

# Appendix A

## Baseline Position

# Appendix A Baseline position

## Mansfield Baseline

### 1 SA1 - To ensure that the housing stock meets the housing needs of the district

- 1.1 Mansfield District Council has had a fairly steady average of 245 net housing completions over the last 4 years, between 2011 and 2015. Table 1.1 below shows the figures.
- 1.2 Alongside the housing completions, in 2014/15, there were 3580 dwellings with either outline or detailed planning permission in the Mansfield District, yet to be built. In order for Mansfield to reach its dwelling requirement over the plan period, there needs to be an average of just over 500 net completions for the next 5 years, and then just fewer than 400 completions for the remaining time period<sup>1</sup>.

**Table 1.1 - Mansfield District housing completions 2011-2015**

Year	Net Completions
2011/2012	258
2012/2013	192
2013/2014	277
2014/2015	253

Source: Mansfield District Council Housing Monitoring Report 2015

- 1.3 In terms of house prices, the majority of sales in Mansfield during 2014 were detached properties, selling for an average price of £188,997. Semi-detached properties sold for an average of £108,924, with terraced properties fetching £82,482. Mansfield, with an overall average price of £131,711, was similar in terms of sold prices to nearby Mansfield Woodhouse (£130,881) and Forest Town (£137,617), but was cheaper than Clipstone (£147,047). Overall sold prices in Mansfield over the last year were similar to the previous year and 4% up on the 2007 level of £127,141<sup>2</sup>.
- 1.4 As of January 2013, there were 177 properties in Mansfield that have been vacant for over 2 years and 38 properties vacant for over 8 years. The Council has begun its Empty Homes Strategy which aims to tackle the problem of long term vacant properties<sup>3</sup>.

### 2 SA2 - To improve health and reduce health inequalities

- 2.1 The population of Mansfield has been growing steadily since 2005. There has been a 5.5% increase in people over the last ten years, with the current population at 105,900<sup>4</sup>. The Public Health England Profile (2015) states that the health of people in Mansfield is generally worse than the England average, deprivation is also higher than average, and about 22.7% of children live in poverty.
- 2.2 Life expectancy for both men (78.5 years) and women (81.9 years) is lower than the England average (79.4 and 83.1 years respectively). The life expectancy is 8.9 years lower for men and 9.3 years lower for women in the most deprived areas of Mansfield than in the least deprived areas.

<sup>1</sup> Mansfield District Council (2015) Housing Monitoring Report - <https://www.mansfield.gov.uk/downloads/file/1034/housing-monitoring-report-2016>

<sup>2</sup> Right Move (2015) House Prices in Mansfield - <http://www.rightmove.co.uk/house-prices/Mansfield.html>

<sup>3</sup> Mansfield District Council (2013) Empty Homes Strategy <https://www.mansfield.gov.uk/downloads/download/305/empty-homes-strategy>

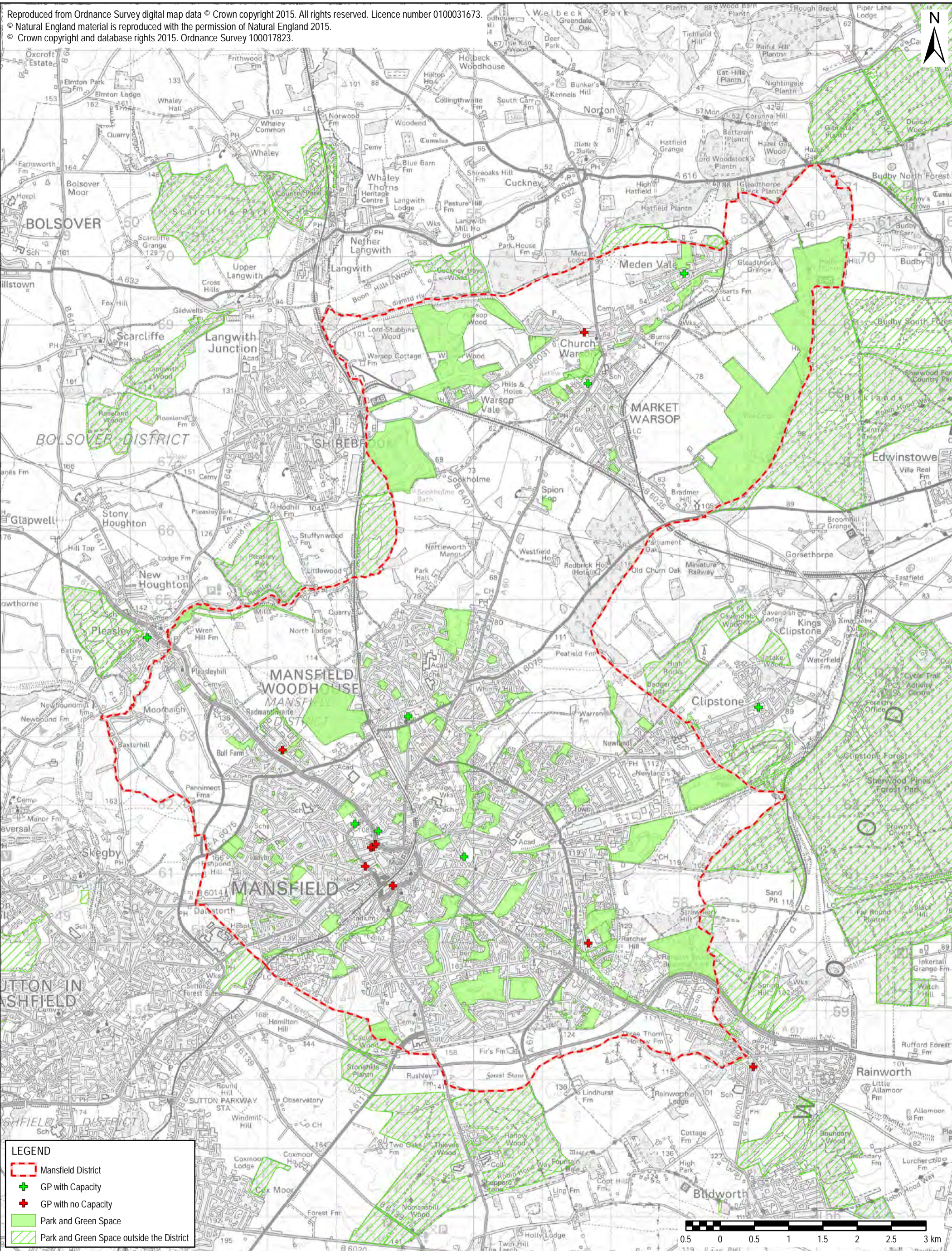
<sup>4</sup> ONS (2015) Annual Population Survey via Nomisweb - <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx>


- 2.3 In terms of children's health in the District, in Year 6, 20.6% of children are classified as obese. The levels of teenage pregnancy, GCSE attainment and smoking at time of delivery are worse than the England average.
- 2.4 In 2012, 32.4% of adults were classified as obese, worse than the average for England. The rate of alcohol related harm hospital stays was 713, worse than the average for England. The rate of self-harm hospital stays was 205.3 and the rate of smoking related deaths was 332, worse than the average for England. This represents 190 deaths per year. Estimated levels of adult excess weight, smoking and physical activity are worse than the England average, along with the rate of sexually transmitted infections. The rate of TB is better than average however<sup>5</sup>.
- 2.5 Map 1.1 shows the location of GP facilities in Mansfield and Warsop. As of 2015 there were 8 GPs without capacity and 5 GPs with capacity in Mansfield and Warsop. The district benefits from a number of open space and recreational areas, which can help encourage healthier lifestyles.

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<sup>5</sup> Public Health England (2015) Health Profile - <http://www.apho.org.uk/resource/view.aspx?RID=171733>

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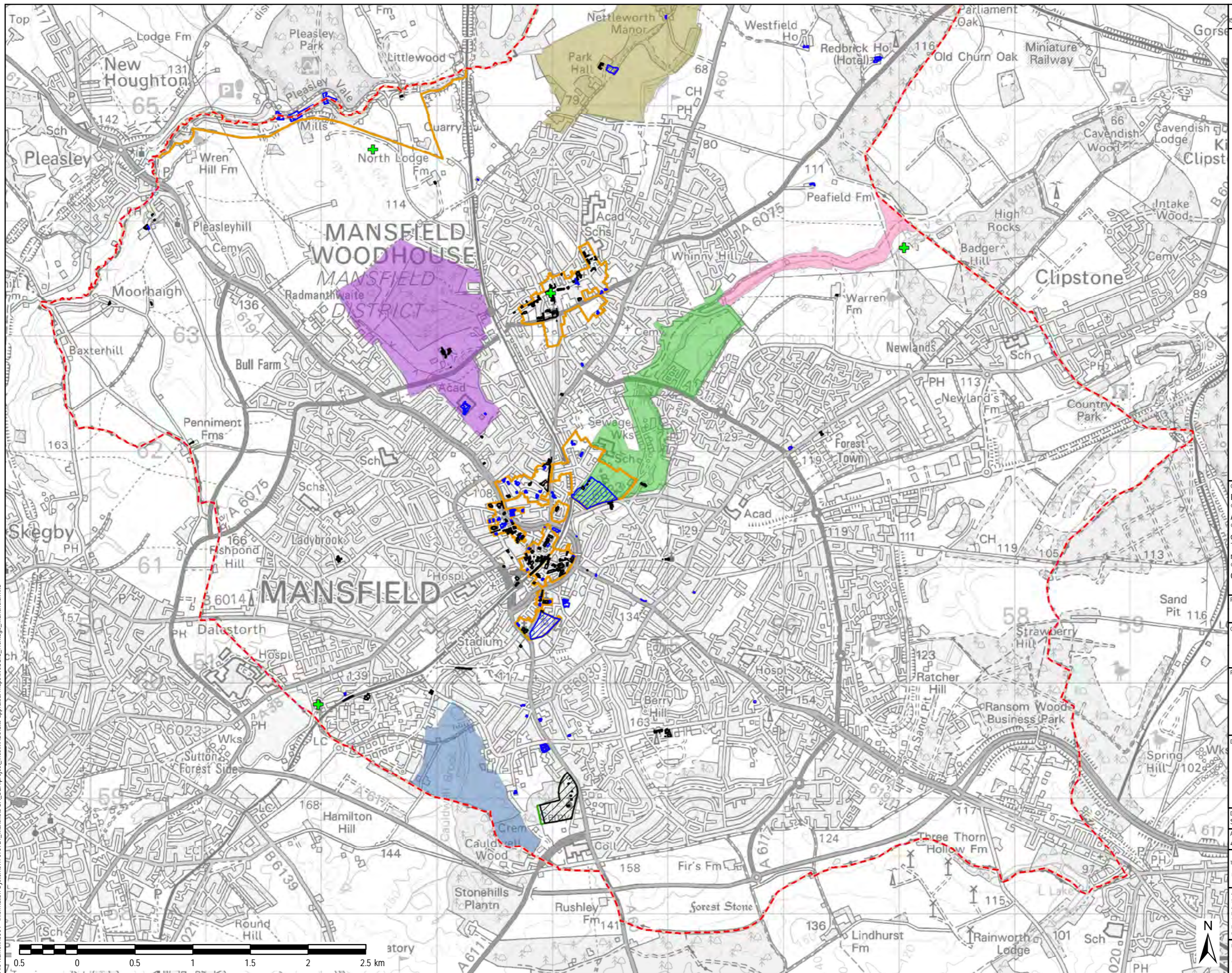
- 3 SA3 - To provide better opportunities for people to value and enjoy the district's heritage and SA7 - To protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district
- 3.1 Mansfield has 252 listed buildings and 4 Scheduled Monuments. There is also a Registered Park and Garden in Mansfield, Mansfield Cemetery<sup>6</sup>.
- 3.2 Taken from the Mansfield Buildings and Risk Register 2014/15, 10% of the District's Statutory Listed structures have been found to be 'at risk' – i.e. between risk Grades 1 and 3A. 2% of the District's Statutory Listed structures have been found to be in severe risk of rapid deterioration – i.e. Risk grade 1/1A. A further 33% are at risk category 4 and 4A, and are considered to be in danger of becoming at risk. From the previous study in 2011/12, the total number of structures found to be 'at risk' 1 to 3A has increased by 5% to 10% from its previous 5%, however those at risk grade 1(A) has decreased from 3% to 2%<sup>7</sup>. Maps 1.2 and 1.3 show these heritage assets.

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<sup>6</sup> Mansfield District Council (2015) – Listed Buildings - <http://www.mansfield.gov.uk/listedbuildings>

<sup>7</sup> Mansfield District Council (2015) – Listed Buildings at Risk Register - <https://www.mansfield.gov.uk/downloads/file/452/listed-buildings-at-risk-register>

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#### LEGEND

- Mansfield District
- Scheduled Ancient Monument
- Listed Building
- Building of Local Interest
- Conservation
- Registered Park and Garden
- Local Landscape Designations
  - Land along the Cauldwell Brook
  - Land along the Maun Valley
  - Land between Radmanthwaite and Mansfield Woodhouse
  - Nettleworth Manor, Mansfield Woodhouse
  - River Maun

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#### Purpose of Issue

#### Client

MANSFIELD DISTRICT COUNCIL

#### Project Title

MANSFIELD SA/SEA

#### Drawing Title

HERITAGE SURROUNDING MANSFIELD

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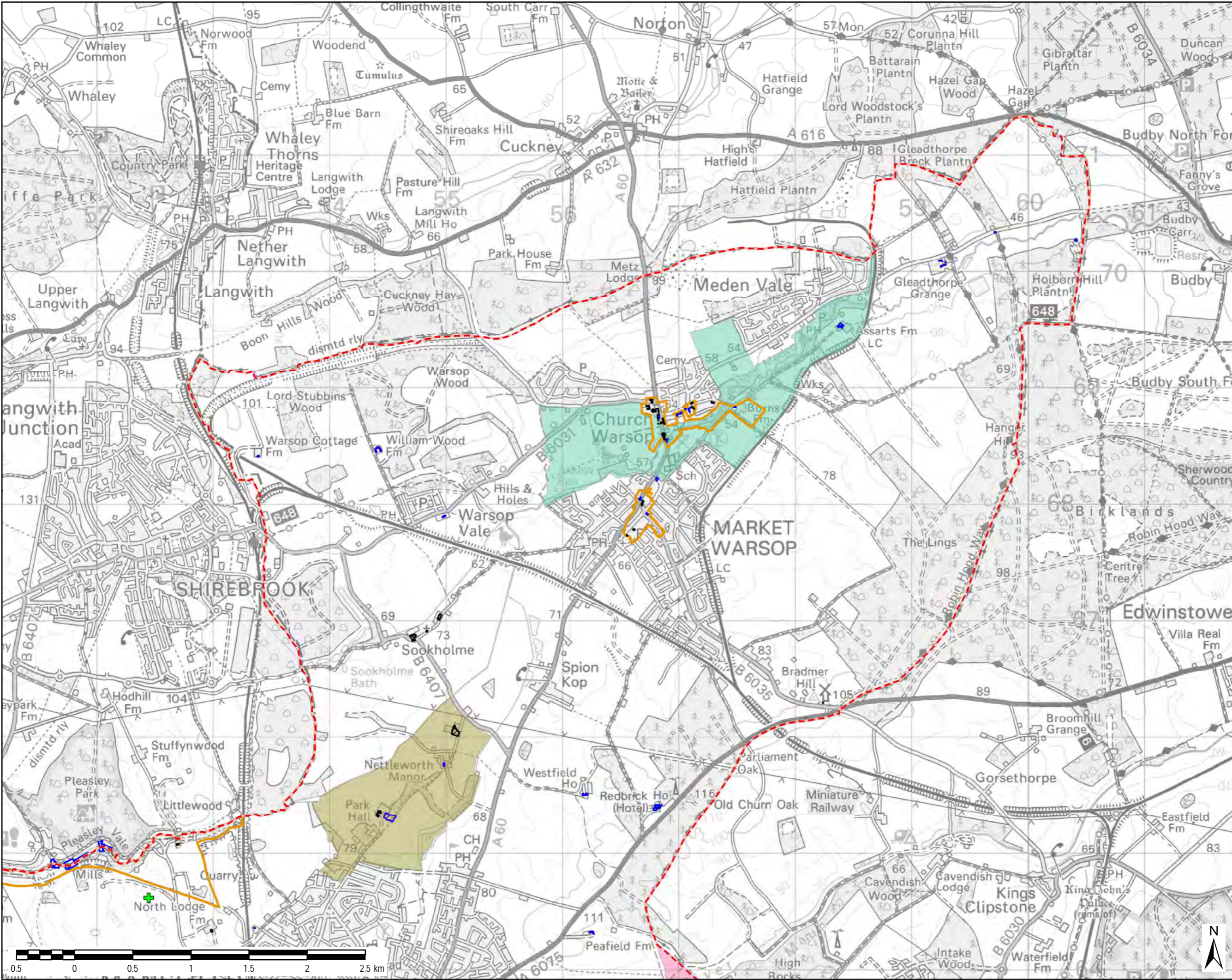
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**LEGEND**

- Mansfield District
- Ancient Monument
- Listed Building
- Building of Local Interest
- Conservation
- Registered Park and Garden
- <all other values>

**Local Landscape**

- Land between Market Warsop, Church Warsop and Meden Vale
- Nettleworth Manor, Mansfield Woodhouse
- River Maun

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**HERITAGE SURROUNDING WARSOP**

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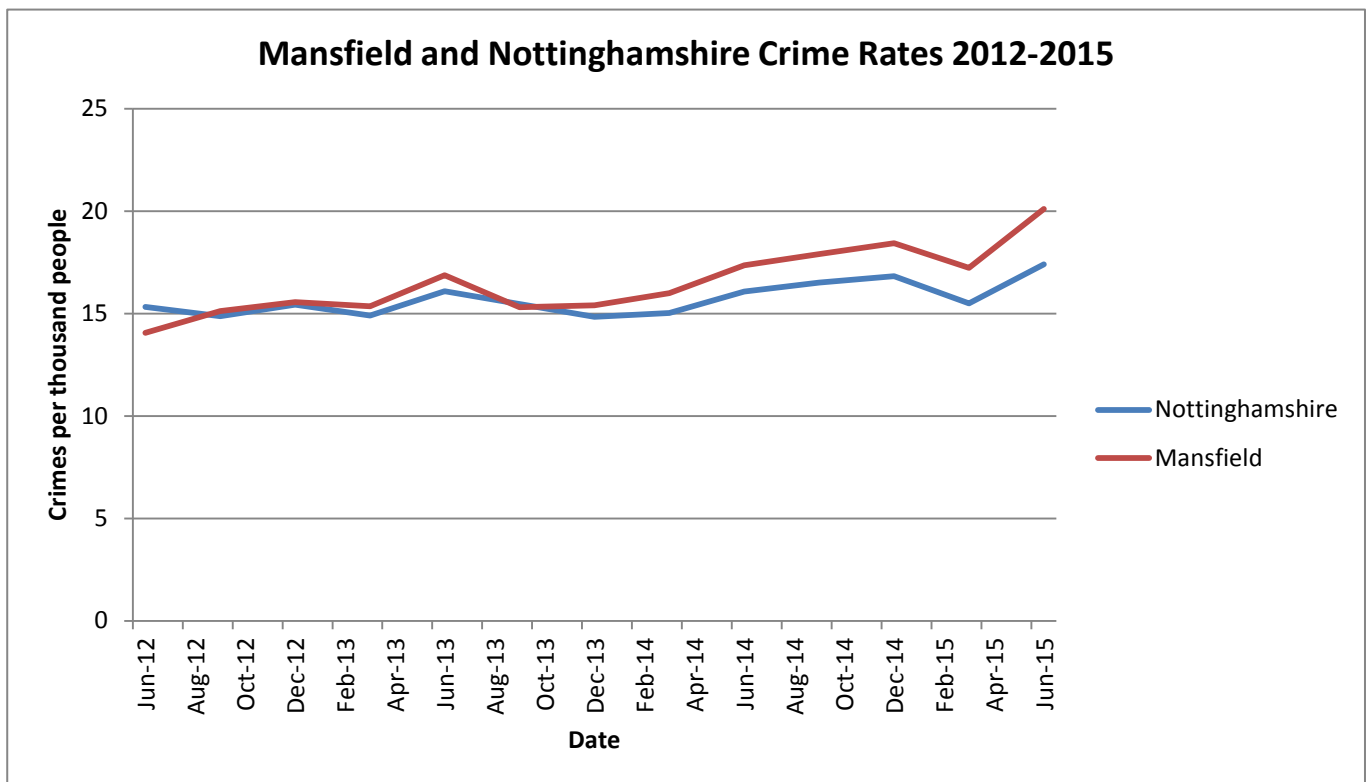
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#### 4 SA4 - To improve community safety, reduce crime and the fear of crime

- 4.1 In the year ending June 2015, the crime rate in Mansfield was higher than average for the Nottinghamshire force area. In the quarter ending June 2015, crime rates were up in both Mansfield and Nottinghamshire, compared with the corresponding quarter in 2014. Figure 1.1 below shows the average overall crime rates in Mansfield and Nottinghamshire over the last three years. In Mansfield, violent crime was above the Nottinghamshire average and is on an upward trend. It is the most common type of crime in Mansfield and has almost doubled in the last three years. Figure 1.2 shows this violent crime rate over the last three years<sup>8</sup>.

