the Landscape Character Assessment.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 3 agricultural land classification.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Positive effect as the development results in the re-use of non-contaminated brownfield land.		N/A
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as Market Warsop District Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as although there is already some infrastructure in place, it is likely to be relatively straight forward to provide any additional infrastructure that is required..		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Clipstone Wellfare, Clipstone Road East

Site Reference: 100

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 1.67

Potential Number of Dwellings (if a housing site): 38

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance. Also, significant negative effect as part of the existing recreational facility would be lost. It should be noted that there are several other recreational facilities within walking distance.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision) despite the fact that development will result in the loss of publicly accessible open space.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as there are 3 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	significant negative effect as the following SSSI's fall within 2km of the proposed development site: Sherwood Forest Golf Course and Clipstone Heath. Also, negative effect as the site is within 5km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Positive effect as the development may allow an improvement to the Landscape Policy Zone SH08 (create). In addition, no significant effect as there are no assets within close proximity to the site that would be affected.		Development brief to take account of the landscape actions within Landscape Policy Zone SH08.
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Significant negative effect as development would result in the loss of a large greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre, Mansfield Woodhouse and Market Warsop District Centres are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Hermitage Mill, Hermitage Lane, Mansfield

Site Reference: 107

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 1.05

Potential Number of Dwellings (if a housing site): 30

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance.		Seek developer contributions towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Positive effect as at least one community facility is within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, there are 9 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site enhances a heritage asset and setting. In addition, no significant effect on landscape character due the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Negative effect as the site is partly located within Flood Zone 2. Please also note that there is an area affected by surface water run off (shown by EA data) abutting the site boundary to the east on Hermitage Lane.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	Negative effect as development results in the loss of a suitable employment site.		Employment opportunities need to be found in more desirable locations elsewhere in the district to make-up for the loss.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		It should be noted that the change of use to residential may be unviable due to its setting however there appears to be market interest.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: The Bridleway, Forest Town

Site Reference: 109

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Greenfield

Area (Ha): 0.30

Potential Number of Dwellings (if a housing site): 10

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as the site provides housing.		N/A as the site is under the threshold to provide affordable housing
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance and development of the site would result in the loss of publicly accessible greenspace.		Seek developer contributions towards healthcare provision. Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Replacement accessible green space required / Improvements required to remaining space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 3 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, there are 7 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site is grade 1, 2 or 3a agricultural land classification.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre and Mansfield Woodhouse District Centre are easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA12: EMPLOYMENT	No significant effect		N/A
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Victoria Street, Mansfield

