

Prepared for:

Mansfield District Council

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Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
		areas identified as being suitable for wind turbines on the Policies Map (see also Figure 12.1).	areas identified as being suitable for wind turbines on the Policies Map (see also Figure 12.1).	the deletion of text. See comment for MM91.
MM95	Appendix 2 Glossary of terms	<p>Affordable housing</p> <p>Housing, whether for rent or shared ownership, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. The NPPF defines affordable housing as social rented, affordable rented and intermediate housing, provided for eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing includes:</p> <p>Social rented housing: is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which the guideline target rents are determined through the national rent regime.</p> <p>Affordable rented housing: is let by local authorities or private registered landlords of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that requires rent of no more than 80% of the local market rent.</p>	<p>Affordable housing</p> <p>Housing, whether for <u>sale</u>, rent or shared ownership, <u>for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers)</u>. provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. The NPPF defines affordable housing as social rented, affordable rented and intermediate housing, provided for eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing includes <u>The NPPF defines affordable housing as follows:</u></p> <p><u>Affordable housing for rent:</u> <u>Meets all of the following conditions:</u></p> <p><u>a. the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);</u></p>	<p>A1</p> <p>No Likely Significant Effect – this change provides definitions of terms referred to in the plan; it provides no mechanism for policy implementation.</p>

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		<p>Intermediate affordable housing: is housing for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. These can include shared equity, other low cost housing for sale and intermediate rent.</p> <p>Starter homes: is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p> <hr/> <p>Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to centres apply to town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>	<p><u>b. the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and</u></p> <p><u>c. it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent (i.e. Affordable Private Rent) is expected to be the normal form of affordable housing provision.</u></p> <p>Social rented housing: is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which the guideline target rents are determined through the national rent regime.</p> <p>Affordable rented housing: is let by local authorities or private registered landlords of social housing to households that are eligible for social rented housing. Affordable rent is subject to rent controls that requires rent of no more than 80% of the local market rent.</p> <p>Intermediate affordable housing: is housing for sale and rent provided at a</p>	

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			<p>cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. These can include shared equity, other low cost housing for sale and intermediate rent.</p> <p>Starter homes: is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections.</p> <p><u>Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p><u>Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</u></p>	

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			<p>Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to <u>town centres or centres</u> apply to <u>city centres</u>, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p> <hr/> <p><u>Derelict Land - There is no statutory definition of derelict land, but it is defined administratively as 'land so damaged by industrial or other development that it is incapable of beneficial use without treatment'.</u></p> <hr/> <p><u>"Highway Authority - An organisation responsible for the maintenance and safety of public roads as defined in the Highways Act 1980. Highways England is responsible for main trunk roads (e.g. motorways). In Mansfield district,</u></p>	

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			<p><u>Nottinghamshire County Council is the local highways authority responsible for all other roads and public rights of way. Duties include, for example: maintaining the safety and usability of highways, highway drainage, maintaining records and providing comments on planning applications.”</u></p> <p><u>“Nottinghamshire County Council Highway Design Guide - Sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments.</u> <u>http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide”</u></p> <p><u>Major development - includes applications for minerals and waste. It also includes housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and number of dwellings is unknown. It includes non-residential development with floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</u></p>	

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			<p><u>Minor development – includes development that falls below the thresholds for major development, or as otherwise defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. This may include, for example, householder applications, change of use.</u></p> <hr/> <p><u>Surplus Land - land or buildings which are not required for their current or previous use.</u></p> <hr/> <p><u>Transport Statement - A Transport statement (TS) should set out the transport issues relating to a proposed development site (existing conditions) and details of the development proposals (proposed development. A TS will be normally be required for the following types and scale of development</u> http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf <u>“Transport Assessment - A transport assessment (TA) will normally be required for larger developments likely to have impacts over a wide area</u></p>	

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			http://www.nottinghamshire.gov.uk/media/131232/4_part_2_0.pdf	
MM96	Appendix 3 Table A3.1 Objective and policy links		See Appendix 2 of Main Modifications Table (S13). <i>(Insert updated table)</i>	A1 No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides no mechanism for policy implementation.
MM97	Appendix 5 Table A5.1 Housing trajectory		See Appendix 3 of Main Modifications Table (S13). <i>(Insert updated housing trajectory)</i>	A1 No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides no mechanism for policy implementation.
MM98	Appendix 8 Masterplanning requirements	Development of housing and employment sites identified in the Local Plan will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. Where appropriate they may be adopted as Supplementary Planning Documents.	Development of housing and employment sites identified in the Local Plan will be planned through a comprehensive masterplanning process proportionate to the scale of development. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties <u>need to be informed by detailed discussions with the Highways Authority and relevant evidence taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and</u>	A4 No Likely Significant Effect – this change has the potential to positively impact on European sites as it encourages active engagement with key stakeholders to provide a mechanism to positively influence the design of sites.