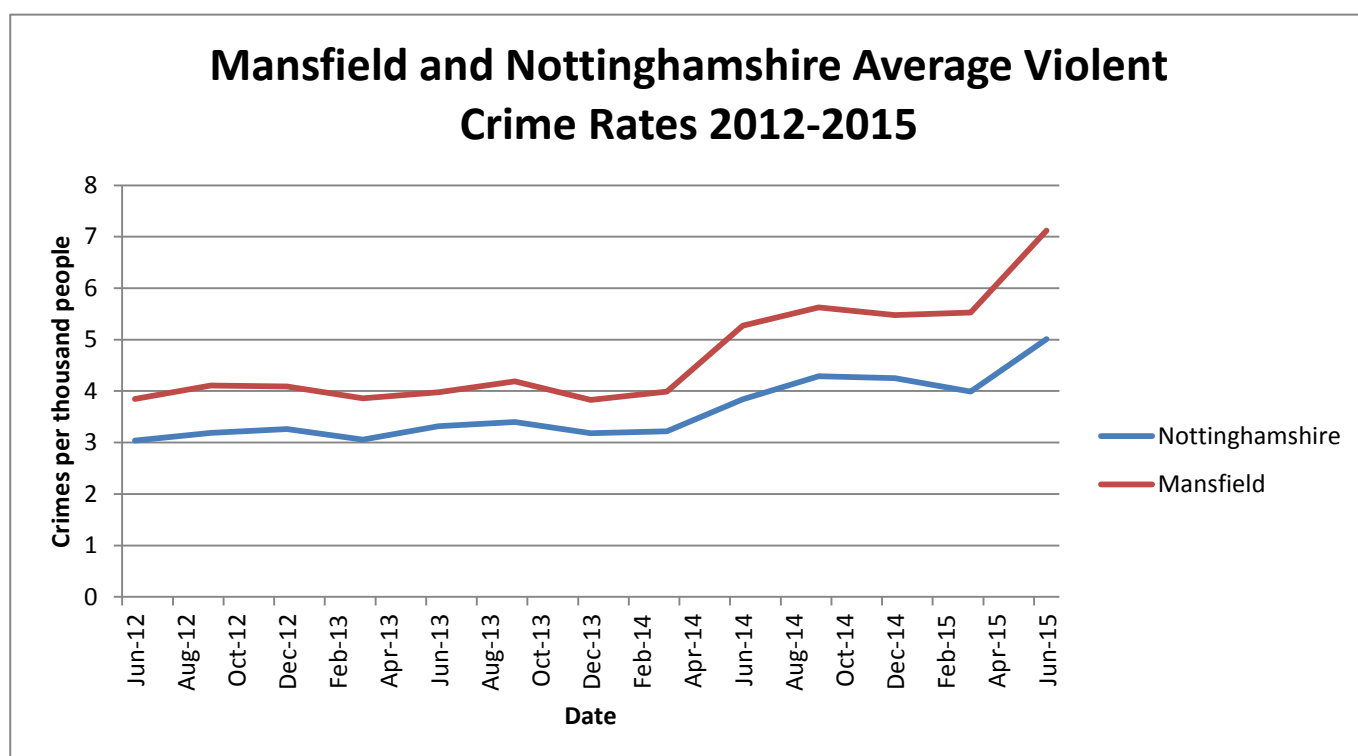
**Figure 1.1 - Mansfield and Nottinghamshire Average Overall Crime Rates 2012-2015**



Source: Police UK Statistics 2015

<sup>8</sup> Police UK Nottinghamshire (2015) Crime Statistics - <https://www.police.uk/nottinghamshire/31-9/performance/compare-your-area/>

**Figure 1.2 - Mansfield and Nottinghamshire Average Violent Crime Rates 2012-2015**

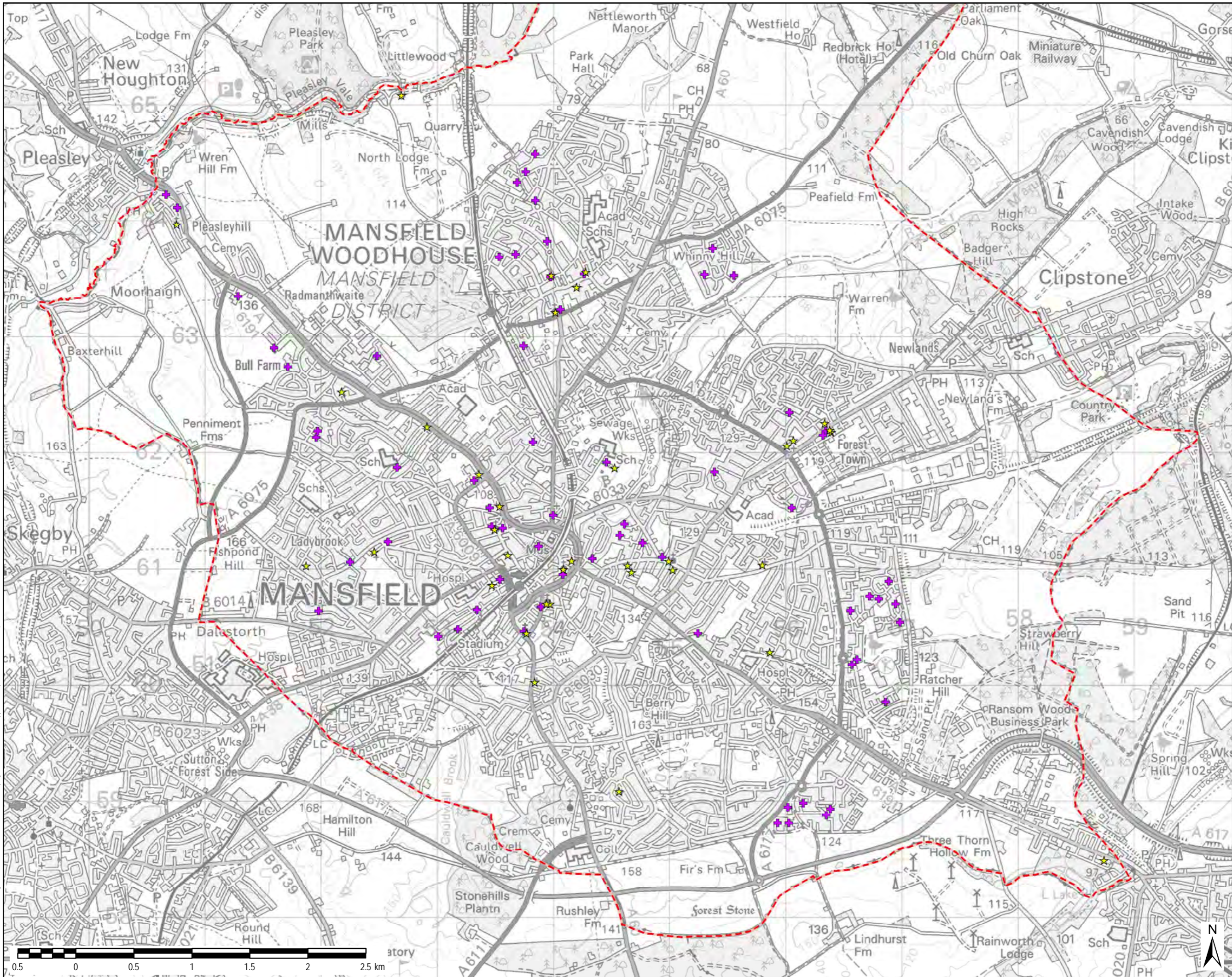


Source: Police UK Statistics 2015

**5 SA5 - To promote and support the development and growth of social capital across the district**

- 5.1 The district contains many community centres both in Mansfield and Warsop. These are complemented by places of worship, which often hold community activities and provide social capital benefits. The distribution of these can be found in maps 1.4 and 1.5.

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#### LEGEND

- Mansfield District
- ★ Place of Worship
- ✕ Community Centre

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**SOCIAL CAPITAL  
SURROUNDING MANSFIELD**

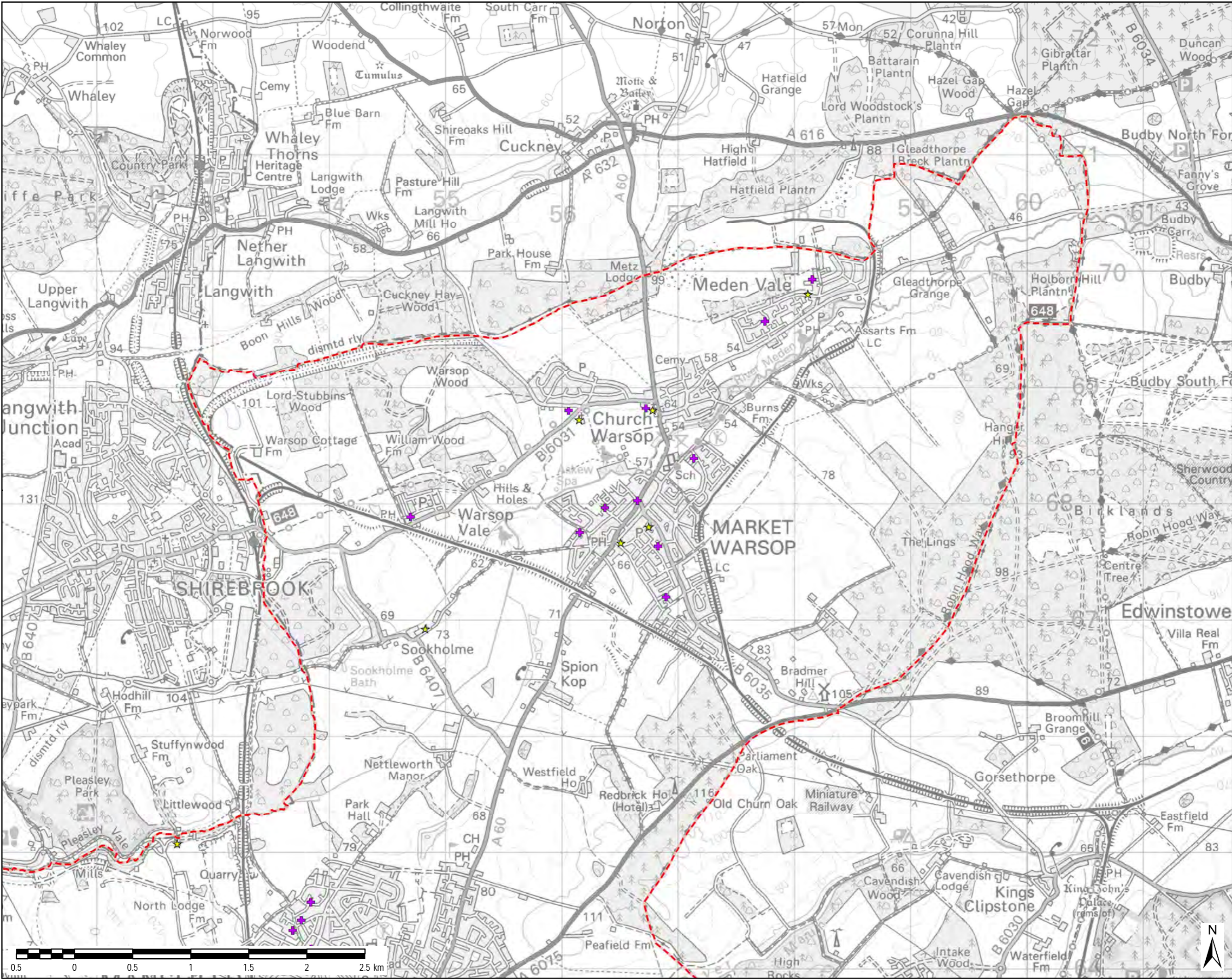
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**LEGEND**

- Mansfield District
- Place of Worship
- Community Centre

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SOCIAL CAPITAL SURROUNDING WARSOP

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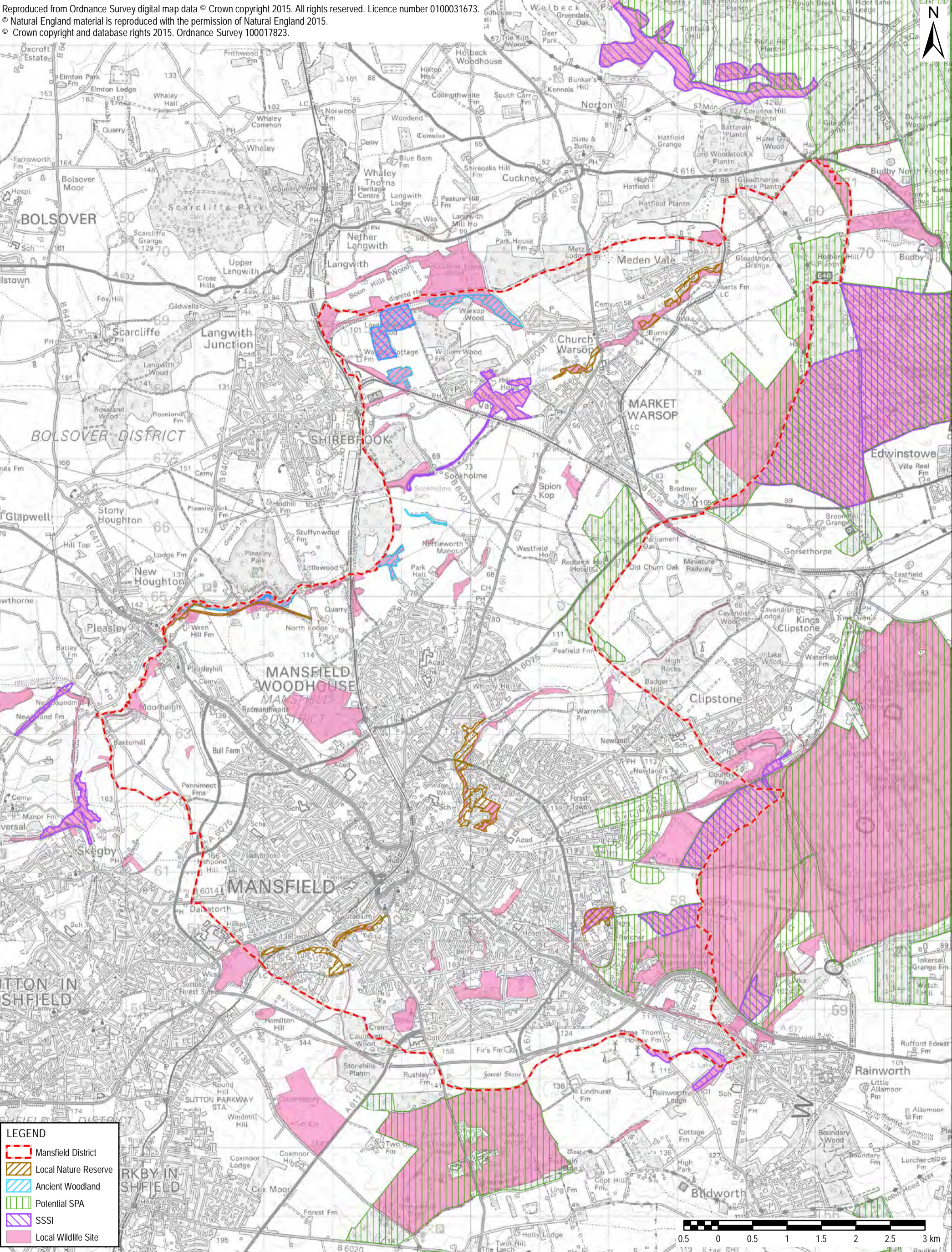
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6 SA6 - To increase biodiversity levels across the district

- 6.1 Mansfield has a number of biodiversity assets including local wildlife sites and ancient woodland. There are also 9 local nature reserves and 5 SSSIs. These are shown in map 1.6.

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7 SA8 - To manage prudently the natural resources of the district including water, air quality, soils and minerals

**Air quality**

- 7.1 In terms of air quality, the 2011 Air Quality Progress Report showed an annual exceedance for nitrogen dioxide on Chesterfield Road North, Mansfield. It also stated that Air Quality Management Plans had improved the level of air quality in the District and has made the various Departments in the Authority more air-quality aware.
- 7.2 In 2013, the real-time monitoring results have not shown any exceedances, although there was a possible nitrogen dioxide increase as a result of a development of 90 houses on Debdale Lane. Continued monitoring is undertaken in Mansfield.

**Water quality**

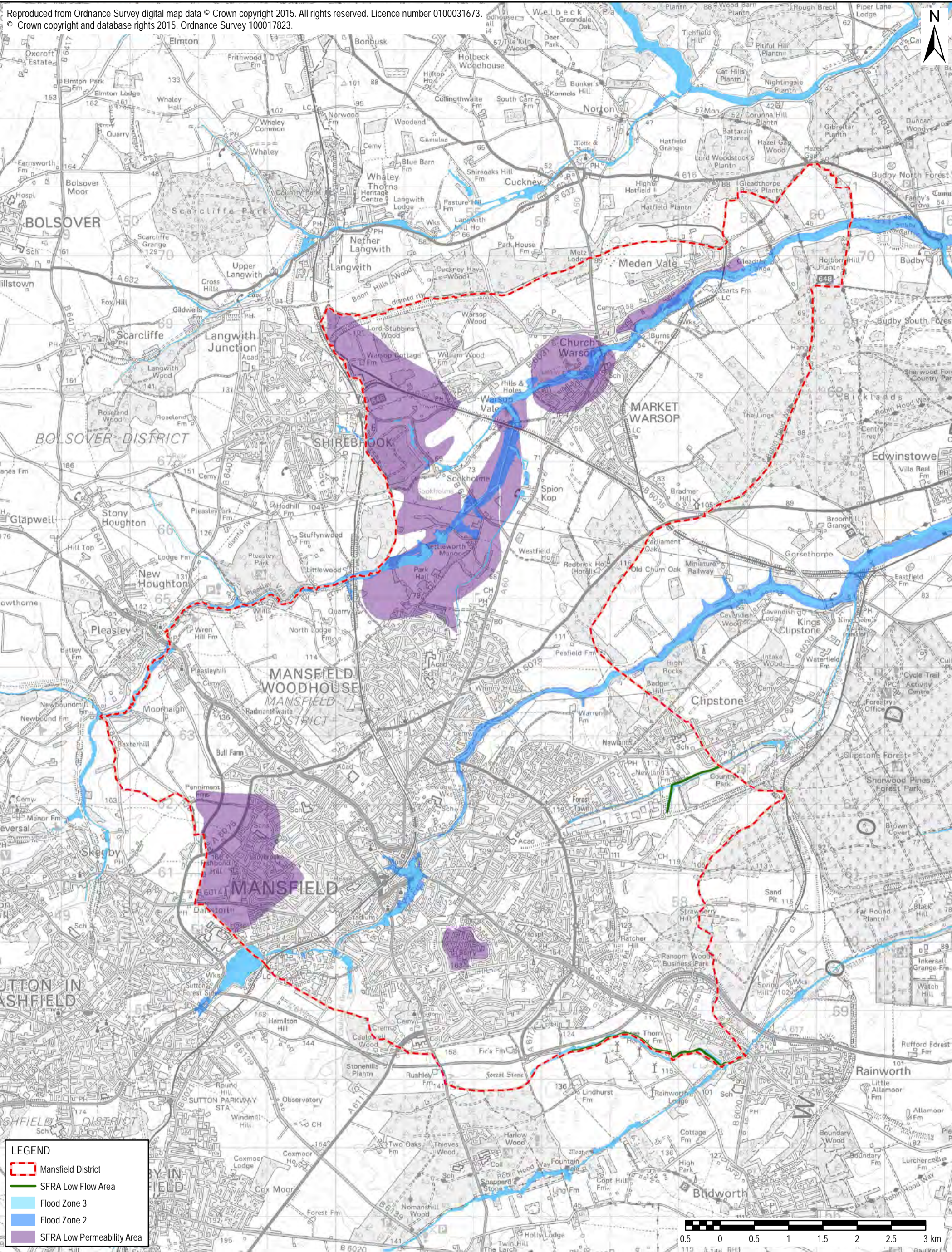
- 7.3 The river quality in Mansfield is monitored by the Environment Agency. Water samples are taken at regular intervals along rivers and canals, then analysed for their chemistry, biology, nitrate and phosphate content. Samples are taken periodically, and graded as:
- Chemistry and biology - A to F (very good to bad); and
  - Nitrates and phosphates - 1 to 6 (very low levels to very high levels).
- 7.4 The latest data available on river quality is from 2009<sup>9</sup>. There are two main rivers which run through Mansfield, the River Meden and the River Maun. The River Meden has;
- Chemistry: A Biology: A Nitrates: 6 Phosphates: 3 (2009)
- And the River Maun has:
- Chemistry: C Biology: C-E Nitrates: 3-6 Phosphates: 3-5 (2009).


**Flooding**

- 7.5 Mansfield has some areas of flood zone 2 and 3, particularly along water ways including the River Meden and Maun. Map 1.7 shows these areas.

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<sup>9</sup> Environment Agency (2009) – River Quality <http://maps.environment-agency.gov.uk>

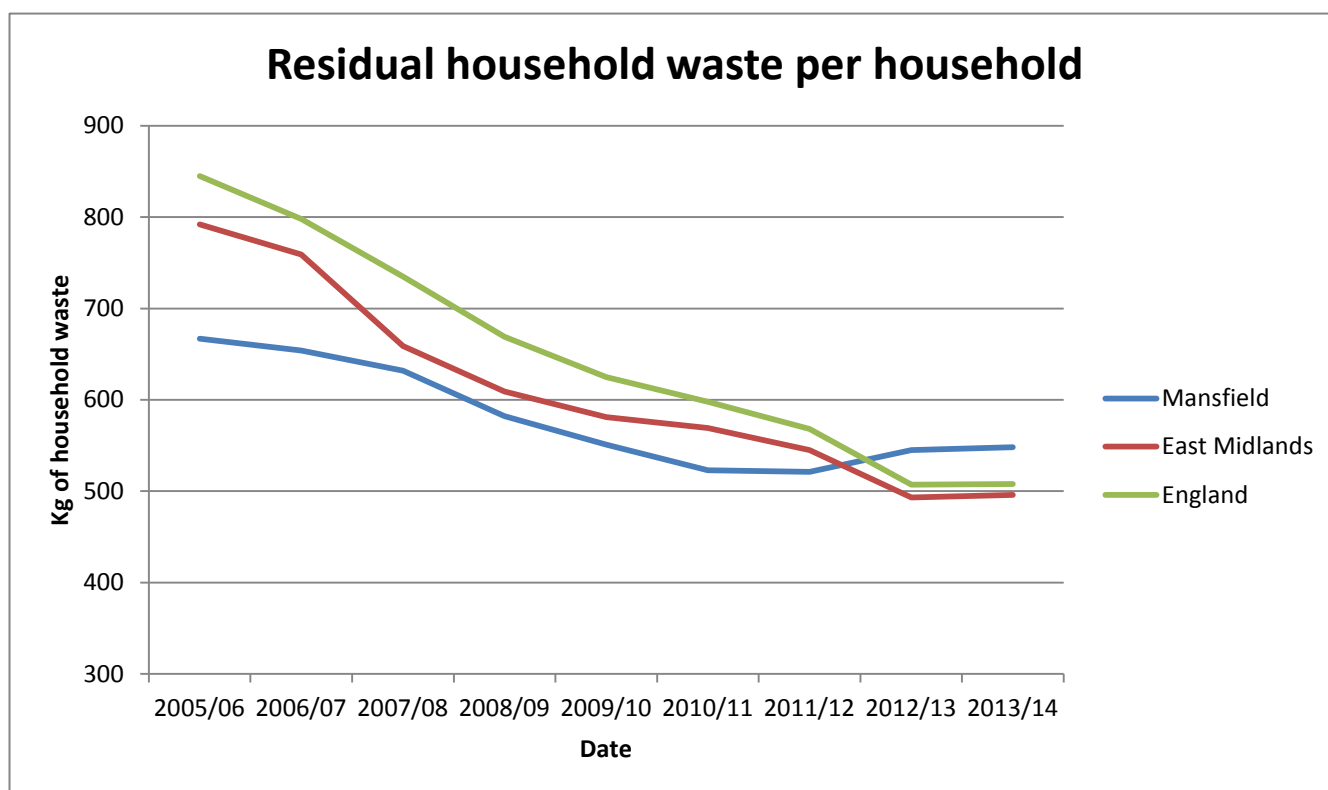


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## 8 SA9 - To minimise waste and increase the re-use and recycling of waste materials

- 8.1 In 2013/14 the average residual household waste per household in Mansfield was 547.95kg, this is more than both the national (507.87kg) and regional (495.5kg) averages. There has been a trend of household waste declining over recent years, regionally and nationally, although this trend has reversed in Mansfield in the last three years. This can be seen in Figure 1.3. In 2013/14, 38.12% of household waste was sent for reuse, recycling or composting in Mansfield. This is less than the East Midlands percentage of 45.3% and the England percentage which is 42.6%. Recycling in Mansfield appears to be reasonably constant in the last few years 2012-2014, after a big increase from 2005 to 2010. Figure 1.4 shows the trend<sup>10</sup>.

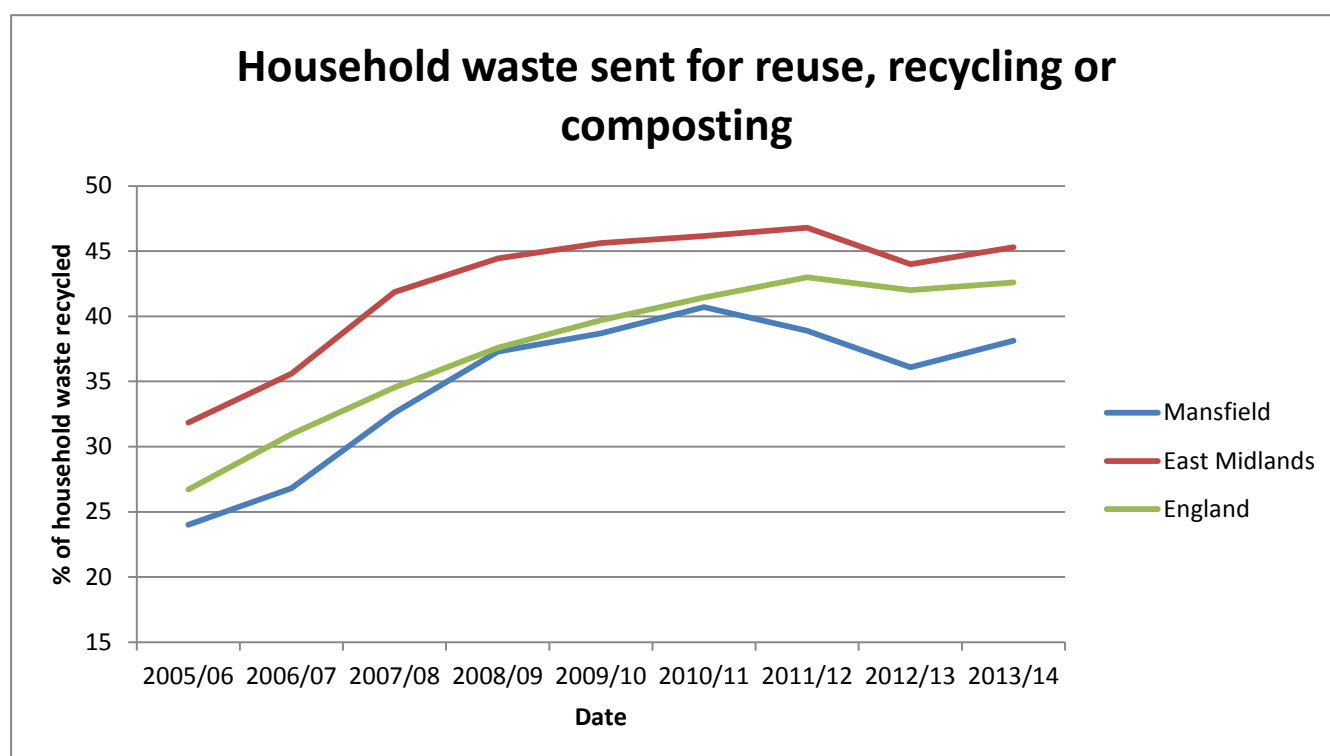
**Figure 1.3 - Residual household waste per household 2005-2014**



Source: DEFRA , Waste and recycling statistics 2015

<sup>10</sup> Office National Statistics (2015) - Local authority collected waste and management figures for England - <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

**Figure 1.4 - Residual household waste per household 2005-2014**



Source: DEFRA , Waste and recycling statistics 2015

9 SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources

9.1 Mansfield's total energy usage reduced by 14.4% between 2008 and 2013. This represents a bigger reduction than both the regional East Midlands average (6.9%) and the UK average (7.8%)<sup>11</sup>.