Site Reference: 112

SHLAA Reference: 129

Potential Use: Housing

Land Type: Brownfield

Area (Ha): 1.00

Potential Number of Dwellings (if a housing site): 43

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although there are 2 doctor's surgeries within walking distance, there is no capacity.		Developer contributions required towards healthcare provision.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 18 community facilities within walking distance.		N/A
SA6: BIODIVERSITY	Negative effect as the site is within 5km of the future possible SPA and therefore could result in harm to the integrity of the site. In addition, there are 13 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's will need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site. Please also note that there are areas affected by surface water run off (shown by EA data) abutting the site boundary to the northeast and southwest.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy). The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Positive effect as the site is large and located within a high heat demand area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.		N/A
SA12: EMPLOYMENT	Negative effect as development results in the loss of a suitable employment site.		Employment opportunities need to be found in more desirable locations elsewhere in the district to make-up for the loss.
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Abbey Primary School, Abbey Road, Mansfield
 Site Reference: A5
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Mixed/Greenfield
 Area (Ha): 2.07
 Potential Number of Dwellings (if a housing site): 50-70
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Seek developer contributions towards healthcare.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards new on-site provision		N/A
SA4: COMMUNITY SAFETY	Significant negative effect as a small part of the site (less than 5%, not verified) is located on land identified by The Coal Authority as a high risk area.		Further ground investigations to determine extent and location of high risk area and ensure that the scheme design takes this into account and avoids in risks to people and property from land instability.
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) - Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a mixed/greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect and need to be cross-referenced in the site brief.
SA11: TRANSPORT	Mansfield Town centre is within 1.3km and therefore easily accessible by at least 2 non-car modes of transport		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Development at this site would result in a significant negative effect due to the loss of a currently active two form entry school, Abbey Primary. Housing development would result in a loss of active education facilities for the community as well as current pupils.		The nearest school from the site is approximately 700m away, which suggests there may be alternatives nearby, however the capacity of these is unknown and in line with the general trend in Mansfield, unlikely to be able to cope with the demand which would be present. A replacement school would be required.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Clipstone Road East / Crown Farm Way, Mansfield
 Site Reference: A13
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 6.53
 Potential Number of Dwellings (if a housing site): 165-195
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Seek developer contributions towards healthcare.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards new on-site provision		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within 8m from an internationally designated SPA nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) - Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects are predicted on heritage assets, as there are none within close proximity to the site that would be affected. There is potential for there to be an effect upon landscape character due to the extensive nature of development in this rural location.		Whilst no negative effects are predicted, mitigation and screening would likely be required as development in this location would constitute a significant change in character from the current open rural nature.
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly (51%) agricultural soil grade 3a.		No mitigation is available for the loss of high quality agricultural land.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect and need to be cross-referenced in the site brief.
SA11: TRANSPORT	Negative effect as Mansfield Town Centre is easily accessible only by 1 non-car mode of transport and therefore use of a car is more likely.		Sustainable Transport policies aim to mitigate this effect and need to be cross-referenced in the site brief.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Cox's Lane, Mansfield Woodhouse
 Site Reference: A14
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 0.74
 Potential Number of Dwellings (if a housing site): 15 -20
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Seek developer contributions towards healthcare.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publically accessible green space (42.4% of the site's total).		Replacement accessible green space required/improvements required to remaining space.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) - Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	Positive effect as the site is adjacent to Landscape Policy Zones ML25 (Conserve and Enhance) and ML27 (Enhance)		Development brief to take account of landscape actions within Landscape Policy Zones ML25 and ML27.
SA8: NATURAL RESOURCES	Significant negative effects as the site is in an area which is likely to be classified as agricultural soil grade 2.		No mitigation is available for the loss of high quality agricultural land.
SA9: WASTE	Negative effect as development would result in the loss of a small (less than 1ha) greenfield site		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as Mansfield Woodhouse is accessible from the site by at least 2 non-car modes		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sandy Lane / Alcock Avenue, Mansfield
 Site Reference: A21
 SHLAA Reference: 86
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha) 0.76
 Potential Number of Dwellings (if a housing site): 20-25
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as the site is within walking distance of a doctors surgery with capacity and other recreational facilities that can offer opportunities for health benefits.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards new on-site provision		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC). The site is within 300m of a local wildlife site. Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Negative effect as development would result in the loss of a small (less than 1ha) greenfield site		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Mansfield Town centre is within 1.3km and therefore easily accessible by at least 2 non-car modes of transport		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sherwood Close, Mansfield
 Site Reference: A24
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 0.59
 Potential Number of Dwellings (if a housing site): 15-20
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as the site is within walking distance of a doctors surgery with capacity and other recreational facilities that can offer opportunities for health benefits.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publically accessible green space within walking distance		Developer contributions (off site) required (developer should liaise with parks department).
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) and 220m to a local nature reserve. Non-Significant negative effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Negative effect as development would result in the loss of a small (less than 1ha) greenfield site		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Mansfield Town centre is within 1.3km and therefore easily accessible by at least 2 non-car modes of transport		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sandy Lane / Shaw Street, Mansfield
 Site Reference: A23
 SHLAA Reference: 86
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha) 1.46
 Potential Number of Dwellings (if a housing site): 35 -45
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant positive effect as the site is within walking distance of a doctors surgery with capacity and other recreational facilities that can offer opportunities for health benefits.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards new on-site provision		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) 360m from a local nature reserve. Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Mansfield Town centre is within 1.3km and therefore easily accessible by at least 2 non-car modes of transport		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ridgeway terrace and other allotments
 Site Reference: A37
 SHLAA Reference: 3
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 18.79
 Potential Number of Dwellings (if a housing site): 375
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Positive effect as a doctor's surgery with capacity is within walking distance.		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards new on-site provision		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) - Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the area covered by Landscape Policy Zone SH25 (Conserve and Reinforce)		The site brief should refer to guidance within the Landscape Character Assessment. The negative effect would be mitigated through the application of the Historic Environment Policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Significant negative effects as the site is classified as agricultural soil grade 3a (47.6%) and grade 2 (52.4%).		No mitigation is available for the loss of high quality agricultural land.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as Warsop District Centre is accessible from the site by at least 2 non-car transport modes		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Mount Pleasant Allotments Land Type: Greenfield
 Site Reference: A42 Area (Ha): 2.35
 SHLAA Reference: 4 Potential Number of Dwellings (if a housing site): 44
 Potential Use: Housing Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance		Seek developer contributions towards healthcare provision
SA3: GREEN SPACES & CULTURE	Development of the site will result in a loss of allotments, a popular recreational activity in the area. This would result in a negative effect if there was not adequate provision provided. Due to the size of the site, development could provide new or enhanced opportunities for the open space/green infrastructure.		Loss of allotments would need to be mitigated, preferably keeping them on site.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within a nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) - Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		The site brief should refer to guidance within the Landscape Character Assessment.
SA8: NATURAL RESOURCES	Significant negative effects as the site is classified as agricultural soil grade 3a.		No mitigation is available for the loss of high quality agricultural land.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as Warsop District Centre is accessible from the site by at least 2 non-car transport modes		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority. The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sherwood Avenue, Mansfield
 Site Reference: A64
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Greenfield
 Area (Ha): 7.59
 Potential Number of Dwellings (if a housing site): Up to 270
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effect as there is not a doctor's surgery within walking distance		Seek developer contributions towards healthcare provision
SA3: GREEN SPACES & CULTURE	The site comprises of public open space (though this is considered to be 'disused'). Site development would lead to a net loss in the area of open space, though the quality of space through enhancements ought to improve provision overall. The site is also within walking distance of other publicly accessible green space.		Creation of publically accessible open space should be a feature of the development to ensure that overall provision is enhanced.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is within 8m from an internationally designated SPA nationally designated SSSI impact risk zone (IRZ). Significant negative effects from development within 2km of a SSSI. Site is also within buffer zone (5km) of an SPA and 2km of a LWS (formerly SINC) - Non-Significant adverse effect.		Allocations which fall within a SSSI buffer shall be reviewed in relation to possible impacts upon the scientific features of interest and nearby valued ecosystem components. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	Positive effect as the site is adjacent to Landscape Policy Zones ML25 (Conserve and Enhance) and ML27 (Enhance)		Development brief to take account of landscape actions within Landscape Policy Zones ML25 and ML27.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site contains grade 3a agricultural land classification (81.6%). The site is located within an SFRA indicative areas of concentrated run-off (32.5%)		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk Policy). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Development of the site would result in the loss of a large greenfield site		
SA10: ENERGY	The development results a large site located within close proximity to an area of high heat demand.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co- Location Policy.
SA11: TRANSPORT	Significant negative effect as the site is over 1.3km from Mansfield Town Centre or any District Centres and therefore use of a car for access is highly likely.		Sustainable Transport policies aim to mitigate this effect and need to be cross-referenced in the site brief. Improvements to be made to sustainable transport network/ contributions towards identified highway schemes if relevant.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	The site would contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Handley Arcade
 Site Reference: A92
 SHLAA Reference: N/A
 Potential Use: Commercial Development (A1/A3/A4/A5/B1a/C3)