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		<p>Masterplans will be expected (proportionate to the scale of development) to:</p>	<p><u>input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties.</u></p> <p>Masterplans will be developed in consultation with the council prior to the submission of a planning application. Where appropriate they may be adopted as Supplementary Planning Documents.</p> <p><u>The masterplans are for indicative purposes only and are expected to be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).</u></p> <p>Masterplans will be expected (proportionate to the scale of development) to:</p> <hr/> <p>See Appendix 4 of Main Modifications Table (S13).</p> <p>(Add supporting text after <i>Figure A8.1 Pleasley Hill Farm master plan</i>)</p>	
MM99	Appendix 11 The Mansfield	The following relates to Parts A and B above	The following relates to Parts A and B above	A1

Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Likely Significant Effect?
	Green Space Standard	<p>a. It is recommended that 100% of residents within a proposed development should, where practicable, have access to provision within the defined walking distances in the standard. The size of existing nearby open space also needs to be taken into account and should be adequate to meet the needs of new development. In these cases, a common sense approach and consultation with the council will be needed to inform requirements.</p> <p>b. Access should be measured based on realistic walking routes (on the ground) between the proposed development and existing open space entrance points (or, where feasible to new entrances). The walking journey also needs to take into consideration geographical access barriers (e.g. busy roads, railway lines, rivers) and awkward road layouts that are likely to lengthen or restrict journeys. This should consider how these can be most appropriately addressed (e.g. new safe crossing points, new entrances/pathways to nearby open space, permeability of layout, etc).</p> <p>c. Where feasible, new play or other form of formal provision should cater for a range of ages and abilities, as it relates to the community it is likely to serve.</p>	<p>a. It is recommended that 100% of residents within a proposed development should, where practicable, have access to provision within the defined walking distances in the standard. The size of existing nearby open space also needs to be taken into account and should be adequate to meet the needs of new development. In these cases, a common sense approach and consultation with the council will be needed to inform requirements.</p> <p>b. Access should be measured based on realistic walking routes (on the ground) between the proposed development and existing open space entrance points (or, where feasible to new entrances). The walking journey also needs to take into consideration geographical access barriers (e.g. busy roads, railway lines, rivers) and awkward road layouts that are likely to lengthen or restrict journeys. This should consider how these can be most appropriately addressed (e.g. new safe crossing points, new entrances/pathways to nearby open space, permeability of layout, access for people with disabilities, etc.).</p> <p>c. Where feasible, new play or other form of formal provision should cater for a range of ages, disabilities and abilities, as it</p>	<p>No Likely Significant Effect – this change is irrelevant to European sites; it will not present a pathway of impact as it addresses considerations for people with disabilities.</p>

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		<p>d. Natural green space is open space where around one third (1/3) or more of its area consists of natural areas/features (e.g. trees, woodland, orchards, wildflower meadows, sensory gardens, nature trails or areas of natural play). Formal landscaping can be included where it contributes to the park’s overall setting and feeling of tranquility, softening impacts from any nearby urban influences. Natural green space are places where <i>human control and activities are not intensive so that a feeling of naturalness is allowed to predominate.</i></p> <p>e. New provision for district parks and teenagers facilities will most likely depend on available land and viability factors. Addressing deficiencies in Part A should be prioritised before Part B, although new play facilities should cater for a range of ages and abilities where feasible.</p> <p>f. District level parks are typically medium to larger parks that provide a range of recreational facilities, including play, sports facilities, or other features such as formalised gardens, sensory gardens, etc.). They may also support community facilities such as cafe, bandstand, outdoor theatre, or organised social events.</p>	<p>relates to the community it is likely to serve.</p> <p>d. Natural green space is open space where around one third (1/3) or more of its area consists of natural areas/features (e.g. trees, woodland, orchards, wildflower meadows, sensory gardens, nature trails or areas of natural play). Formal landscaping can be included where it contributes to the park’s overall setting and feeling of tranquility tranquillity, softening impacts from any nearby urban influences. Natural green space are places where <i>human control and activities are not intensive so that a feeling of naturalness is allowed to predominate.</i></p> <p>e. New provision for district parks and teenagers facilities will most likely depend on available land and viability factors. Addressing deficiencies in Part A should be prioritised before Part B, although new play facilities should cater for a range of ages, disabilities and abilities where feasible.</p> <p>f. District level parks are typically medium to larger parks that provide a range of recreational facilities, including play, sports facilities, or other features such as formalised gardens, sensory gardens, etc.). They may also support community</p>	

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		g. Teenager provision includes open space with facilities such as, NEAPs, skate/BMX parks, trim trails, multi-use games areas, outdoor gyms, etc.	facilities such as cafe, bandstand, outdoor theatre, or organised social events. g. Teenager provision includes open space with facilities such as, NEAPs, skate/BMX parks, trim trails, multi-use games areas, outdoor gyms, etc.	
MM100	Appendix 13 Monitoring framework		See Appendix 5 of Main Modifications Table (S13). <i>(Insert updated monitoring framework)</i>	A3 No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites as it provides a mechanism for monitoring and not policy delivery. Changes to monitoring relating to net gains in biodiversity constitutes a positive environmental monitoring mechanism.

4. Conclusion

- 4.1 An assessment of effects 'in combination' with other plans and projects was undertaken for the HRA of the submitted Local Plan and has been updated for the re-worked HRA of the Local Plan following the Inspector's request for an appropriate assessment. This current document concerns itself entirely with whether the Main Modifications will result in likely significant effects alone or in combination. It has been determined that no likely significant effects will arise alone and that there is no mechanism for the Main Modifications to cause such effects. As such, there is also no mechanism for the Main Modifications to cause a likely significant effect in combination with other projects or plans.
- 4.2 Following the examination of the Main Modifications it can be concluded that they will not lead to likely significant effects on European sites, or prospective European sites, and do not undermine the conclusions of the HRA of the submitted Local Plan. Indeed, some of the changes strengthen and reinforce the conclusions of that HRA that the Local Plan will not have adverse effects on the integrity of any European sites.