9.2 In 2011, the estimate of carbon dioxide emissions for Mansfield was 4.5 tonnes per head. Since 2009 there has been a reduction in carbon dioxide emissions of 0.5 tonnes per head for Mansfield. Table 1.2 shows the statistics below<sup>12</sup>.

**Table 9.1 - Estimated per capita emissions of CO<sub>2</sub>**

	2009	2010	2011
	<i>Tonnes per head (CO<sub>2</sub>)</i>	<i>Tonnes per head (CO<sub>2</sub>)</i>	<i>Tonnes per head (CO<sub>2</sub>)</i>
Mansfield	5.0	5.1	4.5
East Midlands	7.7	8.0	7.4
England	7.1	7.3	6.7

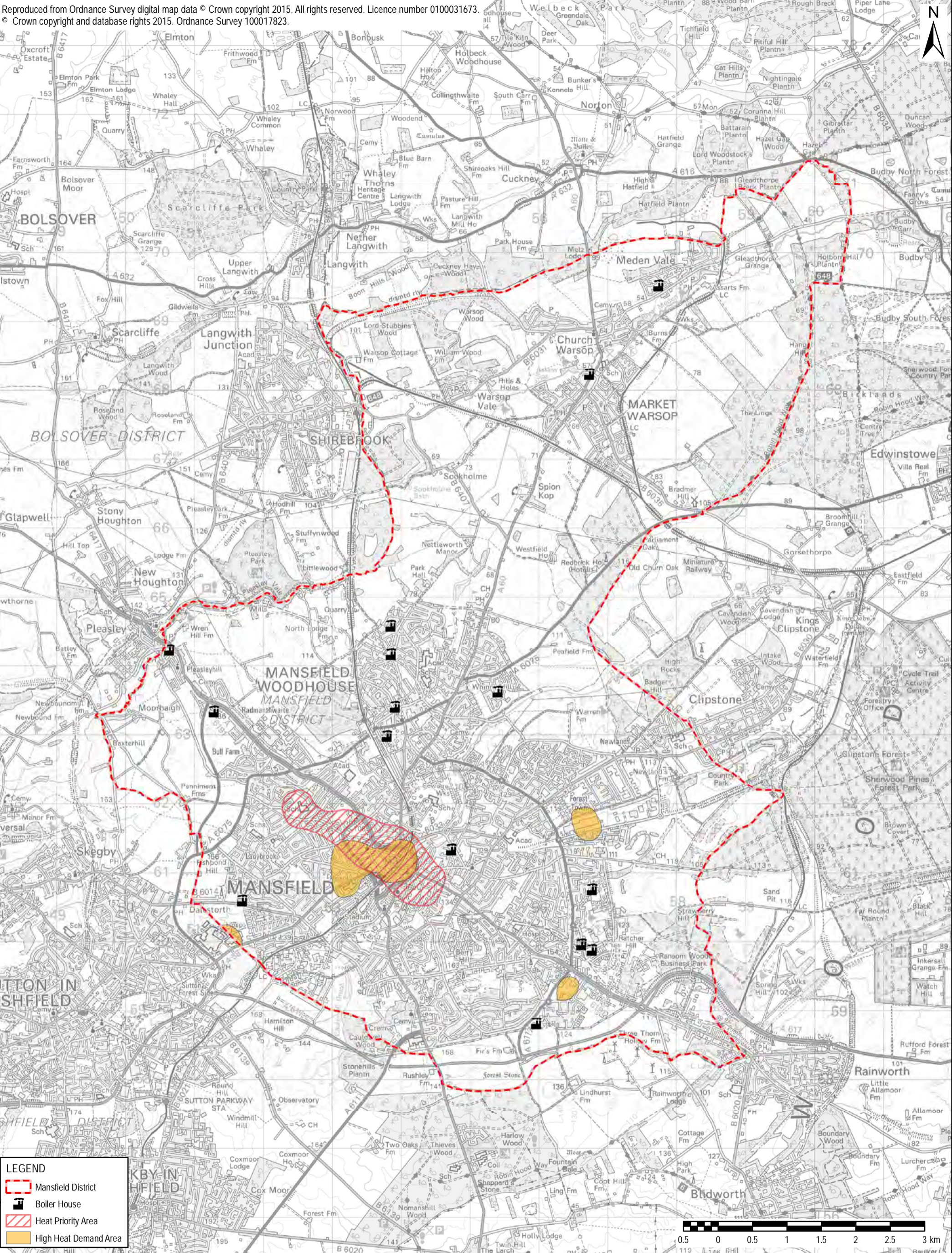
Source: Department of Energy and Climate Change


9.3 In 2011, there were fifteen small scale coal and gas-fired district heating systems situated in parts of Mansfield, Mansfield Woodhouse and Warsop. In total they serve over 2,000 council and private properties<sup>13</sup>. The district heating in Mansfield is shown in map 1.8.

<sup>11</sup> ONS (2015) Total sub-national final energy consumption - <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2010>

<sup>12</sup> Office National Statistics (2013) – Area profiles  
[http://neighbourhood.statistics.gov.uk/HTMLDocs/images/Environment%20Local%20Profile\\_tcm97-136123.xls](http://neighbourhood.statistics.gov.uk/HTMLDocs/images/Environment%20Local%20Profile_tcm97-136123.xls)

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- 10 SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available

- 10.1 The Census Data shows that Mansfield has seen a 34% increase in people using their cars to get to work. People in Mansfield still use their car more than the East Midlands and England averages too<sup>14</sup>. Despite appearing like there has been a reduction in people travelling to work by car between 2001 and 2011, the relative change to the overall working population has increased.

**Table 10.1 - Percentages of people who travel to work by car 2001 – 2011.**

	2001	2011	Percentage Change
Mansfield	61.6%	43.5%	+34.04%
East Midlands	60.4%	42.2%	+22%
England	54.9%	36.9%	+16.40%

Source: UK Census Data 2001 / 2011

- 10.2 In terms of travelling to work, and accessibility to jobs, there was an increase in the average distance travelled to work by Mansfield residents between 2001 and 2011 (11.9km to 14.5km). This 2011 figure was however lower than both the East Midlands (15.4km) and national (14.9km) averages<sup>15</sup>. In order for average travel times and car journeys to decrease, local employment opportunities and greater usage and access to public transport will be necessary.

- 11 SA12 - To create high quality employment opportunities

- 11.1 In June 2015, 80.2% of people in Mansfield were economically active. Of these, 5.8% were unemployed. The unemployment rate in Mansfield has been dropping quickly in the last few years from its peak in 2011/12. Figure 1.5 below shows the unemployment rate in Mansfield over the last 5 years alongside the East Midlands and Great Britain rate, both of which were lower in June 2015<sup>16</sup>.

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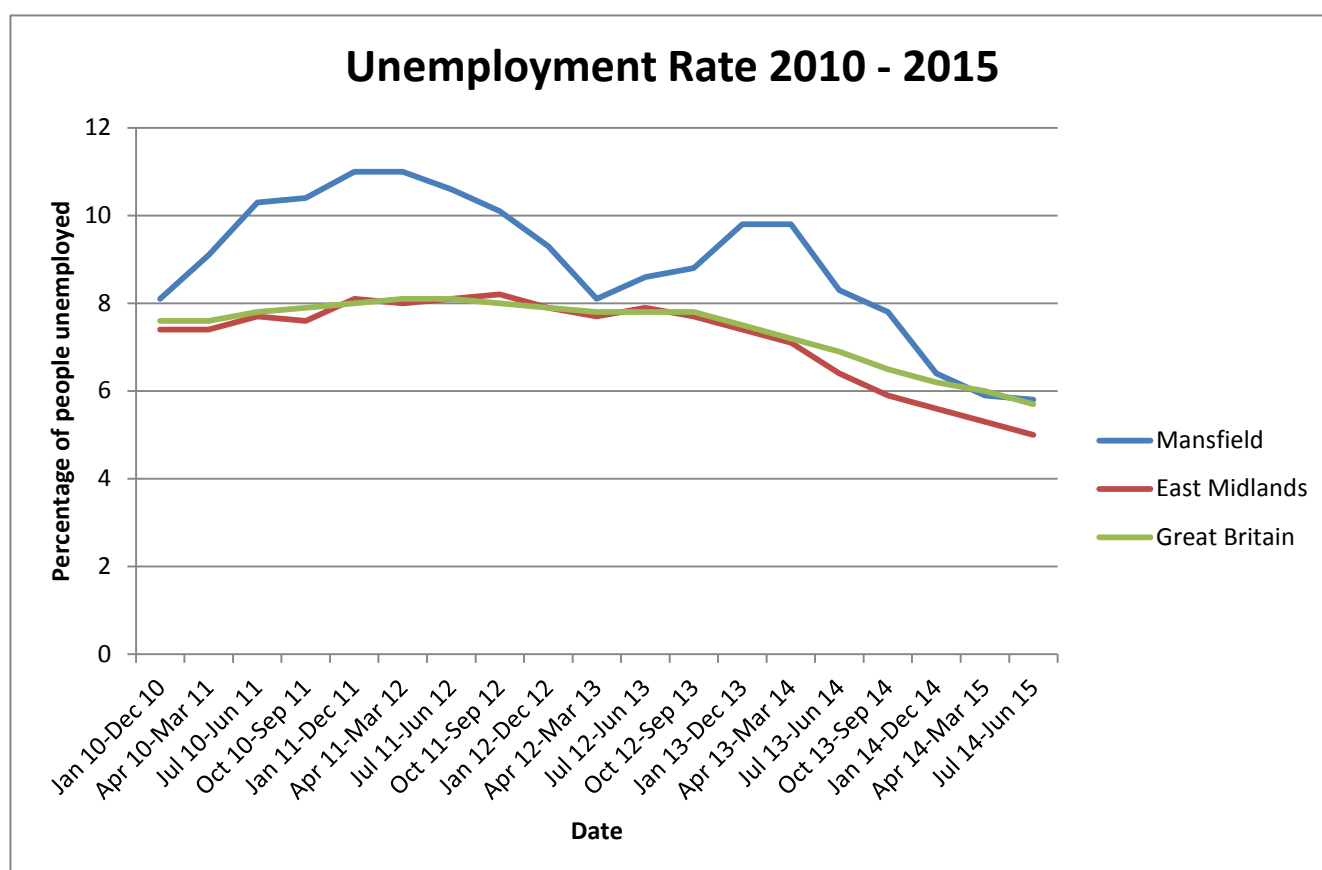
<sup>13</sup> East Midlands Councils (2011) Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands - <https://www.mansfield.gov.uk/downloads/file/510/low-carbon-energy-opportunities-and-heat-mapping-for-local-planning-areas-across-the-east-midlands-2011>

<sup>14</sup> ONS (2015) Census Data 2010 and 2001 - <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/method-of-travel-to-work-in-england-and-wales/art-method-of-travel-to-work.html>

<sup>15</sup> ONS (2014) Census Data 2010 and 2001 - <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/distance-travelled-to-work/2011-census-analysis---distance-travelled-to-work.html>

<sup>16</sup> ONS (2015) Annual Population Survey via Nomisweb - <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx>

**Figure 1.5 – Mansfield, East Midlands and GB Unemployment Rate 2010-2015**

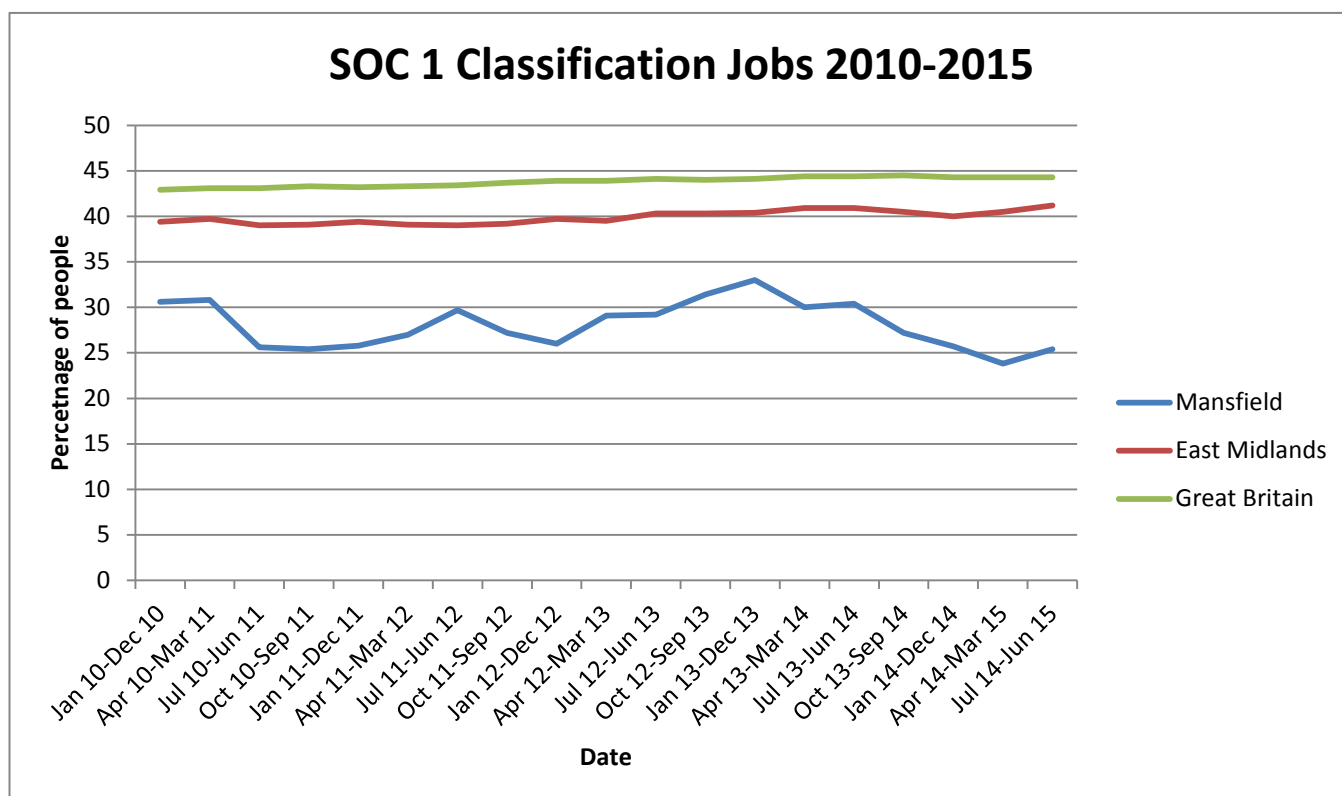


Source: ONS annual population survey 2015

- 11.2 In terms of high quality employment jobs, only 25.4% of people in Mansfield were in professional or managerial roles (SOC Classes 1-3) in June 2015. This is much lower than the average for the East Midlands (41.2%) and Great Britain (44.3%). Of the lower entry jobs such as machine operatives or elementary occupations (SOC Classes 8-9), Mansfield had many more people in these roles (30%) compared with the average for the East Midlands (20.4%) and Great Britain (17.2%). Figure 1.6 shows more volatility of the high skilled jobs market in Mansfield, compared with the much steadier UK and East Midlands<sup>17</sup>.

<sup>17</sup> ONS (2015) Annual Population Survey via Nomisweb - <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx>

**Figure 1.6** – Mansfield, East Midlands and GB Managerial, Professional and Technical jobs 2010-2015



Source: ONS annual population survey 2015

11.3 As a result of the lower skilled jobs, Mansfield has a poorer gross weekly pay (£423.40) than both the East Midlands (£483.40) and Great British average (£520.80)<sup>18</sup>.

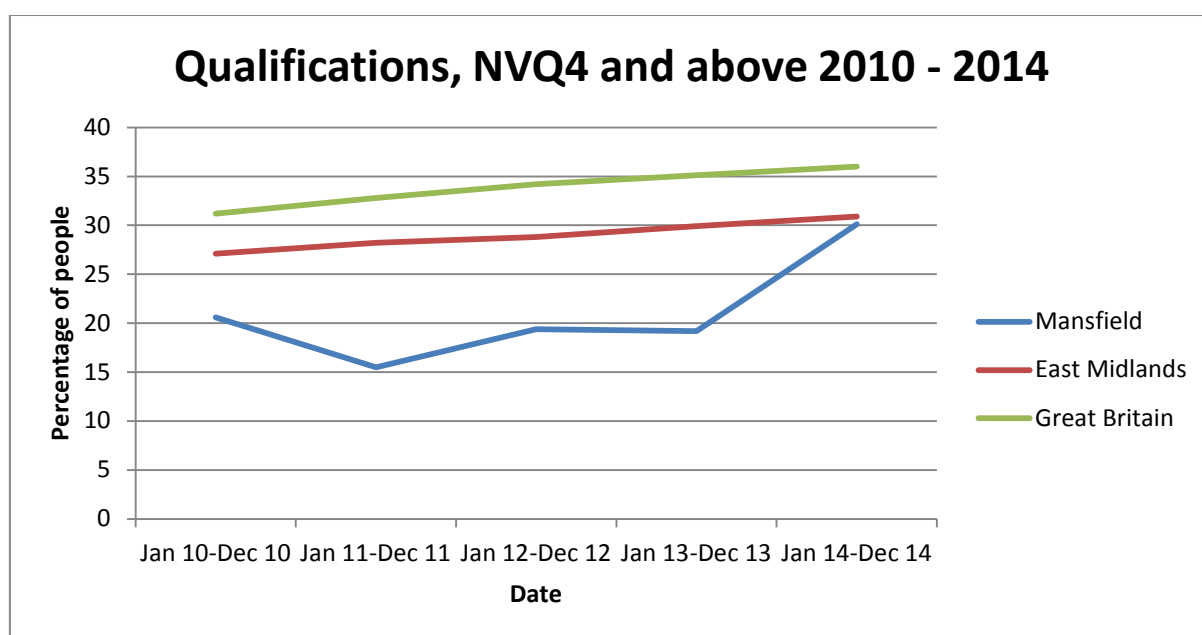
## 12 SA13 - To develop a strong culture of enterprise and innovation

12.1 In December 2014, Mansfield had a lower level (30.1%) of the highest qualified people (NVQ4 and above) than both the East Midlands average (30.9%) and average for Great Britain (36%). The last five years in Mansfield however has seen a sharp increase of the highest qualified people, with the percentage rising much higher than the regional and national averages over the same period<sup>19</sup>. Figure 1.7 shows this rise.

<sup>18</sup> ONS (2015) Annual Population Survey via Nomisweb - <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx>

<sup>19</sup> Ibid.

**Figure 1.7 – NVQ4 Qualifications and above 2010-2014**



Source: ONS annual population survey 2015

- 12.2 Mansfield has a similar pattern in job type to the East Midlands with 81% of people in the service sector and 30% in public administration, education and health. In terms of enterprise and innovation, Mansfield has less people in the information and communication sector (1.7%) than both the East Midlands (2.4%) and Great Britain (4.1%) and less in financial and other business services. 17% compared to 19.7% and 22.2% respectively. An increase in these sectors may present opportunities for entrepreneurship in Mansfield<sup>20</sup>.
- 13 SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies
- 13.1 In Mansfield between April 2014 and 2015, there was 0.95ha of employment land lost to other uses. Over the last 4 years, the total of employment land to other uses is 3.17ha. In order to provide a modern economic structure, there will be a need to ensure that should employment land be allowed to be released from employment use it is replaced with new land which is both suitable and attractive to business uses<sup>21</sup>.