Land Type: Brownfield
 Area (Ha): 0.11
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Non-residential development on land that was not previously used for housing		N/A
SA2: HEALTH	Non-residential development		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publically accessible green space within walking distance of the site		N/A as commercial uses are not required to contribute towards open space
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Non-residential development on land that was not previously used for a community facility		N/A
SA6: BIODIVERSITY	Negative effect as the site is within a relevant buffer of the SAC or future possible SPA and therefore could result in harm to the integrity of the site. Site is also within 2km of a LWS (formerly SINC)		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon the LWS need to be addressed through the development brief
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the area covered by Landscape Policy Zone SH15 (Conserve and Reinforce) The site is located within a coservation zone		The site brief should refer to guidance within the Landscape Character Assessment. The negative effect would be mitigated through the application of the Historic Environment Policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Positive effect as the development of the site results in remediation of a small (less than 1ha) brownfield site.		N/A
SA9: WASTE	Positive effect as the development results in the re-use or brownfield land which is unlikely to be contaminated		Development brief to require site investiagtion at the time of application to ensure contamination is not present.
SA10: ENERGY	Positive effect as the site is small (less than 1ha) and located within an area of high heat demand or a heat priority area		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport and a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment oportunites.		N/A
SA13: INNOVATION	No effect as the site is a proposed commercial use on a site that was not previously used for educational purposes, and the proposed employment uses will not require a skilled workforce		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land at Ratcher Hill Quarry
 Site Reference: A90a
 SHLAA Reference: 104
 Potential Use: Employment Development (B1/B2/B8)

Land Type: Brownfield
 Area (Ha): 0.47
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Non-residential development on land that was not previously used for housing		N/A
SA2: HEALTH	Non-residential development		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance of the site		N/A as commercial uses are not required to contribute towards open space
SA4: COMMUNITY SAFETY	Significant negative effect as a small part of the site (less than 5%, not verified) is located on land identified by The Coal Authority as a high risk area.		Further ground investigations to determine extent and location of high risk area and ensure that the scheme design takes this into account and avoids in risks to people and property from land instability.
SA5: SOCIETY	Non-residential development on land that was not previously used for a community facility		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the possible future SPA site. The site is also within 2km of a SSSI, 10km of a SAC and 2km of a LWS (formerly SINIC)		Allocations which have the potential to impact the possible future SPA shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Positive effect as the development of the site results in remediation of a small (less than 1ha) brownfield site.		N/A
SA9: WASTE	Significant positive effect as the development maximised brownfield land and may resolve potential contamination issues		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect and need to be cross-referenced in the site brief.
SA11: TRANSPORT	Significant adverse effect as the site is over 1.3km from Mansfield Town Centre or any other District Centres and therefore use of a car for access is highly likely		Sustainable Transport policies aim to mitigate this effect. They need to be cross-referenced in the site brief. Improvements to be made to sustainable transport network / contribution towards identified highway schemes if relevant.
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No effect as the site is a proposed commercial use on a site that was not previously used for educational purposes, and the proposed employment uses will not require a skilled workforce		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land off Nottingham Road
 Site Reference: A93
 SHLAA Reference: N/A
 Potential Use: Commercial Development (A1)

Land Type: Brownfield
 Area (Ha): 0.61
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Non-residential development on land that was not previously used for housing		N/A
SA2: HEALTH	Non-residential development		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance of the site		N/A as commercial uses are not required to contribute towards open space
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Non-residential development on land that was not previously used for a community facility		N/A
SA6: BIODIVERSITY	Negative effect as the site is within a relevant buffer of the SAC or future possible SPA and therefore could result in harm to the integrity of the site. Site is also within 2km of a LWS (formerly SINC)		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon the LWS need to be addressed through the development brief
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the setting of a listed heritage asset (listed building) and the loss of a locally listed heritage asset.		This negative effect would be mitigated through the application of the Historic Environment Policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Positive effect as the development of the site results in remediation of a small (less than 1ha) brownfield site.		N/A
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated		Development brief to require site investigation at the time of application to ensure contamination is not present.
SA10: ENERGY	Positive effect as the site is small (less than 1ha) and located within an area of high heat demand or a heat priority area		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport and a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No effect as the site is a proposed commercial use on a site that was not previously used for educational purposes, and the proposed employment uses will not require a skilled workforce		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Maternity Status	No Impact	

Site Name: Land off Anglia Way
 Site Reference: A93a
 SHLAA Reference: N/A
 Potential Use: Employment Development (B1/B2/B8)

Land Type: Greenfield
 Area (Ha): 1.87
 Potential Number of Dwellings (if a housing site): N/A
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Non-residential development on land that was not previously used for housing		N/A
SA2: HEALTH	Non-residential development		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance of the site		N/A as commercial uses are not required to contribute towards open space
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Non-residential development on land that was not previously used for a community facility		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site is likely to result in harm to the possible future SPA site. The site is also within 2km of a SSSI, 10km of a SAC and 2km of a LWS (formerly SINC)		Allocations which have the potential to impact the possible future SPA shall be subject to further scrutiny through the Habitats Regulations Assessment.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Potential negative effect as information indicates that the site contains some grade 3a agricultural land classification (26.8%).		Brownfield land should be maximised to ensure losses of agricultural soil are minimised.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Significant adverse effect as the site is over 1.3km from Mansfield Town Centre or any other District Centres and therefore use of a car for access is highly likely		Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contribution towards identified highway schemes if relevant.
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No effect as the site is a proposed commercial use on a site that was not previously used for educational purposes, and the proposed employment uses will not require a skilled workforce		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Phase 2