<sup>20</sup> ONS (2015) Annual Population Survey via Nomisweb - <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx>

<sup>21</sup> Mansfield District Council (2015) Employment Monitoring Report 2015 - <https://www.mansfield.gov.uk/downloads/file/1058/employment-monitoring-report-2015>



# Appendix B

## Review of Other Plans, Policies and Programmes

## Appendix B – Review of Other Plans, Policies and Programmes

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
<b>International / European</b>					
Mainstreaming sustainable development into EU policies: 2009 Review of the European Union Strategy for Sustainable Development	Commission of the European Union	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52009DC0400&amp;from=EN">http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52009DC0400&amp;from=EN</a>	<p>This strategy provides EU-wide policy framework to deliver sustainable development, i.e. to meet the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>It rests on four separate pillars – economic, social, environmental and global governance – which needs to reinforce one another. The economic, social and environmental consequences of all policies thus need to be examined in a coordinated manner and taken into account when those policies are being drawn up and adopted. The EU also needs to assume its international responsibilities with regard to sustainable development, whose various aspects – including democracy, peace and liberty – need to be promoted beyond EU borders.</p>	Need to incorporate policies that reflect the key challenges identified.	Include the relevant objectives and proposals in the SA Framework objectives and appraisal criteria.
EU Renewable Energy Directive - Directive 2009/28/EC	Commission of the European Union	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32009L0028&amp;from=EN">http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32009L0028&amp;from=EN</a>	<p>The Renewable Energy Directive establishes an overall policy for the production and promotion of energy from renewable sources in the EU. It requires the EU to fulfil at least 20% of its total energy needs with renewables by 2020 – to be achieved through the attainment of individual national targets. All EU countries must also ensure that at least 10% of their transport fuels come from renewable sources by 2020. The Directive promotes cooperation amongst EU countries (and with countries outside the EU) to help them meet their renewable energy targets. This cooperation can take the form of:</p> <ul style="list-style-type: none"> <li>• statistical transfers of renewable energy;</li> <li>• joint renewable energy projects; and</li> <li>• joint renewable energy support schemes.</li> </ul>	The Plan needs to support the transition to low carbon energy generation and higher energy efficiency whilst taking advantage of economic growth opportunities in these sectors.	The SA Framework will need to include objectives and criteria which will ensure energy use is an important consideration in the appraisal of the Plan.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
EC Air Quality Directive - Directive 2008/50/EC	The Council of European Communities Statutory 2008	<a href="http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2008:152:0001:0044:en:PDF">http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2008:152:0001:0044:en:PDF</a>	This Directive seeks to establish a common approach to the assessment of ambient air quality and the implementation of the necessary measures to reduce emissions at source in order to maintain or improve ambient air quality. Objectives: Protect human health and the environment as a whole. Combat emissions of pollutants at source and identify and implement the most effective emission reduction measures at all levels. Air quality status should be maintained where it is already good, or improved. Minimise the risk posed by air pollution to vegetation and natural ecosystems away from urban areas. Although there is no identifiable threshold below which PM <sub>2.5</sub> would not pose a risk, there should be a general reduction of concentrations of fine particulate matter (PM <sub>2.5</sub> ).	Plan policies and land allocations will need to address implications of future development on air quality and where necessary / possible seek improvements.	The SA Framework will need to include objectives and criteria which will ensure air quality is an important consideration in the appraisal of policy options.
EC Directive on Conservation of Natural Habitats of Wild Fauna and Flora <a href="#">92/43/EEC</a>	European Commission Statutory 1992	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043">http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043</a>	The Habitats Directive addresses the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. Objectives: Implementation of measures required to maintain or restore the natural habitats and the populations of species of wild fauna and flora. Implementation of measures to conserve threatened species, and to ensure and promote the maintenance of biodiversity Designation of special areas of conservation to create a coherent European ecological network under the title Natura 2000.	Plan policies should preserve, protect and enhance important natural habitats within the District.	The SA Framework will need to consider the conservation status of areas within the District and seek to identify measures to further maintain and restore natural habitats should they be impacted upon by development.
EC Directive on the Conservation of Wild Birds 2009/147/EC	The European Parliament and the Council of the European Union	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32009L0147">http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32009L0147</a>	The Birds provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. It sets broad objectives for a wide range of activities, although the precise legal mechanisms for their achievement are at the discretion of each Member State (in the UK delivery is via several different statutes). The Directive applies to the UK and to its overseas territory of Gibraltar.	Plan policies should conserve important species and their habitats within the District.	The SA Framework will need to consider the conservation status of areas within the District and seek to identify measures to further maintain and restore natural habitats should they be impacted upon by development.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
EC Waste Framework Directive (2008/98/EC)	European Parliament, Council of the European Union.	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32008L0098">http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32008L0098</a>	<p>The Waste Framework Directive sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products. The Directive lays down some basic waste management principles: it requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, Plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest. Waste legislation and policy of the EU Member States shall apply as a priority order the following waste management hierarchy:</p> <ul style="list-style-type: none"> <li>- Prevent;</li> <li>- Reuse;</li> <li>- Recycle;</li> <li>- Recover; and</li> <li>- Disposal.</li> </ul> <p>The Directive also introduces the "polluter pays principle" and the "extended producer responsibility".</p>	Waste issues will be covered by the Nottinghamshire County Council Waste and Minerals Plan, but Mansfield's Plan policies will need to be in accordance.	The SA Framework will need to include relevant objectives and criteria to ensure that waste is a consideration in the appraisal of policy options.
EC Water Framework Directive 2000/60/EC	European Commission Statutory 2000	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32000L0060">http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32000L0060</a>	<p>This Directive deals with the management of large bodies of water: inland surface waters, transitional waters, coastal waters and ground water. Objectives: Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands - there is a requirement for nearly all inland and coastal waters to achieve 'good status' by 2015. Promote the sustainable use of water. Reduce pollution of water, especially by 'priority' and 'priority hazardous' substances. Lessen the effects of floods and droughts. Rationalise and update existing water legislation and introduce a co-ordinated approach to water management based on the concept of river basin Planning.</p>	Plan policies will need to help protect and enhance our water environment, promote sustainable water consumption, reduce water pollution and lessen the effects of floods and droughts.	The SA Framework will need to Include the relevant objectives and criteria to ensure that the impact of development upon the water environment is given consideration in the appraisal of policy options.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
EU Seventh Environment Action Programme (EAP)	European Union Non-Statutory 2013	<a href="http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32013D1386">http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32013D1386</a>	<p>Guided by the long-term vision of In 2050, we live well, within the Planet's ecological limits, the 7th Environment Action Programme (EAP) identifies 3 priority action areas for the EU:</p> <ol style="list-style-type: none"> <li>1) Natural Capital – Focus on protecting, conserving and enhancing fertile soil, productive land and seas, fresh water and clean air, as well as the biodiversity that supports this natural capital;</li> <li>2) Resource-Efficient Economy – To transform the EU into a resource-efficient, low carbon economy; and</li> <li>3) Healthy Environment for Healthy People - covers challenges to human health and wellbeing, such as air and water pollution, excessive noise, and chemicals.</li> </ol>	Policies should provide an approach to meet targets and objectives relating to the priority areas identified in the Environmental Action Programme.	The SA Framework will need to include objectives to achieve these requirements.

#### National

National Planning Policy Framework	Department for Communities and Local Government 2012	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>	<p>The National Planning Policy Framework is a key part of the government's reforms to make the Planning system less complex and more accessible. It aims to simplify the Planning process reducing previously cumbersome documents.</p> <p>The framework acts as guidance for local Planning authorities and decision-takers, both in drawing up Plans and making decisions about Planning applications.</p>	The Plan will be guided by the NPPF and must be in accordance with its core principles.	The SA must be in accordance with the NPPF, particularly as the NPPF states that sustainable development is the golden thread which runs through it.
Planning Practice Guidance	Department for Communities and Local Government 2014	<a href="http://Planningguidance.Planningportal.gov.uk/">http://Planningguidance.Planningportal.gov.uk/</a>	<p>Planning Practice Guidance to support the National Planning Policy Framework is published online and regularly updated.</p> <p>This guidance is intended to assist practitioners. Ultimately the interpretation of legislation is for the Courts but this guidance is an indication of the Secretary of State's views. The department seeks to ensure that the guidance is in plain English and easily understandable. Consequently it may sometimes be oversimplified and, as the law changes quickly.</p>	Planning Practice Guidance will help guide the Plan making process, helping shape the Plan.	Planning Practice Guidance will be referred to in the SA where appropriate. The SA will be written in line with best practise principles and those set out in guidance.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
The Localism Act	HM Government 2011	<a href="http://www.legislation.gov.uk/ukpga/2011/20/pdfs/ukpga_20110020_en.pdf">http://www.legislation.gov.uk/ukpga/2011/20/pdfs/ukpga_20110020_en.pdf</a>	<p>The Localism Act facilitates the devolution of decision-making powers from central government control to individuals and communities. It does this in four key ways:</p> <ul style="list-style-type: none"> <li>• New powers for local authorities;</li> <li>• Rights to individuals and communities;</li> <li>• Reforms for Planning decisions; and</li> <li>• Reforms to make housing decisions local.</li> </ul>	Neighbourhood Plans may be developed as part of Localism, which can supplement the Plan.	The SA will need to recognise that local effects may need to be assessed through an SEA of potential neighbourhood Plans.
Accessibility Planning Guidance	Department for Transport September 2012	<a href="https://www.gov.uk/government/publications/accessibility-Planning-policy-evaluation-and-future-directions">https://www.gov.uk/government/publications/accessibility-Planning-policy-evaluation-and-future-directions</a>	This document is an evaluation of the processes and impacts of accessibility Planning policy in relation to the development and delivery of local authorities' accessibility Planning strategies, submitted as part of the 2006 to 2011 local transport Plans.	The Plan should provide policies which will support the objectives of this guidance document and the subsequent Local Transport Plan that will be influenced by it.	The SA will need to include relevant objectives in the SA Framework to reflect the objectives of the guidance.
Air Quality Strategy 2007 (Volume 1)	Department for Environment, Food and Rural Affairs 2007	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf</a>	The Air Quality Strategy sets out a way forward for work and Planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. Objectives: Further improve air quality in the UK from today and long term. Provide benefits to health, quality of life and the environment.	Policies will have to consider the potential impact of any new development air quality.	The SA Framework will include objectives to manage natural resources, including air quality.
Best Practice in Urban Extensions and New Settlements: A Report on Emerging Good Practice	TCPA supported by DCLG Good Practice Guide 2007	<a href="https://www.tcpa.org.uk/best_practice.pdf">https://www.tcpa.org.uk/best_practice.pdf</a>	This report seeks to establish good practice in developing new settlements and urban extensions by drawing lessons from some recently developed examples.	Will need to ensure that policies in relation to urban extensions and new settlements (if relevant) relate to the key principles of this guide.	Ensure that the effects of new settlements are understood and suitable mitigation and enhancement measures are identified.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Working With the Grain of Nature – A Biodiversity Strategy for England	DEFRA 2011	<a href="https://www.gov.uk/government/publications/working-with-the-grain-of-nature-a-biodiversity-strategy-for-england">https://www.gov.uk/government/publications/working-with-the-grain-of-nature-a-biodiversity-strategy-for-england</a>	<p>The Biodiversity Strategy for England sets this fundamental shift in train by ensuring that biodiversity considerations become embedded in all the main sectors of economic activity, public and private. Agriculture is particularly important, and the Strategy capitalises on the opportunities presented by the report of the Policy Commission on Food and Farming and the current review of the Common Agricultural Policy.</p> <p>The Strategy also sets out a programme for the next five years for the other main policy sectors, to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them. It takes account of climate change as one of the most important factors affecting biodiversity and influencing our policies.</p>	Policies will need to ensure that development does not have a detrimental impact on biodiversity.	The SA Framework will include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance.
Building a Greener Future: policy statement	Department for Communities and Local Government	<a href="https://www.rbkc.gov.uk/PDF/80%20Building%20a%20Greener%20Future%20Policy%20Statement%20July%202007.pdf">https://www.rbkc.gov.uk/PDF/80%20Building%20a%20Greener%20Future%20Policy%20Statement%20July%202007.pdf</a>	The Building a Greener Future: policy statement, in conjunction with the Code for Sustainable Homes, and Planning Policy Statement: Planning and Climate Change, seeks to ensure that by 2016, all new homes will be zero carbon. This will be set in Building Regulations and will be achieved in three stages: 25% improvement in energy/carbon performance by 2010, 44% by 2013, and zero carbon by 2016.	Policies will need to contribute to achieving a reduction in carbon emissions, and therefore need to consider energy efficiency, and the location and design of buildings.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Climate Change Act 2008	Her Majesty's Stationary Office Statutory 2008	<a href="http://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga_20080027_en.pdf">http://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga_20080027_en.pdf</a>	<p>The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low-carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions.</p> <p>The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The Committee provides advice on the appropriate level of each carbon budget which are designed to reflect cost effective path to achieving the long terms objectives. The first four carbon budgets have been put into legislation and run up to 2027.</p>	Policies will need to contribute to achieving a reduction in carbon emissions, and therefore need to consider energy efficiency, the generation of pollution and the location and design of buildings.	The SA Framework should reflect the aims of this draft bill.
UK Low Carbon Transition Plan	HM Government 2009	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228752/9780108508394.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228752/9780108508394.pdf</a>	The UK Low Carbon Transition Plan plots how the UK will meet the 34% cut in emissions on 1990 levels by 2020 – UK emissions of the basket of six greenhouse gasses covered by the Kyoto Protocol were 22% lower in 2008 than in the base year, down from 779.9 to 608.4 million tonnes carbon dioxide equivalent. The Plan shows how reductions in the power sector and heavy industry; transport, homes and communities; workplaces and jobs; and farming, land and waste sectors could enable carbon budgets to 2022 to be met.	Policies will need to contribute to achieving a reduction in carbon emissions and reducing reliance on non-renewable fuel sources.	The SA Framework to promote a reduction in carbon emissions and an increase in the use of low carbon technologies.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Conserving Biodiversity: The UK Approach	DEFRA Non-Statutory 2011		<p>In different parts of the UK, our ability to set our own priorities and find our own answers is important, and a key part of achieving sustainability, but the challenges are shared and we have common goals. This document sets out what these are, and is a demonstration that we are all committed to meet them. It has been agreed by the administrations in Scotland, Wales and Northern Ireland and by the UK government.</p> <p>The framework complements One future - different paths, the UK's framework for sustainable development, which recognises the importance of living within environmental limits in order to conserve biodiversity. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.</p> <p>It comprises</p> <ul style="list-style-type: none"> <li>▪ A shared purpose in tackling the loss and restoration of biodiversity</li> <li>▪ The guiding principles that we will follow to achieve it</li> <li>▪ Our priorities for action in the UK and internationally</li> <li>▪ Indicators to monitor the key issues on a UK basis</li> </ul>	Policies will need to ensure that development does not have a detrimental impact on biodiversity.	The SA Framework will include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance.
The Conservation of Habitats and Species Regulations	HM Government 2010	<a href="http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf">http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf</a>	The Regulations provide for the designation and protection of 'European Sites', the protection of 'European protected species' and the adaption of Planning and other controls for the protection of European Sites. The Regulations enable the country agencies to enter into management agreements on land within or adjacent to a European site, in order to secure its conservation. The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the Plants listed in Schedule 4.	The Plan will need to consider the guidance provided in this document, particularly when writing its biodiversity policy.	The SA will include relevant objectives within the SA Framework objectives and appraisal criteria.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Diversity and Equality in Planning - A good practice guide	Office of the Deputy Prime Minister Non-Statutory 2005	<a href="http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/documents/Planningandbuilding/pdf/324051">http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/documents/Planningandbuilding/pdf/324051</a>	This good practice guide shows how Planners can take account of the Planning needs of a diverse population in their policies and practices, and in particular to help Planning officers understand how to relate spatial Planning to diversity issues. Objectives: To tackle disadvantage by reviving the most deprived neighbourhoods, reducing social exclusion, and supporting society's most vulnerable groups. To create sustainable communities by delivery of equality of opportunity, and of inclusive high quality services. To recognise that different people and groups of people have different needs, and to effectively engage with all customers of the Planning service. To encourage Local Authorities to understand the make up of the communities they serve, and to monitor the effectiveness of their policies.	Will need to consider the guidance provided in this document.	Include the relevant objectives within the SA Framework objectives and appraisal criteria. Ensure that equality of effects are considered in the SA.
Planning our electric future: a white paper for secure, affordable and low-carbon energy	Department of Energy and Climate Change 2011	<a href="https://www.gov.uk/government/publications/Planning-our-electric-future-a-white-paper-for-secure-affordable-and-low-carbon-energy">https://www.gov.uk/government/publications/Planning-our-electric-future-a-white-paper-for-secure-affordable-and-low-carbon-energy</a>	This white paper sets out the government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable	Will need to consider the guidance provided in the white paper.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Equalities Act	Her Majesty's Stationary Office Statutory 2010	<a href="http://www.legislation.gov.uk/ukpga/2010/15/pdfs/ukpga_20100015_en.pdf">http://www.legislation.gov.uk/ukpga/2010/15/pdfs/ukpga_20100015_en.pdf</a>	<p>The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society.</p> <p>It replaced previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection in some situations. It sets out the different ways in which it's unlawful to treat someone.</p>	Will need to consider the guidance provided in this document and ensure that policies within the PLAN promote inclusive communities.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Future water: The government's water strategy for England)	Defra 2011	<a href="https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england">https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england</a>	The government has launched its new water strategy for England, Future Water. This includes: sustainable delivery of secure water supplies, an improved and protected water environment, fair, affordable and cost-reflective water charges, reduced water sector greenhouse gas emissions and more sustainable and effective management of surface water.	Will need to consider the environmental guidance provided in this document and include policies within the PLAN which will address the objectives.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Understanding Place: Conservation Area Designation, Appraisal and Management	Historic England Non-Statutory 2011	<a href="https://historicengland.org.uk/images-books/publications/understanding-place-conservation-area/">https://historicengland.org.uk/images-books/publications/understanding-place-conservation-area/</a>	<p>This revised guidance, issued initially as a consultation, sets out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.</p> <p>This document is based on 'Guidance on conservation area appraisals' (English Heritage 2005) and 'Guidance on the management of conservation areas' (English Heritage 2005) which were published as separate consultation documents. Comments in response to these consultations focused on the adoption of conservation appraisals and management Plans within the Planning system (which is a matter for local authorities and their communities). The principles of the approach were widely accepted and these documents have been used and referenced frequently in Planning policy, development management and appeal decisions since their publication.</p> <p>There have been significant legislative and policy developments since the consultation documents were published and more changes will follow. For this reason this web-based document is in the process of being revised:</p> <ul style="list-style-type: none"> <li>▪ To reflect changes resulting from the NPPF, Localism and other Government initiatives</li> <li>▪ Once the impact of proposed reforms on the Local Authority Planning system has been understood</li> </ul>	Need to follow good practice and national guidance when formulating the DPD.	Include the relevant objectives and proposals in the SA Framework objectives and appraisal criteria.
Landscape and seascape character assessments	Natural England & Defra 2014	<a href="https://www.gov.uk/guidance/landscape-and-seascape-character-assessments">https://www.gov.uk/guidance/landscape-and-seascape-character-assessments</a>	Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.	Policies will need to ensure they have taken account of the key principles.	The SA Framework will encompass the principles set out.
Natural England Corporate Plan 2014 - 2019	Natural England 2014	<a href="https://www.gov.uk/government/publications/natural-england-corporate-plan-2014-to-2019">https://www.gov.uk/government/publications/natural-england-corporate-plan-2014-to-2019</a>	<p>This document explains our ongoing commitment to play our part in delivering the government's priorities for the natural environment whilst meeting our statutory duties and core environmental outcomes.</p> <p>This will be achieved through working constructively with local partners and communities and our partners across the Defra network.</p>	Strategic aims will need to take account of the objectives of Natural England.	Include relevant objectives in the SA Framework and appraisals criteria.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
2010 to 2015 government policy: water quality	Defra; Environment Agency and Natural England	<a href="https://www.gov.uk/government/publications/2010-to-2015-government-policy-water-quality/2010-to-2015-government-policy-water-quality">https://www.gov.uk/government/publications/2010-to-2015-government-policy-water-quality/2010-to-2015-government-policy-water-quality</a>	Sets out the government's need to address the fact that only 27% of controlled waters are classified as 'Good Status' under the EU Water Framework Directive.	The Plan will need to consider the guidance when devising water policy.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Planning Policy for Traveller Sites	Department for Communities and Local Government 2012 (updated 2015)	<a href="https://www.gov.uk/government/publications/Planning-policy-for-traveller-sites">https://www.gov.uk/government/publications/Planning-policy-for-traveller-sites</a>	<p>This document sets out the Government's Planning policy for traveller sites.</p> <p>The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.□</p>	Will need to ensure that policies in relation to Gypsies and Travellers relate to the key principles of this guidance.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Planning for a Sustainable Future: White Paper 2007	Department for Communities and Local Government	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228933/7120.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228933/7120.pdf</a>	This white paper seeks to make changes to the Planning system to ensure sustainable development that is responsive to economic change and serves the needs of local communities and builds their quality of life. Objectives: Ensure that there is a clear policy framework for nationally significant infrastructure which integrates environmental, economic and social objectives to deliver sustainable development. Place Planning at the heart of local government by aligning the Sustainable Community Strategy and the local development framework core strategy. Streamline the Planning process whilst protecting the interests of neighbours, the wider community and the environment, and increase consultation throughout the process. Help address climate change by encouraging microgeneration and by delivering substantial savings in carbon emissions from new commercial buildings. Plan for a sustainable supply of land for development, reusing previously developed land where possible while recognising the importance of open and green spaces in urban places. Plan for sustainable economic development by promoting a strong, stable and productive economy. Improve the effectiveness of the town centre Planning policy.	Will need to consider the principles in this document and subsequent policy/legislation revisions in order for the Plan to meet the government's sustainable development objectives.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Planning Together: Updated Practical Guide For Local Strategic Partnerships And Planners	Department for Communities and Local Government	<a href="https://www.gov.uk/government/uploads/attachment_data/file/8334/1193492.pdf">https://www.gov.uk/government/uploads/attachment_data/file/8334/1193492.pdf</a>	This short, practical guide is focused on the strategic leadership role of local authorities working through Local Strategic Partnerships (LSPs) and the Planning system to shape good places and deliver quality services.	<p>Work on the PLAN should involve the LSP (MASP) in order to:</p> <ul style="list-style-type: none"> <li>• benefit from the LSPs role in promoting and co-ordinating local stakeholder, community and business involvement in local decision-making;</li> <li>• contribute to the preparation of the SCS, and ensure that key spatial Planning objectives for the area are fully aligned with the priorities identified in the SCS;</li> <li>• understand the local Plans and strategies of other service-delivery agencies and investors in the locality and ensure they are reflected in local Planning policy</li> <li>• ensure other service and delivery agencies, community organisations and businesses are aware of spatial policies identified in the PLAN and RSS and take account of these in their own business Planning.</li> </ul>	We should consult the LSP (MASP) on the SA Framework.
Towards a Sustainable Transport System	DFT Non-Statutory 2007	<a href="https://www.gov.uk/government/uploads/attachment_data/file/228953/7226.pdf">https://www.gov.uk/government/uploads/attachment_data/file/228953/7226.pdf</a>	<p>This document looks at 5 goals with an aim to</p> <ul style="list-style-type: none"> <li>▪ to maximise the competitiveness and productivity of the economy</li> <li>▪ to address climate change, by cutting emissions of carbon dioxide (CO2) and other greenhouse gases</li> <li>▪ to protect people's safety, security and health</li> <li>▪ to improve quality of life, including through a healthy natural environment</li> <li>▪ to promote greater equality of opportunity</li> </ul>	Policies should support the objectives of this document in order to make the transport systems in Mansfield as sustainable as possible.	The SA Framework will need to formulate objectives that will address the economy, air quality, safety and accessibility of transport.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Securing the future: delivering UK sustainable development strategy	Defra 2011	<a href="https://www.gov.uk/government/publications/securing-the-future-delivering-uk-sustainable-development-strategy">https://www.gov.uk/government/publications/securing-the-future-delivering-uk-sustainable-development-strategy</a>	<p>The Strategy takes account of developments since the 1999 Strategy, both domestically and internationally; the changed structure of government in the UK with devolution to Scotland, Wales and Northern Ireland; greater emphasis on delivery at regional level and the new relationship between government and local authorities.</p> <p>It takes account of new policies since 1999, and it highlights the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. The lead Department, Defra, chairs a Programme Board to oversee delivery of the Strategy, but all UK Departments share responsibility for making sustainable development a reality.</p>	Need to reflect the objectives of this strategy within the policies of the PLAN.	Include the relevant objectives and criteria in the SA Framework.
National Infrastructure Plan	HM Treasury 2014	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/381884/2902895_NationalInfrastructurePlan2014_acc.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/381884/2902895_NationalInfrastructurePlan2014_acc.pdf</a>	The National Infrastructure Plan outlines the vision for the future of UK economic infrastructure. The Plan sets out the challenges facing UK infrastructure and the government's strategy for meeting the infrastructure needs of the UK economy. The Plan contains major commitments for investment in important infrastructure projects and explains how the UK will attract new private sector business.		
Waste Management Plan for England	Defra 2013		<p>The Waste Management Plan for England is a high level document which outlines the steps required to move towards a zero waste economy as part of the transition to a sustainable economy.</p> <p>This Plan fulfils the Waste Framework Directive (WFD) Article 28 mandatory requirements, and other required content as set out in Schedule 1 to the Waste (England and Wales) (Amendment) Regulations 2014. The Plan provides an analysis of current waste management practices in England, and evaluates implementation of the objectives and provisions of the revised WFD.</p>	Need to reflect the objectives of this strategy within the policies of the Plan in order to reduce the amount of waste sent to landfill sites and promote recycling.	Include the relevant objectives and criteria in the SA Framework.
National Planning Policy for Waste	Defra 2014	<a href="https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england">https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england</a>	The National Planning Policy for Waste provides the Planning framework to enable Local Authorities to put forward, through local waste management Plans, strategies that identify sites and areas suitable for new or enhanced facilities to meet the waste management needs of their areas. Information is also included concerning non-waste developments, including any development whose end function is not directly related to waste, waste developments include: landfills; waste disposal; waste treatment; waste recycling Plants; and Household Waste Recycling Centres (HWRCs).	Plan policies and land allocations will need to address implications of future development on the water environment.	Include the relevant objectives and criteria in the SA Framework.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
Wildlife and Countryside Act	DEFRA Statutory 1981	<a href="http://www.incc.gov.uk/page-3614#download">http://www.incc.gov.uk/page-3614#download</a>	Addresses species protection and habitat loss by setting out the protection that is afforded to wild animals and Plants in Britain.	Policies will consider the potential impact of new development on wildlife species and habitats.	The SA Framework will include objectives to protect habitats and wildlife.

## Regional

Regional Economic Strategy for the East Midlands (2006 – 2020) A Flourishing Region	East Midlands Development Agency (EMDA) 2006	<a href="https://www.gov.uk/government/organisations/east-midlands-development-agency-emma">https://www.gov.uk/government/organisations/east-midlands-development-agency-emma</a>	<p>The Regional Economic Strategy sets out the Regional Development Agency's vision and aspirations to 2020. The Strategy focuses on the key economic drivers of the region: - Skills - Innovation - Enterprise - Investment. The vision for the RES is underpinned by three main themes; raising productivity, ensuring sustainability and achieving equality. The 10 strategic priorities in the RES are outlined below:</p> <ul style="list-style-type: none"> <li>• To move more people into better jobs in growing businesses.</li> <li>• To become a region of highly productive, globally competitive businesses.</li> <li>• To develop a dynamic region founded upon innovative and knowledge focused businesses competing successfully in a global economy.</li> <li>• To improve the quality of regional infrastructure to enable better connectivity within and outside the region.</li> <li>• To transform the way we use resources and use and generate energy to ensure a sustainable economy, a high quality environment and lessen the impact on climate change.</li> <li>• To protect and enhance the region's environment through sustainable economic growth.</li> <li>• To ensure that the quality and supply of development land, and balance between competing land uses, contributes towards sustainable growth of the regional economy.</li> <li>• To increase life chances for all leading to stronger and more cohesive communities, a dynamic society and a stronger economy.</li> <li>• To ensure all people and communities have the opportunity to create new and sustainable economic futures.</li> <li>• To help overcome the barriers, or market failures, that prevent people from participating fully in the regional and local economy.</li> </ul>	Will need to consider the Regional Economic Strategy in the production of the PLAN as policies will need to reflect and support the strategic aims and priorities for the northern sub – area.	The SA Framework's objectives should be consistent and support the objectives laid out in the RES.
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### Local (County Level)

A Breath of Fresh Air for Nottinghamshire - Nottinghamshire Air Quality Strategy (2008)	The Nottinghamshire Environmental Protection Working Group		This document aims to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public. Objectives: Minimise air pollution and the impact of global warming and climate change. Encourage sustainable development in Nottinghamshire to protect the health and wellbeing of the population. To work with businesses, stakeholders and the residents of Nottinghamshire to encourage sustainable improvements in air quality.	Need to include policies that minimise air pollution and the impact of global warming and climate change.	The SA Framework should reflect the aims and objectives within the Strategy.
A Cultural Strategy for Nottinghamshire County Council 2011-2021	Nottinghamshire County Council 2011		The strategy's vision is to for Nottinghamshire to be a county where people enjoy life, are healthy, safe and prosperous; and where business is able to thrive. The county aims to promote, deliver and support cultural services that are high quality and accessible to all.	Need to include policies that support cultural development and maximise the potential of the historical, cultural, environmental and archaeological heritage in order to develop tourism infrastructure.	Include local housing target and sustainable communities' criteria in the SA Framework.
A Local Offsetting Strategy for Nottinghamshire	Nottinghamshire County Council 2012	<a href="http://www.nottinghamshire.gov.uk/media/2368/biodiversityoffsetting-strategy.pdf">http://www.nottinghamshire.gov.uk/media/2368/biodiversityoffsetting-strategy.pdf</a>	Nottinghamshire has been selected as one of six pilot areas nationally to trial biodiversity offsetting. The pilot will run for two years from 1st April 2012, and is being led by Nottinghamshire County Council. The Local Offsetting Strategy sets out how the offsetting process will be managed in Nottinghamshire, and has been developed by participating local authorities with input from interested stakeholders.	Policies should assist in the conservation and enhancement of biodiversity.	The SA Framework should include the protection and enhancement of biodiversity and natural heritage.
Landscape Character Assessment – Bassetlaw, Nottinghamshire	Bassetlaw District Council	<a href="https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/background-studies/landscape-character-assessment-lca/">https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/background-studies/landscape-character-assessment-lca/</a>	The Nottinghamshire Landscape Guidelines published in 1997 have been updated. The County wide character assessment is now contained in three separate reports. The Bassetlaw report is applicable to Mansfield. The document provides an objective methodology for assessing the varied landscape within Bassetlaw and contains information about the character, condition and sensitivity of the landscape to provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive.	See Natural England, Landscape Character Assessments (above) for further information.	See Natural England, Landscape Character Assessments (above) for further information.

Nottinghamshire Local Transport Plan 2011-2026	Nottinghamshire County Council 2011	<a href="https://www.nottinghamshire.gov.uk/policy-library/39018/nottinghamshire-local-transport-plan-2011-2026">https://www.nottinghamshire.gov.uk/policy-library/39018/nottinghamshire-local-transport-plan-2011-2026</a>	<p>The Council sets out Nottinghamshire's transport strategy and outlines a programme of measures to be delivered over the short, medium and long term. The strategy covers all types of transport including public transport, walking, cycling, cars and freight. The Plan covers the whole county and spans from 2011-2026. The Local Transport Plan is made up of two separate documents:</p> <ul style="list-style-type: none"> <li>the Local Transport Plan Strategy which details the County Council's vision and the strategy to deliver the vision; and</li> <li>the Implementation Plan which details the transport improvements that will help deliver the strategy.</li> </ul> <p>The Plan is underpinned by 12 local transport objectives which identify how transport in the county will help support economic growth; protect the environment; improve health and safety; improve accessibility; and maintain and improve existing infrastructure.</p>	Policies should reflect the aims and objectives of the LTP. Policies should, in particular, seek to assist in maintaining and improving access to facilities through the promotion of sustainable development.	The SA Framework should reflect the importance of facilitating an integrated approach to transport and promoting alternative modes of transport, other than the car.
Draft Nottinghamshire Cycling Strategy 2015	Nottinghamshire County Council 2015		<p>The draft strategy sets out how the council will work with partners, stakeholders and the public to increase cycling levels and improve cycling safety in Nottinghamshire. It sets out the council's cycling vision for Nottinghamshire and how the council aim to deliver this, including:</p> <ul style="list-style-type: none"> <li>improving cycling safety;</li> <li>developing prioritised high quality, joined up, safe, well connected cycle network in Nottinghamshire;</li> <li>providing for the integration of cycling with other longer distance passenger transport modes;</li> <li>encouraging more people to cycle more often; and</li> <li>securing and allocating funding for cycling improvements within Nottinghamshire.</li> </ul>	The PLAN will need to include measure to help encourage people to cycle, and to ensure that cycle routes are safe, well lit etc.	The SA Framework should include objectives that encourage the use of alternative transport modes to the private car.
New Minerals Local Plan	Nottinghamshire County Council 2015		<p>The new Minerals Local Plan will set out the Council's overall approach to future mineral provision in Nottinghamshire up to 2030. Key issues will include:</p> <ul style="list-style-type: none"> <li>the amount of minerals that will need to be produced to meet demand;</li> <li>the location of future sites; and</li> <li>the social and environmental impacts of mineral working.</li> </ul>	Need to include policies related to safeguarding mineral resources and the protection of the environment.	The SA Framework should reflect the objectives within the Minerals Local Plan

The Waste Core Strategy	Nottinghamshire County Council and Nottingham City Council Statutory 2013	<a href="http://www.nottinghamshire.gov.uk/media/109118/waste-core-strategy-1.pdf">http://www.nottinghamshire.gov.uk/media/109118/waste-core-strategy-1.pdf</a>	The strategy sets the overall approach to future waste management in Nottinghamshire and Nottingham up to 2031. The Waste Core Strategy sets out the County and City Councils' strategic Planning policies for the development of future waste management facilities. It covers all types of waste, excluding radioactive waste, and sets out the council's vision for all levels of waste management including prevention, re-use, recycling, recovery and disposal. It will therefore be relevant to any proposals involving facilities for the storage, sorting, processing or disposal of waste.	Need to include policies that encourage sustainable waste management.	The SA Framework should reflect the objectives within the Waste Local Plan.
Sherwood Landscape Character Area (49)	Natural England	<a href="http://publications.naturalengland.org.uk/file/5952668656730112">http://publications.naturalengland.org.uk/file/5952668656730112</a>	This report provides information on the key characteristics of the landscape area and explains how the area has changed.	The document provides useful description of the landscape character of the Mansfield area and will be used to inform policy in the Plan.	Include the relevant objectives and proposals in the SA Framework objectives and appraisal criteria.
Sherwood Forest Regional Park Feasibility Study Report	Hallam Environmental Consultants Ltd. And Sheffield Hallam University Non-Statutory 2008	<a href="http://www.ukeconet.org/wp-content/uploads/2009/02/Sherwood-Forest-Regional-Park-Feasibility-Study-Report.pdf">http://www.ukeconet.org/wp-content/uploads/2009/02/Sherwood-Forest-Regional-Park-Feasibility-Study-Report.pdf</a>	This report presents the results of a Feasibility Study undertaken into the establishment of a Sherwood Forest Regional Park and makes recommendations regarding the way forward. The key question being addressed in this Feasibility Study is whether identifying the Sherwood Forest Area and surroundings as a Regional Park would bring about transformation changes and add value to what is already being done. The Feasibility Study considers how to better capitalise on these economic, environmental and social assets for the benefit of the people and the environment of the region.	Will need to take the strategy into consideration in the Plan.	Include the relevant objectives and proposals in the SA Framework objectives and appraisal criteria
Strategic Plan 2014-2018	Nottinghamshire County Council 2014	<a href="http://www.nottinghamshire.gov.uk/media/107953/strategic-Plan.pdf">http://www.nottinghamshire.gov.uk/media/107953/strategic-Plan.pdf</a>	<p>The Strategic Plan is a vision document which covers the period from 2014 to 2018 and provides a clear statement of the Council's priorities, promises and values. It is designed to be concise but also to encompass key areas of service delivery, agreed Council objectives and statutory requirements. The Plan builds upon three core values:</p> <ul style="list-style-type: none"> <li>• Treating people fairly;</li> <li>• Value for money; and</li> <li>• Working together.</li> </ul>	The document provides overarching visions for Nottinghamshire which the Plan will need to be consistent with.	The SA objectives should reflect the Nottinghamshire vision where possible.

### Local (Plans of Adjoining Authorities)

Ashfield Local Plan Review	Ashfield District Council Statutory November 2002		<p>The Ashfield Local Plan Review reflects the aims of the Structure Plan Review in setting a framework for development, namely:</p> <ul style="list-style-type: none"> <li>• To protect and enhance the environment</li> <li>• Meet employment needs to 2011</li> <li>• Meet overall housing needs to 2011 in appropriate locations</li> <li>• Balance the need for development with the need to maintain the quality of the environment</li> <li>• Make optimum use of the scarce resources of land, finance and labour</li> <li>• Enhance town centres.</li> </ul> <p>To achieve these aims the Local Plan Review has the following strategic objectives:</p> <ul style="list-style-type: none"> <li>• Concentration of development in Main Urban Areas</li> <li>• Protection of the countryside</li> <li>• Protection of the built heritage</li> <li>• Control of pollution</li> <li>• Consider land use and transport objectives together to minimise the need to travel</li> <li>• Protect and enhance leisure resources.</li> </ul> <p>Ashfield are currently producing a new Local Plan and have started work updating their evidence base after the Plan was withdrawn from examination in March 2014 upon recommendation from the Inspector.</p>	Recognise cumulative needs and impacts of businesses and residents in Mansfield and Ashfield.	Need to assess cumulative impacts of future development.
Bassetlaw LDF – Core Strategy	Bassetlaw District Council Statutory 2011		<p>The Core Strategy sets out a vision for change in Bassetlaw to 2028, along with the place-specific policy approaches to be taken in order to achieve this vision.</p> <p>The Plan seeks to ensure that Bassetlaw will progress through a period of economic transition, as it successfully positions itself as a well-connected, attractive and good value area in which to live, work and learn.</p>	Recognise cumulative needs and impacts of businesses and residents in Mansfield and Bassetlaw.	Need to assess cumulative impacts of future development.

Bolsover District Council Local Plan	Bolsover District Council Statutory 2000	<a href="https://www.bolsover.gov.uk/p/207-planning-policy/planning-policy-documents">https://www.bolsover.gov.uk/p/207-planning-policy/planning-policy-documents</a>	<p>The main themes of the Plan are:</p> <ul style="list-style-type: none"> <li>• Sustainability</li> <li>• Regeneration</li> <li>• Making the district a better place to live, work and visit</li> <li>• Looking after our heritage.</li> </ul> <p>Main requirements of the Plan are land allocations for housing, employment and retail.</p> <p>Bolsover are currently producing a new Local Plan after withdrawing from examination in June 2014. They are consulting on strategic options at the time of writing (November 2015).</p>	Recognise cumulative needs and impacts of businesses and residents in Mansfield and Bolsover.	Need to assess impacts of future development.
Newark and Sherwood District Council Core Strategy	Newark and Sherwood District Council Statutory 2011	<a href="https://www.newark-sherwooddc.gov.uk/your-council/planning-policy/">https://www.newark-sherwooddc.gov.uk/your-council/planning-policy/</a>	<p>The Core Strategy for Newark and Sherwood was adopted by the District Council on the 29<sup>th</sup> March 2011. It forms part of the Development Plan for the District and will be used in decision making on new development and the use of land. Further to this, the Allocations &amp; Development Management Development Plan Document was adopted on the 16th July 2013.</p> <p>The vision for Newark and Sherwood includes:</p> <ul style="list-style-type: none"> <li>• A diverse economy;</li> <li>• Attractive and vibrant towns;</li> <li>• Housing and employment growth;</li> <li>• Historic built environment protection and enhancement; and</li> <li>• Environmental enhancement.</li> </ul>	Recognise cumulative needs and impacts of businesses and residents in Mansfield and Newark and Sherwood.	Need to assess impacts of future development.

#### Local (District Level)

Mansfield Cycling Strategy	Mansfield District Council	<a href="https://www.nottinghamshire.gov.uk/planning-and-environment/walking-cycling-and-rights-of-way/cycling/cycling-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/walking-cycling-and-rights-of-way/cycling/cycling-strategy</a>	To promote and achieve sustainable development in the district for the health of all people now and in the future through the encouragement of increased use of cycling and other forms of public transport.	Include policies that ensure development is easily reached by public transport, walking and cycling.	The SA Framework should include objectives and criteria which relate to improving access to developments by alternative transport methods than the private car.
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Mansfield District Corporate Plan 2005 - 2015	Mansfield District Council Non-Statutory 2005	<a href="http://www.mansfield.gov.uk/corporate-plan">http://www.mansfield.gov.uk/corporate-plan</a>	<p>The District Council has the vision of creating a more positive image of Mansfield District to develop people, businesses and investment in the area. Also, to improve confidence, pride and dignity, so that everyone can enjoy a good quality of life in their neighbourhoods.</p> <p>To achieve the vision over the next 10 years it is vital to:</p> <ul style="list-style-type: none"> <li>• Reduce crime and disorder;</li> <li>• Ensure decent homes for all;</li> <li>• Revitalise our district, town centres and neighbourhoods;</li> <li>• Develop a high quality, clean and pleasant environment;</li> <li>• Ensure effective leadership and management</li> </ul>	<p>The Plan must be in accordance with the Corporate Plan by including policies that reflect the relevant objectives. These are:</p> <ul style="list-style-type: none"> <li>• Reduce crime and disorder;</li> <li>• Ensure decent homes for all;</li> <li>• Revitalise our district, town centre and neighbourhoods; and,</li> <li>• Develop a high quality, clean and pleasant environment.</li> </ul>	The SA Framework needs to reflect the aims of the corporate Plan by including objectives and criteria on reducing crime, providing decent homes, revitalising the district, and developing a high quality environment.
Mansfield District Local Plan	Mansfield District Council Statutory 1998	<a href="https://www.mansfield.gov.uk/localplan">https://www.mansfield.gov.uk/localplan</a>	<p>The Local Plan was written to guide development in Mansfield up to the year 2006. However, the Plan has been 'saved' in line with the transitional arrangements of the new Planning system.</p> <p>The overriding strategic objectives of the Local Plan fall into three categories which are:</p> <ul style="list-style-type: none"> <li>• Economic Growth and Development – objectives are aimed at accommodating residential, industrial and commercial development and at encouraging enterprise, investment and the creation of jobs.</li> <li>• Quality of Life – objectives are aimed at ensuring provision for retailing, leisure and countryside recreation, to maintain and enhance accessibility, to protect residential amenity and to meet social and community needs.</li> <li>• Conservation of Environmental Resources – objectives are aimed at protecting and enhancing the environment including listed buildings, archaeological sites, ancient monuments, designated sites of nature conservation value, the countryside, best agricultural land, natural habitats, the best features of the built environment.</li> </ul>	Policies should recognise the needs and impacts of residents and businesses whilst balancing the need to protect and enhance the environment.	The SA Framework will need to appraise the PLAN which will, in due course, replace the Local Plan.
Mansfield Strategic Flood Risk Assessment (SFRA)	Mansfield DC Non-Statutory 2008	<a href="https://www.mansfield.gov.uk/local-plan/evidence-support-local-plan-1/6">https://www.mansfield.gov.uk/local-plan/evidence-support-local-plan-1/6</a>	Provides an assessment of the flooding risk in Mansfield, and the Plans for reduction and management.	Development priority to be given to land with little or no risk of flooding and which will not exacerbate flooding elsewhere.	The SA Framework should include criteria on the reduction and management of flood risk.
Mansfield Open Space Strategy	Not yet available	Not yet available	Not yet available	Strategic aims will need to take account of the findings of this strategy.	Include relevant objectives in the SA Framework and appraisals criteria.

Mansfield Urban Design Compendium	Baker Associates Not yet available		The Mansfield Town Centre Urban Design Compendium emphasises the high standards that should guide development in and around the town centre, and to ensure that all those involved in the development process are clear about what is considered to be high quality urban design. Future development should live up to the best of previous generations, reflecting the principles of sustainable urban design to provide an environment of the highest quality for the future.	The Plan will need to take account of this document.	Include relevant objectives in the SA Framework and appraisals criteria.
The Big Picture- Community Strategy for Mansfield  (2007-2015)	Mansfield Area Strategic Partnership Non-Statutory		<p>The vision of the Local Strategic Partnership is for a... "District where everyone enjoys a good quality of life, with confidence, pride and dignity, and which attracts people, business, and investment..."</p> <p>There are seven themes based around:</p> <ul style="list-style-type: none"> <li>• People in our Community</li> <li>• Liveability</li> <li>• Our Economic Prosperity</li> <li>• Our Town Centre</li> <li>• Learning</li> <li>• A Safer Mansfield District</li> <li>• A Healthier Mansfield District</li> </ul>	The Plan will need to consider all the relevant objectives of the Community Strategy.	The SA Framework needs to reflect the relevant aims of the community strategy by including objectives and criteria based around the seven themes identified.
Mansfield District Retail & Commercial Leisure Study	Mansfield District Council Non-Statutory  2011 (updated 2014)		The report provides an update to quantitative retail and leisure capacity forecasts for the District.	The Plan will need to take account of this document.	Include relevant objectives in the SA Framework and appraisals criteria.



# Appendix C

## Issues and Options Appraisals

Stronger Communities

Appraisal of SC1 - Distribution of the affordable housing requirement

- SC1 A** - Apply a single percentage requirement for all sites (over a given threshold) throughout the district.

**SC1 B** - Seek to increase percentages of affordable housing to areas that are in greatest need.

**SC1 C** - Seek to maximise percentages of affordable housing where financial viability suggests higher levels can be provided.

**SC1 Alt 1** - Allow exception sites on the edge of smaller settlements and villages.

**SC1 Alt 2** - Use both a % target and viability testing\*.

**SC1 Alt 3** - Require off-site provision and commuted sums\*.

**D- Business as usual**\*.
- \* = see next sheet

SA Objective	SC1 A	Summary & Mitigation	SC1 B	Summary & Mitigation	SC1 C	Summary & Mitigation	SC1 Alt 1	Summary & Mitigation
SA1: HOUSING	ST:	Applying a single percentage requirement for all housing sites throughout the district will help to meet the affordable housing needs of the district in the ST, however fewer affordable homes would be provided over the plan period as viability in areas where land value is lower would determine the percentage requirement (i.e. 10% from all areas is consistent, however more affluent areas may have been able to provide 40%). Over the LT there is likely to still be a need for more affordable homes.	ST:		ST:		ST:	
	MT:		MT:	Increasing percentages of affordable housing to areas that are in greatest need may help to ensure that the housing stock meets the housing needs of the district, however if land value is less in the areas of most need affordable homes may not be deliverable, as they will be less viable.	MT:	Maximising percentages of affordable housing where financial viability suggests higher levels can be achieved, would provide a higher level of affordable homes, however it may not meet the housing stock needs in some parts of the district. Areas where land is most viable may not necessarily be where affordable housing is most needed.	MT:	Allowing exception sites on the edge of smaller settlements and villages should support the housing needs of the district, as land value is likely to be lower making the developments more viable, however the effect is uncertain as the sites may not be in areas of most need.
	LT:		LT:		LT:		LT:	
SA2: HEALTH	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	There is no significant link between this objective and distribution of affordable housing.	LT:	There is no significant link between this objective and distribution of affordable housing.	LT:	There is no significant link between this objective and distribution of affordable housing.	LT:	There is no significant link between this objective and distribution of affordable housing.
SA3: GREEN SPACES & CULTURE	ST:	Applying a single percentage requirement for the provision of affordable housing to all new housing developments may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces, which would be needed to help meet this objective. Therefore the effect is uncertain.	ST:	Increasing percentages of affordable housing to areas that are in greatest need may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces in these areas, which would be needed to help meet this objective. Therefore the effect is uncertain.	ST:	Maximising percentages of affordable housing required where financial viability suggests higher levels can be achieved may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces in these areas, which would be needed to help meet this objective. Therefore the effect is uncertain.	ST:	Allowing exception sites on the edge of smaller settlements and villages may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces in these areas, which would be needed to help meet this objective. Therefore the effect is uncertain.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA4: COMMUNITY SAFETY	ST:	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST:	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST:	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST:	+ This option would result in on-site provision, therefore would reduce the number of underused properties being refurbished and put on the market as affordable dwellings (via commuted sums). This would not help to meet this objective (improve community safety, reduce crime and the fear of crime) as it wouldn't reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally. This is considered to have a significant negative effect on the objective.
	MT:		MT:		MT:		MT:	+
	LT:		LT:		LT:		LT:	+
SA5: SOCIETY	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	There is no significant link between this objective and distribution of affordable housing.	LT:	There is no significant link between this objective and distribution of affordable housing.	LT:	There is no significant link between this objective and distribution of affordable housing.	LT:	There is no significant link between this objective and distribution of affordable housing.

SA6: BIODIVERSITY	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		This option would result in on-site provision on sites at the edge of smaller settlements and villages, therefore would put pressure on greenfield sites (potential biodiversity sites).
SA7: BUILT & NATURAL ASSETS	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this objective and distribution of affordable housing.	LT:		There is no significant link between this objective and distribution of affordable housing.	LT:		There is no significant link between this objective and distribution of affordable housing.	LT:		There is no significant link between this objective and distribution of affordable housing.
SA8: NATURAL RESOURCES	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		This option would result in on-site provision on sites at the edge of smaller settlements and villages, therefore would put pressure on greenfield sites and natural resources.
SA9: WASTE	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.
SA10: ENERGY	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.
SA11: TRANSPORT	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	LT:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.
SA12: EMPLOYMENT	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.
SA13: INNOVATION	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.	LT:		There is no significant link between this option and the distribution of affordable housing requirement.

Stronger Communities

Appraisal of SC1 - Distribution of the affordable housing requirement

- SC1 A - Apply a single percentage requirement for all sites (over a given threshold) throughout the district.
- SC1 B - Seek to increase percentages of affordable housing to areas that are in greatest need.
- SC1 C - Seek to maximise percentages of affordable housing where financial viability suggests higher levels can be provided.
- SC1 Alt 1 - Allow exception sites on the edge of smaller settlements and villages.
- SC1 Alt 2 - Use both a % target and viability testing.
- SC1 Alt 3 - Require off-site provision and commuted sums.
- D - Business as usual.