Site Name: North of Debdale Lane, east of Burlington Drive

Site Reference: 35/1

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Rural Greenfield

Area (Ha): 11.93

Potential Number of Dwellings (if a housing site): 239

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effects as the site is within walking distance of a doctor's surgery without capacity.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Neutral effect as although the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision) the site is also located in a high quality landscape. The site is also located close (up to a five minute walk) from publicly accessible open space.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of the future possible SPA and the site also adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effects due to part of the site being located in landscape policy zone ML30 with an overall landscape strategy of 'conserve and enhance'.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: West of Thistle Hall, off Debdale Lane
 Site Reference: 35/3
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 2.26
 Potential Number of Dwellings (if a housing site): 23
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Neutral effect as although the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision) the site is also located in a high quality landscape. The site is also located close (up to a five minute walk) from publicly accessible open space.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of the future possible SPA and the site also adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINCS need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant negative effects due to part of a listed building (the grade II listed Debdale Hall cartshed, which is part of a larger grouping of listed buildings at Debdale Hall Farm of Debdale Hall, a stable range and a pavilion) being on the site. Negative effects due to part of the site being located in landscape policy zone ML30 with an overall landscape strategy of 'conserve and enhance'.		Landscape assessment to mitigate negative landscape and visual effects of the development. Heritage assessment to mitigate negative effects on the listed buildings.
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Old Mill Lane / Stinting Lane

Site Reference: 13/1

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Rural Greenfield

Area (Ha): 5.78

Potential Number of Dwellings (if a housing site): 107

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Positive effect as the site is within walking distance (less than 600m) of some community facilities (one or two).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of a future possible SPA		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: New Mill Lane / Sandlands
 Site Reference: 13/3
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type:
 Area (Ha): 4.58
 Potential Number of Dwellings (if a housing site): 115
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of the future possible SPA and the site also adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effect as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road and isolation from existing developed areas) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Debdale Lane / Emerald Close

Site Reference: 36/1

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Rural Greenfield

Area (Ha): 1.08

Potential Number of Dwellings (if a housing site): 27

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effects as the site is within walking distance of a doctor's surgery without capacity.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of a future possible SPA		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sherwood Rise (adjacent Queen Elizabeth Academy)
 Site Reference: 36/3
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 5.82
 Potential Number of Dwellings (if a housing site): 66
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of the future possible SPA and the site also adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Significant positive effect as the site is within 240 m of Mansfield town centre and therefore likely to be accessible by two modes of non-car transport and a short walk.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: North west of Highfield Close, north east of Queen Elizabeth
 Site Reference: 36/4
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type:
 Area (Ha): 2.67
 Potential Number of Dwellings (if a housing site): 67
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery and will result in the loss of a facility which offers opportunities for health benefits (part of the Queen Elizabeth's Academy playing fields).		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of a future possible SPA		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effects due to the site being adjacent to a building of local interest.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Significant positive effect as the site is within 240 m of Mansfield town centre and therefore likely to be accessible by two modes of non-car transport and a short walk.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Radmanthwaite Road / Oxclose Lane

Site Reference: 34/1

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Rural Greenfield

Area (Ha): 12.51

Potential Number of Dwellings (if a housing site): 250

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effects as the site is within walking distance of a doctor's surgery without capacity.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: East and south east of Radmanthwaite Farm, north east of Millenium
 Site Reference: 34/3
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 13.37
 Potential Number of Dwellings (if a housing site): 130
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effects as the site is within walking distance of a doctor's surgery without capacity.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of a future possible SPA and the site also adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Ruskin Road adjacent the MARR