SA Objective	SC1 Alt 2	Summary & Mitigation	SC1 Alt 3	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST: +	Using both a % target and viability testing should support the housing stock needs of the district as this method will determine how much affordable housing can be viably provided. Although the outcome of this method may determine that the percentage of affordable housing may be lower on some sites, it will still deliver some in areas where it is needed most. This is considered to have a significant positive effect upon the objective.	ST: +	The requirement of off-site provision and commuted sums will meet some of the housing stock needs of the district, however a commuted sum currently offers less funding than on-site provision therefore this means that fewer affordable homes will come forward, and over the LT there is likely to still be a need for more affordable homes. Also off-site provision might not support the range of affordable housing for all social groups.	ST: +	Affordable housing provision would continue to comply with current interim planning guidance, which dependant on size of the development will either be on site provision or a commuted sum. Although Affordable Housing Section 106 contributions have been agreed, to date no new affordable homes have been delivered under this guidance, this is likely to be due to current economic conditions.
	MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +	
SA2: HEALTH	ST: +	There is no significant link between this objective and distribution of affordable housing.	ST: +	There is no significant link between this objective and distribution of affordable housing.	ST: +	There is no significant link between the 'business as usual' approach and distribution of affordable housing.
	MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +	
SA3: GREEN SPACES & CULTURE	ST: +	Using both a % target and viability testing is likely to allow a balance between the viability of affordable housing and developer contributions for the provision of new, and upgrading of existing, open spaces in these areas to be found. This would help meet this objective, although may mean lower amounts of both affordable housing and open space are achieved and therefore the LT effect is uncertain.	ST: +	The requirement of off-site provision and commuted sums for affordable housing contributions may make developer contributions for the provision of new, and upgrading of existing, open spaces in these areas more viable (as commuted sums currently offer less funding for affordable housing than on-site provision does). Therefore this could help meet this objective.	ST: +	Interim Planning Guidance Note 3 currently requires contributions (on all proposals of 6 dwellings or more) towards open space provision as a result of new housing development. Depending on the site, and surrounding provision, this will be either on-site provision, or commuted or pooled sums for off-site provision. It could also be a mix of the two. This is in addition to the affordable housing requirements within IPG 7. The effect upon the objective is uncertain because, although open spaces have been provided, to date no new affordable homes have been delivered since both guidance notes have been running concurrently (April 2008), this is likely to be due to current economic conditions.
	MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +	
SA4: COMMUNITY SAFETY	ST: +	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST: +	Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally. This is considered to have a significant positive effect upon the objective.	ST: +	Affordable housing provision would continue to comply with current interim planning guidance, which dependant on size of the development will either be on site provision or a commuted sum. The use of commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally. Although Affordable Housing Section 106 contributions have been agreed, to date no new affordable homes have been delivered under this guidance, this is likely to be due to current economic conditions. Over the MT and LT it is considered that the business as usual approach would have a significant positive effect upon the objective.
	MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +	
SA5: SOCIETY	ST: +	There is no significant link between this objective and distribution of affordable housing.	ST: +	There is no significant link between this objective and distribution of affordable housing.	ST: +	There is no significant link between the 'business as usual' approach and distribution of affordable housing.
	MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +	

SA6: BIODIVERSITY	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective as it would reduce the pressure on greenfield sites with potential biodiversity value.	ST:	Affordable housing provision would continue to comply with current interim planning guidance, which dependant on size of the development will either be on site provision or a commuted sum. The use of commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. If commuted sums are used it can help to meet this objective as it reduces the pressure on greenfield sites with potential biodiversity value.
	MT:				MT:			
	LT:				LT:			
SA7: BUILT & NATURAL ASSETS	ST:		There is no significant link between this objective and distribution of affordable housing.	ST:		There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between the 'business as usual' approach and distribution of affordable housing.
	MT:				MT:			
	LT:				LT:			
SA8: NATURAL RESOURCES	ST:		No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:		Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective as it would reduce the pressure on natural resources.	ST:	Affordable housing provision would continue to comply with current interim planning guidance, which dependant on size of the development will either be on site provision or a commuted sum. The use of commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. If commuted sums are used it can help to meet this objective as it reduces the pressure on natural resources.
	MT:				MT:			
	LT:				LT:			
SA9: WASTE	ST:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	ST:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	ST:	There is no significant link between the 'business as usual' approach and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.
	MT:				MT:			
	LT:				LT:			
SA10: ENERGY	ST:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	ST:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	ST:	There is no significant link between the 'business as usual' approach and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.
	MT:				MT:			
	LT:				LT:			
SA11: TRANSPORT	ST:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	ST:		There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	ST:	There is no significant link between the 'business as usual' approach and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.
	MT:				MT:			
	LT:				LT:			
SA12: EMPLOYMENT	ST:		There is no significant link between this option and the distribution of affordable housing requirement.	ST:		There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between the 'business as usual' approach and the distribution of affordable housing requirement.
	MT:				MT:			
	LT:				LT:			



Stronger Communities

Appraisal of SC4 - Open Space, Sport and Recreation.

SC4 A - Protect as much of our existing open space, sport and recreational facilities as possible.

SC4 B - Utilise funding from the sale of certain poorer quality sites, or parts of sites, to improve the remaining area or nearby areas, concentrating on quality not quantity of provision.

SC4 Alt 1 - Identify any over-provision of sites against provision standards, with any funding raised used to improved areas in greatest need, or where there is potential to link sites (in-line with GI principles).

SC4 Alt 2 - Improve the provision of open space, sport and recreation at all possible opportunities.

C - Business as usual

SA Objective	SC4 A	Summary & Mitigation	SC4 B	Summary & Mitigation	SC4 Alt 1	Summary & Mitigation	SC4 Alt 2	Summary & Mitigation	C	Summary & Mitigation
SA1: HOUSING	ST: +	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, restricts its reuse for residential development and prevents it from helping to meet the district's housing needs. Therefore this has a significant negative effect upon the objective (to ensure the housing stock meets the housing needs of the district).	ST:	This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). This land which is often sustainably located could be re-used for residential development which would help meet the housing needs of the district, and therefore meet this objective. Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:	This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). This land which is often sustainably located could be re-used for residential development which would help meet the housing needs of the district, and therefore meet this objective. Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST: +	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. Any increase in land used as open space would restrict the land available for residential development and therefore prevent it from being used to help meet the district's housing needs. Therefore this has a significant negative effect upon this objective (to ensure the housing stock meets the housing needs of the district).	ST:	The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Therefore the effect upon this objective (to ensure the housing stock meets the housing needs of the district) is uncertain as it would depend on the site's location, and whether developers are willing to provide replacement facilities.
	MT: +		MT:		MT:		MT: +		MT:	
	LT: +		LT:		LT:		LT: +		LT:	
SA2: HEALTH	ST: +	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, will help ensure that there are opportunities to improve health and wellbeing and reduce health inequalities by ensuring access to areas where recreational physical activity can be undertaken. This has a significant positive effect on the objective.	ST:	This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). This land, which is often sustainably located, would be lost to development forever. Although the funding generated by this approach would initially improve remaining spaces, it is likely to have a significant negative effect upon this objective (to improve health and wellbeing and reduce health inequalities) in the LT, as population increase would put additional development pressure on these spaces and limit access to areas where recreational physical activity can be undertaken even more.	ST:	This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). This land, which is often sustainably located, would be lost to development forever, however the funding generated by this approach would improve remaining spaces and provide better linkages to the GI network. Therefore it is likely to have an uncertain effect upon this objective (to improve health and wellbeing and reduce health inequalities). It should be recognised that population increase would put additional development pressure on the remaining spaces and limit the number of areas where recreational physical activity can be undertaken, but the GI linkages can encourage walking and cycling.	ST: +	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. This would help ensure that there are opportunities for this objective (to improve health and wellbeing and reduce health inequalities) to be met by ensuring access to areas where recreational physical activity can be undertaken. This would have a significant positive effect on the objective.	ST:	The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Therefore there is no significant effect upon this objective (to improve health and wellbeing and reduce health inequalities) as any open spaces that are lost should be replaced elsewhere (no net loss).
	MT: +		MT:		MT:		MT: +		MT:	
	LT: +		LT: +		LT:		LT: +		LT:	

SA3: GREEN SPACES & CULTURE	LT:	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, can help to provide better opportunities for people to value and enjoy the district's heritage as it can help people to increase their participation in sport, recreational and cultural activities and allows better access to the green infrastructure network. This has a positive effect on the objective.	LT:	+	This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). Whilst this option would result in the loss of some open spaces, the funding generated would help to improve the quality of existing open space, help people increase participation in sport, recreational and cultural activities, and allow better access to the green infrastructure network. These are key elements within this objective (to provide better opportunities for people to value and enjoy the district's heritage), therefore the option is considered to have a significant positive effect.	LT:	+	This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). Whilst this option would result in the loss of some open spaces, the funding generated would help to improve the quality of existing open space, help people increase participation in sport, recreational and cultural activities, and allow better access to the green infrastructure network. These are key elements within this objective (to provide better opportunities for people to value and enjoy the district's heritage), therefore the option is considered to have a significant positive effect.	LT:	+	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. This would help to meet this objective (to provide better opportunities for people to value and enjoy the district's heritage) as it can help people to increase their participation in sport, recreational and cultural activities and allows better access to the green infrastructure network. The option is therefore considered to have a significant positive effect upon the objective.	LT:	+	The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Therefore the effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) is uncertain as it would depend on the site's location, and whether developers are willing to provide replacement facilities.
	MT:		MT:	+		MT:	+		MT:	+		MT:	+	
	ST:		ST:	+		ST:	+		ST:	+		ST:	+	
SA4: COMMUNITY SAFETY	LT:	This option aims to protect as much of our existing open space, sport and recreation facilities as possible, including land that is currently surplus to requirements. This does not present opportunities to provide safer communities as areas that are surplus are often neglected and can be perceived to attract anti-social activity, which can cause people to feel unsafe. Without any proposed improvements this would therefore have a negative effect upon the objective (to improve community safety, reduce crime and the fear of crime).	LT:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). The release of land that is currently surplus to requirements can help to provide safer communities as surplus areas are often neglected and can be perceived to attract anti social activity. The development of these sites and investment into remaining sites would therefore have a positive effect upon the objective (to improve community safety, reduce crime and the fear of crime). Allocations may take a while to come forward, therefore the ST effect is uncertain.	LT:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). The release of land that is currently surplus to requirements can help to provide safer communities as surplus areas are often neglected and can be perceived to attract anti social activity. The development of these sites and investment into remaining sites and green infrastructure would therefore have a positive effect upon the objective (to improve community safety, reduce crime and the fear of crime). Allocations may take a while to come forward, therefore the ST effect is uncertain.	LT:		This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. The investment into sites would generally have a positive effect upon the objective (to improve community safety, reduce crime and the fear of crime) but is likely to be reliant on developer contributions from nearby sites. Therefore the effect is uncertain.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Therefore the effect upon this objective (to improve community safety, reduce crime and the fear of crime) is uncertain as it would depend on the site's location, and whether developers are willing to provide replacement facilities.
	MT:		MT:			MT:			MT:			MT:		
	ST:		ST:			ST:			ST:			ST:		
SA5: SOCIETY	LT:	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, could help ensure opportunities for people to engage in community activities, which would meet this objective. However the overall effect of this option on this objective is considered uncertain as land that is normally classified as surplus to requirements on the basis that it appears underused / unvalued by the surrounding residents. It is unlikely that the continued protection of these sites would encourage more community engagement.	LT:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). The improvement of remaining open spaces could help ensure opportunities for people to engage in community activities, especially if they could be involved in how the spaces are improved. This should then lead to an increase in satisfaction levels with community facilities. This would meet the objective (to promote and support the development and growth of social capital across the district). Allocations may take a while to come forward, therefore the ST effect is uncertain.	LT:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). The improvement of remaining open spaces could help ensure opportunities for people to engage in community activities, especially if they could be involved in how the spaces are improved. This should then lead to an increase in satisfaction levels with community facilities. This would meet the objective (to promote and support the development and growth of social capital across the district). Allocations may take a while to come forward, therefore the ST effect is uncertain.	LT:		This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. The improvement of this land (which is often in sustainable locations), even if found surplus to requirements, could help ensure opportunities for people to engage in community activities, especially if they could be involved in how the spaces are improved. This should then lead to an increase in satisfaction levels with community facilities and help meet the objective (to promote and support the development and growth of social capital across the district). However this approach is likely to be reliant on developer contributions from nearby sites. Therefore the effect is uncertain.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. These policies have meant that some land considered as surplus to requirements (on the basis that it appears underused / unvalued) remain underutilised. It is unlikely that the continued protection of these sites would encourage more community engagement, therefore the effect is uncertain.
	MT:		MT:			MT:			MT:			MT:		
	ST:		ST:			ST:			ST:			ST:		

SA6: BIODIVERSITY	ST:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, would ensure potential biodiversity sites are not lost. This would have a significant positive effect upon this objective (to increase biodiversity levels across the district) as it would help to avoid decline in semi-natural and urban habitats.	ST:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). Whilst it would result in a loss of some open space, improvements to remaining areas is likely to help restore / enhance biodiversity and habitats. This would help meet this objective (to increase biodiversity levels across the district). Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). Whilst it would result in a loss of some open space, improvements to remaining areas is likely to help restore / enhance biodiversity and habitats, and expand and enhance the GI network. This would help meet this objective (to increase biodiversity levels across the district). Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:		This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. The investment into sites would generally have a positive effect upon the objective (to increase biodiversity levels across the district) but is likely to be reliant on developer contributions from nearby sites. Therefore the effect is uncertain.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. This would help meet this objective (to increase biodiversity levels across the district) by avoiding a decline in semi-natural and urban habitats.
	MT:	+		MT:			MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:			LT:		
SA7: BUILT & NATURAL ASSETS	ST:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, helps to meet this objective (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archaeological assets of the district) as it will protect open spaces that create a sense of place. This will have a significant positive effect on the objective.	ST:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). This would result in a loss of greenfield land, which is often sustainably located, however the improvement of remaining sites would enhance the sense of place and existing assets. This would help meet this objective (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archaeological assets of the district). Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). This would result in a loss of greenfield land, which is often sustainably located, however the improvement of remaining sites would enhance the sense of place and existing assets. This would help meet this objective (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archaeological assets of the district). Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:		This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. The investment into sites would generally have a positive effect upon the objective (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archaeological assets of the district) but is likely to be reliant on developer contributions from nearby sites. Therefore the effect is uncertain.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. This has a significant positive effect upon the objective (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archaeological assets of the district) as the aim of these policies is to protect natural and cultural assets.
	MT:	+		MT:			MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:			LT:		
SA8: NATURAL RESOURCES	ST:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, would ensure that the loss of natural resources is minimised, and therefore have a significant positive effect upon this objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals).	ST:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). The release of this greenfield land, which is often sustainably located, would enable the improvement of remaining sites. Whilst this would not meet this objective as it would result in the development of land, it can be considered as managing existing resources in an efficient way, rather than protecting sites of little recreational value over other, less sustainably located, greenfield sites. On balance it is considered that this approach would help to meet the objective. Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). This loss of greenfield land, which is often sustainably located, would enable the improvement of remaining sites. Whilst this would not meet this objective as it would result in the development of land, it can be considered as managing existing resources in an efficient way, rather than protecting sites of little recreational value over other, less sustainably located, greenfield sites. On balance it is considered that this approach would help to meet the objective. Allocations may take a while to come forward, therefore the ST effect in uncertain.	ST:		This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. The investment into sites would generally have a positive effect upon the objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) but is likely to be reliant on developer contributions from nearby sites. Therefore the effect is uncertain.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. This has a significant positive effect upon the objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) as the aim of these policies is to protect natural and cultural assets.
	MT:	+		MT:			MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:			LT:		

SA9: WASTE	ST:			ST:			ST:			ST:			
	MT:			MT:			MT:			MT:			
	LT:	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. There is no significant link to this objective, as it is the quantum of development that will impact on levels of waste, not it's location.		LT:	This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). There is no significant link to this objective, as it is the quantum of development that will impact on levels of waste, not it's location.		LT:	This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). There is no significant link to this objective, as it is the quantum of development that will impact on levels of waste, not it's location.		LT:	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. There is no significant link to this objective, as it is the quantum of development that will impact on levels of waste, not it's location.		
SA10: ENERGY	ST:			ST:			ST:			ST:			
	MT:			MT:	This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). There is no significant link to this objective as it is the amount of development provided overall that would have an impact on energy usage, not its location. However there may be opportunity to off-set the loss of open space by requiring stricter development standards to be met on these sites.		MT:	This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). There is no significant link to this objective as it is the amount of development provided overall that would have an impact on energy usage, not its location. However there may be opportunity to off-set the loss of open space by requiring stricter development standards to be met on these sites.		MT:	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. There is no significant link to this objective as it is the amount of development provided overall that would have an impact on energy usage, not its location.		
	LT:	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. There is no significant link to this objective as it is the amount of development provided overall that would have an impact on energy usage, not its location.		LT:			LT:			LT:			
SA11: TRANSPORT	ST:	+		ST:			ST:			ST:	+		
	MT:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, would mean that new development will need to be directed to less sustainable locations which are likely to increase the number of car journeys. This would have a significant negative effect upon this objective.		MT:	This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). The development of this land, which is often sustainably located, would mean less development is needed in less sustainable locations / open countryside etc. This would therefore help to meet this objective which seeks to reduce the need to travel by car and encourage more use of sustainable modes of transport. Allocations may take a while to come forward, therefore the ST effect in uncertain.		MT:	+	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. Improvements to, and any increases in, land used as open space would restrict the land available for new development and mean it will need to be directed to less sustainable locations. This is likely to increase the number of car journeys. This would have a significant negative effect upon this objective.		MT:	
	LT:	+		LT:			LT:	+		LT:	+		

SA12: EMPLOYMENT	ST:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, would have a significant negative effect on creating high quality employment opportunities as this option would mean that there is less sustainably located land available to be allocated for employment use.	ST:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). This land which is often sustainably located could be re-used for employment development which would provide opportunities for this objective (to create high quality employment opportunities) to be met. Allocations may take a while to come forward, therefore the ST impact in uncertain.	ST:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). This land which is often sustainably located could be re-used for employment development which would provide opportunities for this objective (to create high quality employment opportunities) to be met. Allocations may take a while to come forward, therefore the ST impact in uncertain.	ST:	+	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. This would have a significant negative effect on creating high quality employment opportunities as it would mean that there is less sustainably located land available to be allocated for employment use.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Continuing to protect all existing open spaces would have an uncertain effect on creating high quality employment opportunities as it would depend on the site's location, and whether developers are willing to provide replacement facilities.
	MT:	+		MT:			MT:			MT:	+		MT:		
	LT:	+		LT:			LT:			LT:	+		LT:		
SA13: INNOVATION	ST:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, would have a significant negative effect on this objective as it would mean that there is less sustainably located land available to provide local space for developing local businesses / entrepreneurs.	ST:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). The development of this land, which is often sustainably located, may not increase qualification levels or create jobs in high knowledge sectors, but it can provide local space for developing local businesses / entrepreneurs, which would help to meet this objective (to develop a strong culture of enterprise and innovation). However the overall effect is uncertain as schemes such as these often rely on funding bids etc.	ST:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). The development of this land, which is often sustainably located, may not increase qualification levels or create jobs in high knowledge sectors, but it can provide local space for developing local businesses / entrepreneurs, which would help to meet this objective (to develop a strong culture of enterprise and innovation). However the overall effect is uncertain as schemes such as these often rely on funding bids etc.	ST:	+	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. Improvements to, and any increases in, land used as open space would restrict the land available for new development and would have a significant negative effect on this objective as it would mean that there is less sustainably located land available to provide local space for developing local businesses / entrepreneurs.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Continuing to protect all existing open spaces would have an uncertain effect on this objective as it would depend on the site's location, and whether developers are willing to provide replacement facilities.
	MT:	+		MT:			MT:			MT:	+		MT:		
	LT:	+		LT:			LT:			LT:	+		LT:		
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:	+	This option aims to protect as much of our existing open space, sport and recreation facilities as possible. The protection of this land (which is often in sustainable locations), even if found surplus to requirements, would have a significant negative effect on this objective as it would mean that there is less sustainably located land available to provide the type of buildings required to support local businesses.	ST:		This option would allow the release of some poorer quality open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites). The development of this land, which is often sustainably located, may not provide the modern infrastructure required to support the use of new technologies, but it can help provide the type of buildings required to support local businesses. The overall effect is uncertain as schemes such as these often rely on funding bids etc.	ST:		This option would allow the release of any surplus open spaces, sport and recreation facilities (provided funding raised would be used to improve remaining sites and link them into the GI network). The development of this land, which is often sustainably located, may not provide the modern infrastructure required to support the use of new technologies, but it can help provide the type of buildings required to support local businesses. The overall effect is uncertain as schemes such as these often rely on funding bids etc.	ST:	+	This alternative option aims to improve the provision of open space, sport and recreation facilities at all possible opportunities. Improvements to, and any increases in, land used as open space would restrict the land available for new development and would have a significant negative effect on this objective as it would mean that there is less sustainably located land available to provide the type of buildings required to support local businesses.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policies LT1 - LT7 of the Local Plan. These policies (except LT1) protect a whole range of open spaces and sports and recreational facilities from development unless it is demonstrated that there is sufficient open space in close proximity, or if an acceptable replacement facility is provided elsewhere. LT1 sites have a higher level of protection and development is only permitted if it enhances the facility for recreational use. Continuing to protect all existing open spaces would have an uncertain effect on this objective as it would depend on the site's location, and whether developers are willing to provide replacement facilities.
	MT:	+		MT:			MT:			MT:	+		MT:		
	LT:	+		LT:			LT:			LT:	+		LT:		

Summary

6.6.19 Options SC4 A and SC4 Alt 2 involved both protecting as much open space as possible, and improving as much open space as possible. Both options were found to have significant negative effects upon SA Objective 1 (meeting the housing needs of the district), SA11 (efficient use of the transport network), SA12 (high quality job opportunities), SA13 (enterprise and innovation) and SA14 (physical conditions for a modern economic structure) due to the fact that they restrict the amount of land within the urban area which could be used for development purposes (even if it is currently underutilised). Conversely, these options had a number of significant positive effects. These include the fact that protecting / improving as much open space as possible would help to ensure there are opportunities for physical recreation to help increase the health and wellbeing of the District's residents (SA2). SC4 Alt 2 is also predicted to have a significant positive effect upon SA3 as improvements made to open spaces are likely to encourage more use and more opportunities for people to enjoy them. (This was also the case with Option SC4 C and SC4 Alt 1). Option SC4 A was predicted to have significant positive effects upon SA Objectives 6, 7 and 8 which all aim to protect various elements of the natural environment. (The business as usual approach also had the same effect on SA7 and SA8). The final significant positive effect was recorded against SA11 (making efficient use of the transport network). This is because the release of surplus open spaces could result in sustainably located development, with improvements made to green infrastructure linkages.

Stronger Communities

Appraisal of SC5 - Ensuring adequate provision of community developments such as health, childcare or leisure facilities.

SC5 A - Have a policy which seeks to allow community development where community needs can be shown to outweigh other considerations.

SC5 B - Consider all community based development against the same policies as all other forms of development.

C - Business as usual

No alternative options were put forward.

SA Objective	SC5 A	Summary & Mitigation	SC5 B	Summary & Mitigation	C	Summary & Mitigation
SA1: HOUSING	ST:	This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. There is no significant link between this option and ensuring that the housing stock meets the housing needs of the district, as this would generally allow community uses in areas where housing development is not considered acceptable.	ST:	This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. Whilst this would have a positive effect on the objective as it would provide more opportunities for housing development, many community facility developments come forward either as a result of grants and other funding streams, or as a result of developer contributions. Therefore the overall effect is considered to be uncertain.	ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. Whilst this would have a positive effect on the objective as it would provide more opportunities for housing development, many community facility developments come forward either as a result of grants and other funding streams, or as a result of developer contributions. Therefore the overall effect is considered to be uncertain.
	MT:		MT:		MT:	
	LT:		LT:		LT:	
SA2: HEALTH	ST:	+ This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. This would therefore provide opportunities for additional medical facilities to be brought forward if needed, without having to compete with higher value land uses such as housing. This would have a significant positive effect upon this objective by improving access to health services and seeking to reduce health inequalities.	ST:	+ This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. This would have a significant negative effect upon the objective (which aims to improve access to health services) as facilities such as medical centres are unlikely to come forward. Developer contributions (when necessary) would need to be requested in order to mitigate this effect.	ST:	+ The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. This would have a significant negative effect upon the objective (which aims to improve access to health services) as facilities such as medical centres are unlikely to come forward. Developer contributions (when necessary) would need to be requested in order to mitigate this effect.
	MT:		MT:		MT:	
	LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. This would provide opportunities for the development of new community centres, which can help people to increase their participation in sport and recreation and cultural activities. This would work towards meeting the objective (to provide better opportunities for people to value and enjoy the district's heritage).	ST:	This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. This would have a negative effect upon the objective as it wouldn't help increase participation, or provide new (or help improve existing) open spaces.	ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. This would have a negative effect upon the objective as it wouldn't help increase participation, or provide new (or help improve existing) open spaces.
	MT:		MT:		MT:	
	LT:		LT:		LT:	
SA4: COMMUNITY SAFETY	ST:	This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. Such facilities can help bring communities together which in turn can help improve community safety and reduce fear of crime. This would therefore help to meet this objective.	ST:	This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. The effect of this option upon this objective (to improve community safety, reduce crime and the fear of crime) is uncertain as it would depend on whether alternative uses come forward on problem areas / sites, or whether they are left to decline. The Local Plan could allocate such sites for housing or employment etc (if deliverable) in order to encourage them to be developed.	ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. The effect of this option upon this objective (to improve community safety, reduce crime and the fear of crime) is uncertain as it would depend on whether alternative uses come forward on problem areas / sites, or whether they are left to decline. The Local Plan could allocate such sites for housing or employment etc (if deliverable) in order to encourage them to be developed.
	MT:		MT:		MT:	
	LT:		LT:		LT:	
SA5: SOCIETY	ST:	+ This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. This would clearly have a significant positive effect upon this objective which is focused on improving access to community facilities and encouraging engagement in community activities.	ST:	+ This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. This would have a significant negative effect on this objective (to promote and support the development and growth of social capital across the district) as it seeks to improve access to and encourage engagement with community activities.	ST:	+ The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. This would have a significant negative effect on this objective (to promote and support the development and growth of social capital across the district) as it seeks to improve access to and encourage engagement with community activities.
	MT:		MT:		MT:	
	LT:		LT:		LT:	

SA6: BIODIVERSITY	ST:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. It is considered highly unlikely that the need for a new community facility would outweigh the need to protect a site of biodiversity value (unless linked to improving the site). The use of this option would generally allow community uses in locations such as recreation grounds / open spaces / edge of the urban area / rural locations where other types development are not considered acceptable. Therefore this option is likely to help meet the objective by allowing continued protection for species and their habitats.	ST:		This option would apply the same criteria to all forms of development. Not knowing the exact criteria that would be used results in an uncertain effect being recorded, although it is extremely likely that a criterion which protects sites of biodiversity value would be used.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria, including one that ensures no detrimental effect on the character, quality and amenity of the surrounding area. There is also a whole suite of policies which protect the natural environment. Therefore the 'business as usual' approach would help to meet this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA7: BUILT & NATURAL ASSETS	ST:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. It is considered highly unlikely that the need for a new community facility would outweigh the need to protect a site or building of historic / cultural importance (unless linked to protecting or enhancing the building or site). The use of this option would generally allow community uses in locations such as recreation grounds / open spaces / edge of the urban area / rural locations where other types development are not considered acceptable. Therefore this option is likely to help meet the objective to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archaeological assets of the district.	ST:		This option would apply the same criteria to all forms of development. Not knowing the exact criteria that would be used results in an uncertain effect being recorded, although it is extremely likely that a criterion which protects sites of historic / cultural importance would be used.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria, including one that ensures no detrimental effect on the character, quality and amenity of the surrounding area. There is also a whole suite of policies which protect the built environment. Therefore the 'business as usual' approach would help to meet this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA8: NATURAL RESOURCES	ST:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. The use of this option would generally allow community uses in locations such as recreation grounds / open spaces / edge of the urban area / rural locations where other types development are not considered acceptable. Therefore this option is likely to have a negative effect upon this objective which seeks to manage the district's natural resources prudently. Conditions that require sustainable construction techniques / materials may help mitigate the effect.	ST:		This option would apply the same criteria to all forms of development. This would mean that community developments would be controlled by the same restrictions as other uses such as housing and employment. Not knowing the exact criteria that would be used results in an uncertain effect being recorded, although it is extremely likely that a criterion which prevents the development of recreation grounds / open spaces / edge of the urban area / rural locations would be used and therefore help to meet this objective.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. This means that community developments are controlled by similar restrictions as other uses such as housing and employment, preventing the development of recreation grounds / open spaces / edge of the urban area / rural locations and would therefore help to meet this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA9: WASTE	ST:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. There is no significant link to this objective to minimise waste.	ST:		This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. There is no significant link to this objective to minimise waste.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. There is no significant link to this objective to minimise waste.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA10: ENERGY	ST:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. There is no significant link to this objective to minimise energy usage and to develop the district's renewable energy resource.	ST:		This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. There is no significant link to this objective to minimise energy usage and to develop the district's renewable energy resource.	ST:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. There is no significant link to this objective to minimise energy usage and to develop the district's renewable energy resource.
	MT:			MT:			MT:		
	LT:			LT:			LT:		

SA11: TRANSPORT	LT:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. The use of this option would generally allow community uses in locations such as recreation grounds / open spaces / edge of the urban area / rural locations where other types development are not considered acceptable. Therefore this option is likely to have an uncertain effect upon this objective, which seeks to encourage sustainable transport and efficient use of the existing infrastructure, as it will depend on the location of proposals.	LT:		This option would apply the same criteria to all forms of development. Not knowing the exact criteria that would be used results in an uncertain effect being recorded, although it is extremely likely that a criterion is included which ensures that sites are only approved if in sustainable locations and well linked to the transport network.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to be positive as sites are only approved if in sustainable locations and well linked to the transport network.
	MT:			MT:			MT:		
	ST:			ST:			ST:		
SA12: EMPLOYMENT	LT:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. There is no significant link between this option and creating high quality employment opportunities, as this would generally allow community uses in areas where employment development is not considered acceptable.	LT:		This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. Whilst this would have a positive effect on the objective as it would provide more opportunities for employment development, many community facility developments come forward either as a result of grants and other funding streams, or as a result of developer contributions. Therefore the overall effect is considered to be uncertain.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. Whilst this would have a positive effect on the objective as it would provide more opportunities for employment development, many community facility developments come forward either as a result of grants and other funding streams, or as a result of developer contributions. Therefore the overall effect is considered to be uncertain.
	MT:			MT:			MT:		
	ST:			ST:			ST:		
SA13: INNOVATION	LT:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. There is no significant link to this objective to develop a strong culture of enterprise and innovation, although increased usage of community training schemes etc could help increase qualification levels.	LT:		This option would apply the same criteria to all forms of development. There is no significant link to this objective to develop a strong culture of enterprise and innovation.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B with no significant link to this objective to develop a strong culture of enterprise and innovation.
	MT:			MT:			MT:		
	ST:			ST:			ST:		
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT:		This option would allow the development of community facilities when a clear need is shown that outweighs other concerns. There is no significant link to this objective to provide the physical conditions for a modern economic structure.	LT:		This option would apply the same criteria to all forms of development. This could mean that community developments may not come forward as they cannot compete with higher value land uses. Although this would help ensure that there is land available for business development, there is no significant link to this objective to provide the physical conditions for a modern economic structure.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' is considered to reflect that of Option SC5 B and could mean that community developments may not come forward as they cannot compete with higher value land uses. Although this would help ensure that there is land available for business development, there is no significant link to this objective to provide the physical conditions for a modern economic structure.
	MT:			MT:			MT:		
	ST:			ST:			ST:		

Summary

Significant effects were recorded in relation to SA2 (improving access to health) and SA5 (growth of social capital). Option SC5 A had significant positive effects on both objectives due to the fact that health and community facilities would be permitted on land that is otherwise unsuitable for development (such as recreation grounds / open spaces / edge of the urban area / rural locations) where there is a clear need. Option SC5 B and C (business as usual) both had significant negative effects in relation to these objectives. This was on the basis that Option SC5 B would apply the same criteria to all forms of development meaning that community developments would have to compete with higher value land uses. The business as usual approach had the same effect as, although there is a specific policy for community developments, the criteria used were very similar to those applied to other forms of development.

Stronger Communities

Appraisal of SC6 - Defining a retail hierarchy for Mansfield district.

SC6 A - Amend the existing retail hierarchy to include a range of new centres in the most sustainable locations, in accordance with national guidance.

SC6 B - Amend the existing retail hierarchy by reclassifying a number of centres and focusing new development in these locations to enable a wider range of shops and services. (This may include physical expansion of the retail areas).

SC6 C - Amend the existing retail hierarchy by combining options SC6 A and SC6 B.

SC6 Alt 1 - Only make changes which are recommended by a retail study and therefore evidence based.

D - Business as usual

SA Objective	SC6 A	Summary & Mitigation	SC6 B	Summary & Mitigation	SC6 C	Summary & Mitigation	SC6 Alt 1	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:		MT:	
	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between the 'business as usual' approach and defining a retail hierarchy for Mansfield District
SA2: HEALTH	ST:		ST:		ST:		ST:		ST:	
	MT:		MT:	Health facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. The reclassification of a number of existing centres (and potential expansion of boundaries) would help ensure there are opportunities for health facilities to be developed in these locations, if not there already and if required by the size of the local catchment.	MT:	Health facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy (providing ideal areas for new health facilities to be developed, if required), as well as the opportunity to amend the existing retail hierarchy to ensure centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future. The ST effect is considered uncertain as developments may take a while to come forward.	MT:		MT:	
	LT:	Health facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. The inclusion of a range of new centres into the retail heirarchy would therefore provide ideal areas for new facilities to be developed, if required by the size of the local catchment (which is likely if the catchment is large enough to require a local centre).	LT:	However, new developments may not be served adequately by these facilities if this option is used and no new centres provided. The effect is therefore considered to be uncertain.	LT:		LT:	The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. As there is already a health centre in the area it is unlikely that there will be any significant effect upon the objective.	LT:	The 'business as usual' approach is likely to result in new development continuing to be brought forward via planning applications rather than being plan-led, with no guarentee that adequate developer contributions would be provided for health facilites (as outside of the LDF process). Also, no guarentee over locations of proposals.
SA3: GREEN SPACES & CULTURE	ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:		MT:	
	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:	There is no direct link between the 'business as usual' approach and defining a retail hierarchy for Mansfield District
SA4: COMMUNITY SAFETY	ST:		ST:		ST:		ST:		ST:	
	MT:		MT:	A well used retail centre with an appropriate mix of uses can help address community safety issues through active use / natural surveillance, therefore there is an opportunity for this option to meet this objective as centres would be reclassified to ensure they can provide the shops and facilities required by the size of catchment area they serve. In cases where centres are 'demoted' down the hierarchy, this may be combined with a boundary change in an attempt to lessen the negative impact of vacant units upon community safety (as they could then be occupied by other uses such as residential). The ST effect is considered uncertain as changes may take a while to happen.	MT:	The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy (which provides opportunities to ensure that the mix of uses is appropriate to ensure active use and natural surveillance), as well as the opportunity to amend the existing retail hierarchy to ensure centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future. Less well used centres with vacant units etc may be 'demoted' and tighter boundaries drawn in order to allow other uses to occupy the vacant units and limit the negative impact they can have on community safety. The ST effect is considered uncertain as changes may take a while to happen.	MT:		MT:	
	LT:	A well used retail centre with an appropriate mix of uses can help address community safety issues through active use / natural surveillance, therefore there is an opportunity for this option to meet this objective by ensuring that new centres are of an appropriate scale, and in appropriate locations. However this option would not deal with centres which are less well used with vacant units etc that may attract anti-social behaviour and crime and therefore create / increase fear of crime.	LT:		LT:		LT:	The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. As there is a large superstore in this location it is unlikely that there will be any significant effect upon the objective.	LT:	The 'business as usual' approach towards community safety and crime prevention within retail developments is a criterion within Saved Policy R7 which states that retail developments must 'include relevant crime prevention measures'. The level of vacant units is also monitored and, when appropriate, applicants are referred to these units.

SA5: SOCIETY	ST:		Community facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. The inclusion of a range of new centres into the retail heirarchy would therefore provide ideal areas for new facilities to be developed, if required by the size of the local catchment (which is likely if the catchment is large enough to require a local centre).	ST:		Community facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. The reclassification of a number of existing centres (and potential expansion of boundaries) would help ensure there are opportunities for community facilities to be developed in these locations, if not there already and if required by the size of the local catchment. However, new developments may not be served adequately by these facilities if this option is used and no new centres provided. the effect is therefore considered to be uncertain.	ST:		Community facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy (providing ideal areas for new community facilities to be developed, if required), as well as the opportunity to amend the existing retail hierarchy to ensure centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future. The ST effect is uncertain as sites may take a while to come forward.	ST:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. There is a leisure centre in this location so it is unlikely that this option will have a significant effect upon the objective.	ST:		The 'business as usual' approach is likely to result in new development continuing to be brought forward via planning applications rather than being plan-led, with no guarentee that adequate developer contributions would be provided for community facilites (as outside of the LDF process). Also, no guarentee over locations of proposals.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA6: BIODIVERSITY	ST:		Amending the existing retail hierarchy to include new centres may (depending on location) put pressure on the natural environment, and therefore has a potential to effect biodiversity. Whilst stated in the option that new centres will be located in the most sustainable locations, this could involve the development of greenfield sites which would have a negative effect on this objective. The overall effect is uncertain as sites are unknown at this stage.	ST:		Focusing retail development on existing centres should ensure the natural environment is protected. Although some expansion may be necessary, it is likely that this could be accommodated by incorporating existing premises into retail areas, and there would be limited need for greenfield release.	ST:		The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy (which could put pressure on greenfield / potential biodiversity sites), as well as the opportunity to ensure that existing centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future (which may result in some limited expansion and / or retraction of boundaries, and likely to have limited impact on biodiversity levels). Overall the effect of this option on the objective is uncertain.	ST:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. This will not have a significant effect upon the objective.	ST:		Saved Policy R7 states that retail developments must integrate with surrounding land uses and not have a detrimental effect on the character of the surrounding area. This can be loosely applied to loss of biodiversity / greenfield sites. There are also natural environment policies that would be applied to protect sites of biodiversity value.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA7: BUILT & NATURAL ASSETS	ST:		Amending the existing retail hierarchy to include new centres may (depending on location) put pressure on the natural, cultural, built environmental and archaeological assets of the district. Therefore the effect of this option is considered to be uncertain.	ST:		Focusing retail development on existing centres should ensure natural, cultural, built environmental and archaeological assets of the district are protected. Encouraging development into these centres also gives opportunities for built assets to be used / protected (mainly relevant in the Town Centre, and Mansfield Woodhouse and Market Warsop District Centres).	ST:		The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy (which, depending on location, may put pressure on natural, cultural, built environmental and archaeological assets), as well as the opportunity to reclassify existing centres as appropriate (which may result in some limited expansion and / or retraction of boundaries, but likely to have limited impact on the district's assets). Overall the impact of this option on the objective is uncertain.	ST:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. This will not have a significant effect upon the objective.	ST:		Saved Policy R7 states that retail developments must integrate with surrounding land uses and not have a detrimental effect on the character of the surrounding area. This can be loosely applied to the impact on natural and cultural assets (which are also covered by 'NE' policies. Policy R7 also states that retail developments must incorporate site characteristics / features which make an important contribution to the townscape. This covers built environmental and archaeological assets, as do the suite of policies relating to listed buildings, conservation areas and sites of archaeological significance.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA8: NATURAL RESOURCES	ST:		Amending the existing retail hierarchy to include new centres will have a negative impact upon this objective as all development puts pressure on the natural resources of the district. Mitigation could include sustainable design and construction techniques, combined heat and power etc..	ST:		Focusing retail development on existing centres should offer the best protection to the natural resources of the district. Although some expansion may be necessary, it is likely that this could be accommodated by incorporating existing premises into adjacent retail areas, meaning there would be limited need for greenfield release and use of resources.	ST:		The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy (which would put pressure on the district's natural resources), as well as the opportunity to reclassify existing centres as appropriate (which may result in some limited expansion and / or retraction of boundaries). Overall the impact of this option on the objective is considered to be negative.	ST:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. This will not have a significant effect upon the objective.	ST:		Further retail development would put pressure on the district's natural resources, however Saved Policy NE17 of the Local Plan is used to prevent proposals which would have an adverse effect on air and / or soil quality, and Saved Policy U2 prevents proposals which would have one of a number of environmental impacts, unless mitigation is proposed. Therefore, depending on mitigation, the 'business as usual' approach is likely to minimise this negative impact of retail development on this objective.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA9: WASTE	ST:		Amending the existing retail hierarchy to include new centres will have a negative impact upon this objective as new retail development is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes.	ST:		Whilst focusing new retail development on existing centres of the retail hierarchy may be an effective use of land, this option would have a negative impact upon this objective as new retail development is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes.	ST:		The combination of options SC6 A and SC6 B would result in the inclusion of a range of new centres into the retail hierarchy, as well as the opportunity to reclassify existing centres as appropriate, both of which would have a negative impact upon this objective as new retail development is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes.	ST:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. This will not have a significant effect upon the objective.	ST:		Further retail development would lead to an increase in waste generation and have a negative impact upon this objective.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		

SA10: ENERGY	LT:		The impact of amending the existing retail hierarchy to include new centres upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.	LT:		The impact of focusing new retail development on existing centres of the retail hierarchy upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.	LT:		The impact of combining options SC6 A and SC6 B upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.	LT:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. This will not have a significant effect upon the objective.	LT:		Further retail development would put pressure on non-renewable resources. Mitigation is essential but there is currently no policy basis to require on-site renewable energy generation, or energy efficient buildings above and beyond the requirements of the Building Regulations. Therefore the 'business as usual' scenario has a negative impact upon this objective as Saved Policy U1 allows, but does not require, this.
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		
SA11: TRANSPORT	LT:		Amending the existing retail hierarchy to include a range of new centres should provide accessible jobs and services and reduce the need to travel for residents living within the catchment area of the new centres, who may currently travel to centres which are further afield, or need to do so in the future (as a result of new housing development).	LT:		Focusing new retail development on existing centres of the retail hierarchy would maximise accessibility for the existing local population and would make best use of the existing transport infrastructure, help improve accessibility to jobs and services and reduce the need to travel etc. However this may result in residents of new housing developments not having adequate access to services and needing to make unnecessary and unsustainable journeys to their closest centre.	LT:	+	Combining options SC6 A and SC6 B would provide a balance between focusing new retail development on existing centres of the retail hierarchy (maximising accessibility to job and services for the existing local population, reducing the need to travel, making the best use of the existing transport infrastructure etc) and the inclusion of a range of new centres (providing accessible jobs and services and reducing the need to travel for residents living within the catchment area of the new centres, who may currently travel to centres which are further afield, or need to do so in the future (as a result of new housing development)). It is considered that this would have a significant positive effect upon the objective.	LT:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. The supermarket in this location already serves a larger than local catchment area. This will not have a significant effect upon the objective.	LT:		New retail development would continue to be focused on existing centres of the retail hierarchy which would maximise accessibility to jobs and services for the existing local population and would make best use of the existing transport infrastructure and reduce the need to travel etc. However this may result in residents of new housing developments not having adequate access to services and needing to make unnecessary and unsustainable journeys to their closest centre.
	MT:			MT:			MT:	+		MT:			MT:		
	ST:			ST:			ST:	+		ST:			ST:		
SA12: EMPLOYMENT	LT:		Amending the existing retail hierarchy to include a range of new centres would have a negative impact on the creation of high quality employment opportunities as this option is likely to create service sector jobs, possibly with a large amount of part time workers, rather than high quality employment opportunities (which could be created if the land was allocated for uses such as business parks).	LT:		Amending the existing retail hierarchy by reclassifying a number of centres and focussing new development in these locations to enable a wider range of shops and services would not create high quality employment opportunities so would have a negative effect upon the objective. This option is likely to create jobs in the service sector.	LT:		Amending the existing retail hierarchy by combining Options A and B would have a negative impact on the creation of high quality employment opportunities as this option is likely to create service sector jobs, possibly with a large amount of part time workers rather than high quality employment opportunities that could be created if the land was allocated for uses such as business parks.	LT:		The Retail and Leisure Study has recommended that Oak Tree District Centre is removed from the retail hierarchy as there is not the range of uses present that are normally found within a district centre. This will not have a significant effect upon the objective.	LT:		New retail development would continue to be focused on the existing centres of the retail hierarchy, however this would create jobs in the service sector, rather than high knowledge sectors which would have a negative impact on this objective (creation of high quality employment opportunities).
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		
SA13: INNOVATION	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District	LT:		There is no direct link between this objective and defining a retail hierarchy for Mansfield District
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		

**Summary**

Issue SC6 provided options about the best approach towards defining an appropriate retail hierarchy. The SA of these options highlighted that amending the existing hierarchy by including new centres in sustainable locations, and reclassifying some existing centres would have the most advantages. This includes the fact that this would allow for development to be focused on existing centres to ensure they remain fit for purpose and continue to meet the needs of their catchments, but where required (due to large number of new homes etc), new centres would be allocated. This has negative impacts on environmental objectives, mainly due to pressure on natural resources and generation of waste and pressure on non-renewable energy sources, but this can be balanced against the significant positive effect of having sustainably located shops and facilities which provide for the daily needs of their catchments and reduce the need to travel. There are mitigation measures that could be used to reduce negative impacts, such as waste recycling schemes and the incorporation of sustainable design / generation of renewable energy.

Environmental Sustainability

Appraisal of ES1 - Approach towards the environmental and green infrastructure

**ES1 A** - Identify strategic areas, corridors and linkages as part of a combined strategic green infrastructure network within which development will not be permitted where it causes loss or damage to acknowledged GI interests.