Site Reference: 33/1

SHLAA Reference: N/A

Potential Use: Housing

Land Type: Rural Greenfield

Area (Ha): 5.84

Potential Number of Dwellings (if a housing site): 146

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ).		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Adjacent MARR South West of Wilson Street
 Site Reference: 33/2
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 5.00
 Potential Number of Dwellings (if a housing site): 125
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ).		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: North west of Wharmby Avenue & Wilson Street
 Site Reference: 33/4
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 3.81
 Potential Number of Dwellings (if a housing site): 95
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Significant negative effect as a small part of the site (less than 5%, not verified) is located on land identified by The Coal Authority as a high risk area.		Further ground investigations to determine extent and location of high risk area and ensure that the scheme design takes this into account and avoids in risks to people and property from land instability.
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Negative effects due to the site being with 5km of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Sookholme Lane / Sookholme Drive

Land Type: Rural Greenfield

Site Reference: 9/1

Area (Ha): 9.01

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 130

Potential Use: Housing

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Neutral effect as although the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision) the site is also located in a high quality landscape. The site is also located close (up to a five minute walk) from publicly accessible open space.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Negative effects due to site being within 5 km of a SAC, being with 5km of a future possible SPA, being adjacent to a LWS and a local geodiversity site (LGS).		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effects due the site being located in landscape policy zone ML24 with an overall landscape strategy of 'conserve and enhance'.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a. Significant negative effects also from part of the site being a SFRA Low Permeability Area.		No mitigation is available for the loss of high quality agricultural land. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Stonebridge Lane / Sookholme Lane

Land Type: Rural Greenfield

Site Reference: 9/2

Area (Ha): 7.27

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 132

Potential Use: Housing

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Neutral effect as although the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision) the site is also located in a high quality landscape. The site is also located close (up to a five minute walk) from publicly accessible open space.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Negative effects due to site being within 5 km of a SAC and being within 5km of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effects due the site being located in landscape policy zone ML24 with an overall landscape strategy of 'conserve and enhance'.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a. Significant negative effects also from part of the site being a SFRA Low Permeability Area.		No mitigation is available for the loss of high quality agricultural land. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Adjacent MARR opposite entrance to Hillmoor Street
 Site Reference: 33/3
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 10.87
 Potential Number of Dwellings (if a housing site): 272
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ).		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land rear of Edmonton Road South of B6030
 Site Reference: 17/1
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 8.00
 Potential Number of Dwellings (if a housing site): 160
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA. Negative effects due to site being within 5 km of a SAC.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Small paddock to east of Newlands Road
 Site Reference: 17/6
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 0.78
 Potential Number of Dwellings (if a housing site): 12
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Positive effect as development of the site would provide housing.		N/A
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Positive effect as the site is located close (up to a five minute walk) from publicly accessible open space.		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Negative effect due to development of a small (less than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Fields south east of Crown Farm island
 Site Reference: 17/3
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 4.04
 Potential Number of Dwellings (if a housing site): 81
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Significant negative effect as a small part of the site (less than 5%, not verified) is located on land identified by The Coal Authority as a high risk area.		Further ground investigations to determine extent and location of high risk area and ensure that the scheme design takes this into account and avoids in risks to people and property from land instability.
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land east of Crown Farm Way bounded by Newlands Drive Land Type: Rural Greenfield

Site Reference: 17/4

Area (Ha): 2.86

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 57

Potential Use: Housing

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Significant negative effect as a small part of the site (less than 5%, not verified) is located on land identified by The Coal Authority as a high risk area.		Further ground investigations to determine extent and location of high risk area and ensure that the scheme design takes this into account and avoids in risks to people and property from land instability.
SA5: SOCIETY	Significant positive effect as the site is within walking distance (less than 600m) of a wide range of community facilities (three or more).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land to north east of Helmesley Road, Rainworth
 Site Reference: 23/2
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 5.01
 Potential Number of Dwellings (if a housing site): 100
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Positive effect as the site is within walking distance (less than 600m) of some community facilities (one or two).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land to the north east of Helmesley Road & south of and a Land Type: Rural Greenfield

Site Reference: 23/4

Area (Ha): 2.62

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 52

Potential Use: Housing

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Negative effect as the site is not within walking distance (less than 600m) of a community facility.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to new community facilities to serve the development area.
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Negative effects from development of a greenfield site.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land to the north of Leeway Road and Leeway Close, Rainv Land Type: Rural Greenfield

Site Reference: 23/1

Area (Ha): 5.88

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 118

Potential Use: Housing

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Positive effect as the site is within walking distance (less than 600m) of some community facilities (one or two).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA. Negative effects also from the site being adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land off Helmesley Road, between Heathlands Primary Sch Land Type: Rural Greenfield

Site Reference: 23/6

Area (Ha): 1.11

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): 22

Potential Use: Housing

Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Negative effect as the site is not within walking distance (less than 600m) of a community facility.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to new community facilities to serve the development area.
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: Land north west of Heathlands Primary School
 Site Reference: 23/7
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 9.53
 Potential Number of Dwellings (if a housing site): 191
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Significant positive effect as the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision). The site is located close (up to a five minute walk) from publicly accessible open space.		The site brief needs to include this requirement.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Negative effect as the site is not within walking distance (less than 600m) of a community facility.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to new community facilities to serve the development area.
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Significant negative effects from development within 400 m of a future possible SPA. Negative effects also from the site being adjacent to a LWS.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No effects as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon landscape character due to the site location.		N/A
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Negative effect as the site is between 1.3 and 5.11 km from Mansfield town centre or a district centre and is therefore only accessible by one mode of non-car transport.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to upgraded public transport facilities to serve the development area.
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the necessary infrastructure to support development cannot easily be provided, but problems (a lack of access to the site from an existing public road) can be solved.		Infrastructure upgrade works to be considered as part of scheme development and in accordance with the (forth-coming) Infrastructure Delivery Plan for the district.
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: West of Mansfield Road, south of 8/1, Market Warsop
 Site Reference: 8/2
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 3.38
 Potential Number of Dwellings (if a housing site): 62
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Neutral effect as although the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision) the site is also located in a high quality landscape.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Negative effect as the site is not within walking distance (less than 600m) of a community facility.		No direct mitigation is available but development contributions (via the CIL) could be used to contribute to new community facilities to serve the development area.
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Negative effects due to site being within 5 km of a SAC and a future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effects due the site being located in landscape policy zone ML24 with an overall landscape strategy of 'conserve and enhance'.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Negative effects as this small (less than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

Site Name: West of Mansfield Road, south of railway line, Market Warsop
 Site Reference: 8/1
 SHLAA Reference: N/A
 Potential Use: Housing

Land Type: Rural Greenfield
 Area (Ha): 12.84
 Potential Number of Dwellings (if a housing site): 236
 Owners Details Known:

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Significant negative effects as the site is not within walking distance of a doctors' surgery.		Contribution to additional health facilities via a Community Infrastructure Levy (CIL) charge.
SA3: GREEN SPACES & CULTURE	Neutral effect as although the site will provide more than 20 dwellings (and hence contribute towards on-site open space provision) the site is also located in a high quality landscape.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA4: COMMUNITY SAFETY	Positive effect as the site is located on stable land.		N/A
SA5: SOCIETY	Positive effect as the site is within walking distance (less than 600m) of some community facilities (one or two).		N/A
SA6: BIODIVERSITY	Significant negative effects due to scale of housing proposed within relevant SSSI impact risk zone (IRZ). Negative effects due to site being within 5 km of a SAC and the future possible SPA.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effects due the site being located in landscape policy zone ML24 with an overall landscape strategy of 'conserve and enhance'.		Landscape assessment to mitigate negative landscape and visual effects of the development.
SA8: NATURAL RESOURCES	Significant negative effects as the site is mostly agricultural soil grade 1, 2 or 3a.		No mitigation is available for this effect.
SA9: WASTE	Significant negative effect due to development of a large (more than 1 ha) greenfield site.		No mitigation is available for this effect.
SA10: ENERGY	Significant negative effects as this large (more than 5 ha) site is outside an area of high heat demand and a Heat Priority Area.		No mitigation is available for this effect.
SA11: TRANSPORT	Positive effect as the site is within 1.3 km of a district centre and therefore likely to be accessible by two modes of non-car transport.		N/A
SA12: EMPLOYMENT	As the site is proposed for residential development, the employment objective has not been assessed for this site.		N/A
SA13: INNOVATION	Positive effects as the site would provide between 10 and 499 units and would therefore contribute towards educational provision.		The site brief needs to include this requirement.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is assumed from the information available that the necessary infrastructure to support development can be easily provided.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No Impact	
	Age	No Impact	
	Gender (including Gender Reassignment)	No Impact	
	Sexual Orientation	No Impact	
	Religion / Belief	No Impact	
	Marital / Civil Partnership Status	No Impact	
	Maternity Status	No Impact	