**ES1 B** - In addition to Option ES1 A, seek to protect and enhance all GI assets, wherever they are.

SA Objective	ES1 A	Summary & Mitigation	ES1 B	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This could have a negative effect in ensuring that the authorities housing stock meets the housing needs of the district as this option would restrict where residential developments could be built. The effects are not predicted to be significant as it is unlikely that protection of green infrastructure would prevent the achievement of the Objectively Assessed Housing Needs.	ST: <div></div>	This option would add to ES1 (A) and seek to protect and enhance all GI assets .This could have a negative effect in ensuring that the authorities housing stock meets the housing needs of the district as this option would restrict where residential developments could be built, and enhancement works may affect a development scheme's viability.
	MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This would have a positive effect upon the objective (to improve health and wellbeing, and reduce health inequalities) as it would help ensure the continued availability of a network of connected spaces, trails etc that people can access easily and use for free in order to improve their health and wellbeing.	ST: <div></div>	This option would add to ES1 A and seek to protect and enhance all GI assets. This would have a positive effect upon the objective (to improve health and wellbeing, and reduce health inequalities) as it would help ensure the continued availability, and future enhancement, of a network of connected spaces, trails etc that people can access easily and use for free in order to improve their health and wellbeing. Enhancements to GI outsie of the 'strategic network' are likely to rely on funding from nearby developments, but would help to secure more localied benefits for communities.
	MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. There is no significant effect upon the objective (to provide better opportunities for people to value and enjoy the district's heritage), as although the option does not provide for new GI assets or improved access to the network, there is no negative effect either, as existing assets would be protected.	ST: <div></div>	This option would add to ES1 A and seek to protect and enhance all GI assets. The principle of this option would have a positive effect upon the objective as it would help ensure the continued availability, and future enhancement, of the GI network of connected spaces, trails etc that people can access easily for sport / recreation / cultural purposes. However any enhancements to non strategic infrastructure are likely to rely on funding from nearby developments. Therefore the overall effect is uncertain.
	MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This has no significant effect upon the baseline associated with SA Objective 4 (to improve community safety, reduce crime and the fear of crime) as there would be no physical changes proposed to these areas.	ST: <div></div>	This option would add to ES1 A and seek to protect and enhance all GI assets. The principle of this option would have a positive effect upon the objective as it would encourage future enhancement of the GI network which could improve safety. However any enhancements are likely to rely on funding from nearby developments. Therefore the overall effect is uncertain.
	MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This could help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, which would help to meet this objective.	ST: <div></div>	This option would add to ES1 A and seek to protect and enhance all GI assets. The protection of existing assets could help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, which would help to meet this objective. The enhancement of these assets can only increase the positive effect, but enhancements are likely to rely on funding from nearby developments.
	MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>	
SA6: BIODIVERSITY	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. As one of the many benefits of green infrastructure is the protection and enhancement of biodiversity, this option would have a significant positive effect upon this objective.	ST: <div></div>	This option would add to ES1 A and seek to protect and enhance all GI assets. As one of the many benefits of green infrastructure is the protection and enhancement of biodiversity, this option would have a significant positive effect upon this objective, although localised enhancements are likely to rely on funding from nearby developments.
	MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>	
SA7: BUILT & NATURAL ASSETS	ST: <div></div>	This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. One of the many benefits of green infrastructure is how it can connect existing natural, cultural, built and archaeological assets and make them more accessible by foot and bicycle. The protection of this	ST: <div></div>	This option would add to ES1 A and seek to protect and enhance all GI assets. One of the many benefits of green infrastructure is how it can connect existing natural, cultural, built and archaeological assets and make them more accessible by foot and bicycle. The protection and enhancement of this network can help increase usage and
	MT: <div></div>		MT: <div></div>	

	LT:	+	network can help increase usage and enjoyment of these assets as well as contributing to sense of place. This would have a significant positive effect upon this objective.	LT:	+	enjoyment of these assets as well as contributing to sense of place. This would have a significant positive effect upon this objective, however enhancements are likely to rely on funding from nearby developments.
SA8: NATURAL RESOURCES	ST:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. Whilst the option does not provide for new GI assets or improved access to the network, it does protect existing assets from development and can therefore help to meet the objective (to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals), as some of the benefits of GI include the improvement of air quality and soaking up of flood water. This therefore has a positive effect upon the objective.	ST:	+	
	MT:			MT:	+	This option would add to ES1 A and seek to protect and enhance all GI assets. This could have a significant positive effect upon the objective (to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals) as it would help ensure the protection of resources including those outside the 'strategic network'.
	LT:			LT:	+	
SA9: WASTE	ST:			ST:		
	MT:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.	MT:		This option would add to ES1 A and seek to protect and enhance all GI assets. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.
	LT:			LT:		
SA10: ENERGY	ST:			ST:		
	MT:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. There is no direct link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.	MT:		This option would add to ES1 A and seek to protect and enhance all GI assets. There is no direct link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.
	LT:			LT:		
SA11: TRANSPORT	ST:			ST:		
	MT:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. As this includes walking and cycling routes this can help to encourage the use of more sustainable modes of transport to the car, therefore meeting this objective.	MT:		This option would add to ES1 A and seek to protect and enhance all GI assets. As this includes walking and cycling routes this can help to encourage the use of more sustainable modes of transport to the car, therefore meeting this objective.
	LT:			LT:		
SA12: EMPLOYMENT	ST:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This could have a positive effect upon this objective as greenspace within employment areas can attract high quality occupiers. However, at a strategic level this is unlikely to have a significant effect. In addition, the achievement of the objective would also rely on other factors such as higher qualification levels.	ST:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This could have a positive effect upon this objective as greenspace within employment areas can attract high quality occupiers. However, at a strategic level this is unlikely to have a significant effect. In addition, the achievement of the objective would also rely on other factors such as higher qualification levels.
	MT:			MT:		
	LT:			LT:		
SA13: INNOVATION	ST:			ST:		
	MT:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. There is no significant effect upon the objective.	MT:		This option would add to ES1 A and seek to protect and enhance all GI assets. There is no significant effect upon the objective.
	LT:			LT:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:			ST:		
	MT:		This option seeks to protect identified strategic areas, corridors and linkages as part of a combined strategic green infrastructure network. This could have a positive effect upon the baseline associated with this objective. Greenspace within employment areas can attract high quality occupiers although at a strategic level it may not make much of an impact.	MT:		This option would add to ES1 A and seek to protect and enhance all GI assets. This could have a positive effect upon this objective as greenspace within employment areas can attract high quality occupiers. However protection of non strategic green infrastructure could also restrict the land available for employment uses and thus an uncertain effect has been predicted.
	LT:			LT:		

Summary of appraisal

Protecting and enhancing green infrastructure (GI) is an important component of achieving sustainable development. The Sustainability Appraisal (SA) recognises that the different GI policy options in the Issues and Options Report contribute positive benefits with regards to health and well-being, protecting and enhancing the district's heritage and biodiversity, addressing climate change, managing natural resources and improving sustainable transport options. By solely relying on a strategic approach to GI (for protection and enhancement), this could limit the ability to efficiently protect natural and cultural resources and reduce health inequalities, as environmental assets at a more local level (neighbourhood scale) may be left unprotected. It is recognised in the SA, that protection of green infrastructure, in any form, may limit where development could be built, thus potentially limiting the ability to meet housing and employment needs in the district. This impact depends on capacity within the urban area and outside the strategic GI network, to meet development needs (e.g. housing numbers). The Local Plan plays an important role in helping to guide new development to the most sustainable locations within the district and encourage the effective use of land through the use of previously developed sites and land of lesser environmental value. A strategic Green Infrastructure network helps inform this. The SA also recognises that development contributions are important sources for funding enhancement needs to the GI network; development has the opportunity to facilitate investment of new and enhanced green infrastructure. And on the other hand, seeking contributions may have a negative impact on the financial viability of a development, as green infrastructure is one of a number of contributions sought from development; the overall impact of requesting a varied number of financial contributions is uncertain. This conflict should be addressed through a 'Contributions Policy'.

Overall, a balance must be struck between protecting the most important areas of Green Infrastructure and improving the quality and function of GI assets and linkages within neighbourhoods. At the same time, a policy needs to recognise a balanced approach to development.

Environmental Sustainability

\*= see next sheet

Appraisal of ES2 - Protection and enhancement of landscape character.

- ES2 A** - Assess the protection and enhancement of all areas within the district through the district's Landscape Character Assessment approach and relevant development management policies.
- ES2 B** - Assign additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements.
- ES2 C** - Assign additional protection and / or enhancement requirements specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area eg. heathland, forest pasture and / or other landscapes and landscape features of historical importance.
- ES2 D** - Assign additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors.
- ES2 E** - A combination of all options.\*
- ES2 Alt 1** - A combination of ES2 A and ES2 B.\*
- ES2 Alt 2** - A combination of ES2 A, ES2 B and ES2 C.\*
- F - Business as usual\***

SA Objective	ES2 A	Summary & Mitigation	ES2 B	Summary & Mitigation	ES2 C	Summary & Mitigation	ES2 D	Summary & Mitigation
SA1: HOUSING	ST:	+	Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a significant negative effect in ensuring that the authorities housing stock meets the housing needs of the district as this option would restrict where residential developments could be built, either because areas are protected, or because their enhancement affects the viability of the development.	ST:	+		ST:	+
	MT:	+		Assigning additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements, would have a significant negative effect on this objective as this option adds further restrictions to where residential developments could be built / enhancements to be made.	MT:	+	MT:	+
	LT:	+			LT:	+	LT:	+
SA2: HEALTH	ST:		Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a positive effect on this objective as it would help ensure the continued availability of important landscapes that people can access for free in order to improve their health and wellbeing.	ST:		This option assigns further protection and enhancement requirements in relation to the Sherwood Forest Regional landscape character area and landscapes of historical importance. This would have a positive effect on this objective as it would help ensure the continued availability of important landscapes that people can access for free in order to improve their health and wellbeing.	ST:	
	MT:			MT:			MT:	
	LT:			LT:			LT:	
SA3: GREEN SPACES & CULTURE	ST:		Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a positive effect on this objective as it would help ensure that these areas continue to be available and are improved for people to value and enjoy.	ST:		This option assigns further protection and enhancement requirements in relation to the Sherwood Forest Regional landscape character area and landscapes of historical importance. This would have a positive effect on this objective as it would help ensure that these areas continue to be available and are improved for people to value and enjoy.	ST:	
	MT:			MT:			MT:	
	LT:			LT:			LT:	
SA4: COMMUNITY SAFETY	ST:			ST:		Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance is unlikely to have a significant effect on this objective.	ST:	
	MT:		Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies is unlikely to have a significant effect on this objective.	MT:			MT:	
	LT:			LT:			LT:	
SA5: SOCIETY	ST:			ST:		Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance is unlikely to have a significant effect on this objective.	ST:	
	MT:		Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies is unlikely to have a significant effect on this objective.	MT:			MT:	
	LT:			LT:			LT:	
SA6: BIODIVERSITY	ST:	+	Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a significant positive effect on certain indicators	ST:	+	Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance would have a positive effect on certain indicators within this objective, such as helping to	ST:	+
	MT:	+		MT:	+		MT:	+

	LT:	+	within this objective, such as helping to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats. Therefore this option would have a positive effect upon this objective of increasing biodiversity levels.	LT:	+	coalescence between settlements, would have a significant positive effect upon this objective. There are a number of indicators, such as helping to protect / restore / improve habitats which this option meets.	LT:	+	avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats. Therefore this option would have a positive effect upon this objective of increasing biodiversity levels.	LT:	+	meet a number of indicators within this objective, such as expanding and enhancing the green infrastructure network. Therefore this option would have a significant positive effect on this objective.
SA7: BUILT & NATURAL ASSETS	ST:	+		ST:	+		ST:	+	Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance would have a significant positive effect on this objective as its primary aim is to protect / restore / enhance landscape character (which is one of the indicators).	ST:	+	
	MT:	+	Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a significant positive effect on this objective as its primary aim is to protect / restore / enhance landscape character (which is one of the indicators).	MT:	+	Assigning additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements, would have a significant positive effect on this objective as its primary aim is to protect / restore / enhance landscape character (which is one of the indicators).	MT:	+	positive effect on this objective as its primary aim is to protect / restore / enhance landscape character (which is one of the indicators).	MT:	+	This option assigns additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors. This would have a significant positive effect on this objective as its primary aim is to protect / restore / enhance landscape character (which is one of the indicators).
	LT:	+	primary aim is to protect / restore / enhance landscape character (which is one of the indicators).	LT:	+	/ restore / enhance landscape character (which is one of the indicators).	LT:	+	/ restore / enhance landscape character (which is one of the indicators).	LT:	+	to protect / restore / enhance landscape character (which is one of the indicators).
SA8: NATURAL RESOURCES	ST:	+		ST:	+		ST:	+	Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance would have a significant positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	ST:	+	
	MT:	+	Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would help to meet this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	MT:	+	Assigning additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements, would have a significant positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	MT:	+	positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	MT:	+	This option assigns additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors. This would have a significant positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.
	LT:	+	ensure that the loss of natural resources is minimised.	LT:	+	ensure that the loss of natural resources is minimised.	LT:	+	ensure that the loss of natural resources is minimised.	LT:	+	and ensure that the loss of natural resources is minimised.
SA9: WASTE	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		This option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.	LT:		This option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.	LT:		This option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.	LT:		This option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.
SA10: ENERGY	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		This option would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.	LT:		This option would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.	LT:		This option would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.	LT:		This option would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.
SA11: TRANSPORT	ST:			ST:			ST:			ST:		
	MT:		Whilst this option should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.	MT:		Whilst this option should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.	MT:		Whilst this option should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.	MT:		Whilst this option should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.
	LT:		development.	LT:		development.	LT:		development.	LT:		development.
SA12: EMPLOYMENT	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:			MT:		
	LT:		This option would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.	LT:		This option would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.	LT:		This option would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.	LT:		This option would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.
SA13: INNOVATION	ST:			ST:			ST:			ST:		
	MT:			MT:			MT:		Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance is unlikely to have a significant effect upon this objective as the protection of these areas is unlikely to help increase qualification levels or create jobs in high knowledge sectors.	MT:		
	LT:		Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies is unlikely to have a significant effect on this objective to develop a strong culture of enterprise and innovation.	LT:		Assigning additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements, is unlikely to have a significant effect on this objective to develop a strong culture of enterprise and innovation.	LT:		Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance would have a significant	LT:		This option assigns additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors. This is unlikely to have a significant effect upon this objective as the protection of these areas is unlikely to help increase qualification levels or create jobs in high knowledge sectors.
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:	+	Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a significant negative effect upon this objective as it is likely to restrict the amount of land available to provide the	ST:	+		ST:	+	Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance would have a significant	ST:	+	
	MT:	+	it is likely to restrict the amount of land available to provide the	MT:	+	Assigning additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements, would have a significant	MT:	+	features of historical importance would have a significant	MT:	+	This option assigns additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors. This would have a

STRUCTURE	<div><div></div><div></div><div></div></div> <div>type of buildings required by businesses, or require enhancement work that affects the viability of development schemes.</div>	<div><div></div><div></div><div></div></div> <div>negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.</div>	<div><div></div><div></div><div></div></div> <div>negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.</div>	<div><div></div><div></div><div></div></div> <div>significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.</div>
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Environmental Sustainability

Appraisal of ES2 - Protection and enhancement of landscape character.

- ES2 A** - Assess the protection and enhancement of all areas within the district through the district's Landscape Character Assessment approach and relevant development management policies.
- ES2 B** - Assign additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements.
- ES2 C** - Assign additional protection and / or enhancement requirements specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area eg. heathland, forest pasture and / or other landscapes and landscape features of historical importance.
- ES2 D** - Assign additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors.
- ES2 E** - A combination of all options.
- ES2 Alt 1** - A combination of ES2 A and ES2 B.
- ES2 Alt 2** - A combination of ES2 A, ES2 B and ES2 C.
- F - Business as usual**

SA Objective	ES2 E	Summary & Mitigation	ES2 Alt 1	Summary & Mitigation	ES2 Alt 2	Summary & Mitigation	F	Summary & Mitigation
SA1: HOUSING	ST: +	A combination of all options would have a significant negative effect in ensuring that the authorities housing stock meets the housing needs of the district as this option would restrict where residential developments could be built, either because areas are protected, or because their enhancement affects the viability of the development.	ST: +	A combination of ES2A and ES2B would have a significant negative effect in ensuring that the authorities housing stock meets the housing needs of the district as this option would restrict where residential developments could be built, or because their enhancement affects the viability of the development.	ST: +	A combination of ES2A, ES2B and ES2C would have a significant negative effect in ensuring that the authorities housing stock meets the housing needs of the district as this option would restrict where residential developments could be built, or because their enhancement affects the viability of the development.	ST: +	Continuing with current policies for the protection and enhancement of landscape character would have a significant negative effect in ensuring that the authorities housing stock meets the housing needs of the district, as some of the areas currently protected could be suitable for release for residential development.
	MT: +		MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +		LT: +	
SA2: HEALTH	ST:	A combination of options would have a positive effect on this objective as it would help ensure the continued availability of important landscapes, and green corridors etc that people can access for free in order to improve their health and wellbeing.	ST:	This option would have a positive effect on this objective as it would help ensure the continued availability of important landscapes that people can access for free in order to improve their health and wellbeing.	ST:	This option would have a positive effect on this objective as it would help ensure the continued availability of important landscapes that people can access for free in order to improve their health and wellbeing.	ST:	Continuing with current policies for the protection and enhancement of landscape character would have a positive effect on this objective as it would help ensure the continued availability of important landscapes that people can access for free in order to improve their health and wellbeing.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	A combination of options would have a positive effect on this objective as it would help ensure that these areas continue to be available and are improved for people to value and enjoy.	ST:	This alternative option would have a positive effect on this objective as it would help ensure that these areas continue to be available and are improved for people to value and enjoy.	ST:	This alternative option would have a positive effect on this objective as it would help ensure that these areas continue to be available and are improved for people to value and enjoy.	ST:	Continuing to use existing local plan policies for the protection and enhancement of landscape character would have a positive effect on this objective as it would help ensure that these areas continue to be available and are improved for people to value and enjoy.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA4: COMMUNITY SAFETY	ST:	A combination of options could have a positive effect on this objective, depending on the enhancements made to green corridors, trails etc (as this could have help to reduce the fear of crime). As such the effect has been recorded as uncertain.	ST:	This alternative option is unlikely to have a significant effect on this objective.	ST:	This alternative option is unlikely to have a significant effect on this objective.	ST:	Continuing to use existing local plan policies for the protection and enhancement of landscape character would have no significant effect on this objective.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA5: SOCIETY	ST:	A combination of options is unlikely to have a significant effect on this objective.	ST:	This alternative option is unlikely to have a significant effect on this objective.	ST:	This alternative option is unlikely to have a significant effect on this objective.	ST:	Continuing to use existing local plan policies for the protection and enhancement of landscape character would have no significant effect on this objective.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA6: BIODIVERSITY	ST: +	A combination of options would have a significant positive effect on a number of indicators within this objective, such as helping to protect / restore / improve habitats.	ST: +	This alternative option is likely to have a significant positive effect on a number of indicators within this objective, such as helping to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats.	ST: +	This alternative option is likely to have a significant positive effect on a number of indicators within this objective, such as helping to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats.	ST:	Continuing to use existing local plan policies for the protection and enhancement of landscape character would have a positive effect on this objective as the majority all prevent inappropriate development, although they do not encourage or require enhancements. The exceptions are NE7 and NE11.
	MT: +		MT: +		MT: +		MT:	
	LT: +		LT: +		LT: +		LT:	

SA7: BUILT & NATURAL ASSETS	LT:	+	A combination of options would have a significant positive effect on this objective as the primary aim of each option is to protect / restore / enhance landscape character (which is one of the indicators).	LT:	+	This alternative option is likely to have a significant positive effect on this objective as the primary aim of both options it combines is to protect / restore / enhance landscape character (which is one of the indicators).	LT:	+	This alternative option is likely to have a significant positive effect on this objective as the primary aim of each options it combines is to protect / restore / enhance landscape character (which is one of the indicators).	LT:	+	Continuing to use existing local plan policies for the protection and enhancement of landscape character would have a positive effect on this objective as the majority all prevent inappropriate development, although they do not encourage or require enhancements. The exceptions are NE7 and NE11.
	MT:	+		MT:	+		MT:	+		MT:	+	
	ST:	+		ST:	+		ST:	+		ST:	+	
SA8: NATURAL RESOURCES	LT:	+	A combination of options would have a significant positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	LT:	+	This alternative option would have a significant positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	LT:	+	This alternative option would have a significant positive effect upon this objective as the protection of these areas would put more pressure on brownfield sites and ensure that the loss of natural resources is minimised.	LT:	+	Continuing to use existing local plan policies for the protection and enhancement of landscape character would have a positive effect on this objective as continued protection of these areas puts more pressure on brownfield sites to help ensure that the loss of natural resources is minimised. However, as these policies are becoming more and more out of date, and do not take account of the broader and more inclusive landscape character approach, it may become more difficult to justify their use in decision making. Therefore the effect is uncertain.
	MT:	+		MT:	+		MT:	+		MT:	+	
	ST:	+		ST:	+		ST:	+		ST:	+	
SA9: WASTE	LT:		This option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.	LT:		This alternative option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.	LT:		This alternative option would have no significant effect upon this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.	LT:		Continuing to use existing local plan policies for the protection and enhancement of landscape character would have no significant effect on this objective to minimise waste as it is the amount of development, not its location, which is the influencing factor.
	MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:		
SA10: ENERGY	LT:		A combination of options would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.	LT:		This alternative option would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.	LT:		This alternative option would have no significant effect upon this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.	LT:		Continuing to use existing local plan policies for the protection and enhancement of landscape character would have no significant effect on this objective to minimise energy usage as it is the amount of development, not its location, which is the influencing factor.
	MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:		
SA11: TRANSPORT	LT:		Whilst a combination of options should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.	LT:		Whilst this alternative option should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.	LT:		Whilst this alternative option should put more pressure on brownfield / urban sites to be developed, it has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.	LT:		Whilst the existing local plan policies put more pressure on brownfield / urban sites to be developed, the business as usual approach has no significant effect on the objective to make efficient use of the existing transport network as this depends on the specific location of development.
	MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:		
SA12: EMPLOYMENT	LT:		A combination of options would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.	LT:		This alternative option would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.	LT:		This alternative option would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.	LT:		The continued use of saved local plan policies for the protection and enhancement of landscape character would have no significant effect upon this objective to create high quality employment opportunities, although having a high quality environment can support economic development.
	MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:		
SA13: INNOVATION	LT:		A combination of options is unlikely to have a significant effect upon this objective as the protection of these areas is unlikely to help increase qualification levels or create jobs in high knowledge sectors.	LT:		This alternative option is unlikely to have a significant effect upon this objective as the protection of these areas is unlikely to help increase qualification levels or create jobs in high knowledge sectors.	LT:		This alternative option is unlikely to have a significant effect upon this objective as the protection of these areas is unlikely to help increase qualification levels or create jobs in high knowledge sectors.	LT:		The continued use of saved local plan policies for the protection and enhancement of landscape character would have no significant effect upon this objective.
	MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT:	+	A combination of options would have a significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.	LT:	+	This alternative option would have a significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.	LT:	+	This alternative option would have a significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.	LT:	+	The continued use of saved local plan policies regarding the protection and enhancement of landscape areas would have a negative effect upon this objective as they restrict where employment development could be built. However, as these policies are becoming more and more out of date, and do not take account of the broader and more inclusive landscape character approach, it may become more difficult to justify their use in decision making. Therefore the effect is uncertain.
	MT:	+		MT:	+		MT:	+		MT:	+	
	ST:	+		ST:	+		ST:	+		ST:	+	

Summary

The appraisal of this issue has found that the majority of the options perform the same - this is due to the options all being fairly similar in nature. Overall, they performed well, and would have a number of significant positive effects against environmental objectives, and performed less well against objectives in relation to meeting housing needs (SA1) and providing land for modern businesses (SA14). This was due to the fact that they would restrict the amount of land available for development, although this is already restricted through the urban containment approach (i.e. policies: 'Hierarchy of Development,' 'Distribution of Development' and 'Protection of the Countryside') with regards to most residential and employment development.

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Environmental Sustainability

Appraisal of ES3 - Provision of long distance routes and green corridors.

- ES3 A - Protect and enhance currently established long-distance routes and green corridors.  
ES3 B - In addition to option ES3 A, protect and enhance additional trail systems and green corridors through the creation of new routes and / or extensions of existing ones.  
C - Business as usual.

No alternative options were suggested during public consultation

SA Objective	ES3 A	Summary & Mitigation	ES3 B	Summary & Mitigation	C	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	This option aims to protect and enhance all currently established long-distance routes and green corridors. This would have a negative effect upon this objective to meet the housing needs of the district as the amount of land available would be restricted.	ST: <div></div>	This option aims to add to ES3 A by also protecting and enhancing additional trail systems and green corridors through the creation of new routes. This could restrict the amount of land available for house building therefore would have a negative effect upon this objective.	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. On that basis the 'business as usual' approach would have a negative effect on the objective to meet the housing needs of the district as it restricts where development could occur.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	Protecting and enhancing the long-distance routes and green corridors would have a positive effect upon this objective as it would increase the opportunities for recreational physical activity, which can help improve health and well-being, although enhancements are likely to rely on developer contributions.	ST: <div></div>	Protecting and enhancing the long-distance routes and green corridors, and creating new / extended routes would (in principle) have a positive effect upon this objective as it would increase the opportunities for recreational physical activity, which can help improve health and well-being, although the addition of new / extended routes are likely to rely on developer contributions / successful funding bids. Therefore the effect is uncertain.	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach would have no significant effect upon this objective as it would not increase the opportunities for recreational physical activity, but keep the level of opportunities the same.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	Protecting and enhancing the long-distance routes and green corridors would have a positive effect upon this objective as it would increase the opportunities for participation in sport and recreation and cultural activities, and access to the green infrastructure network, although enhancements are likely to rely on developer contributions.	ST: <div></div>	Protecting and enhancing the long-distance routes and green corridors, and creating new / extended routes would (in principle) have a positive effect upon this objective as it would increase the opportunities for participation in sport and recreation and cultural activities, and access to the green infrastructure network, although the addition of new / extended routes are likely to rely on developer contributions / successful funding bids. Therefore the effect is uncertain..	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach would have no significant effect upon this objective as it would not provide better opportunities for participation in sport and recreation and cultural activities, or access to the green infrastructure network, but keep the level of opportunities the same.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div></div>	In principle, this option (to protect and enhance long distance routes and green corridors) would have a positive effect upon the objective as it would encourage future enhancements of routes which could improve safety. However any enhancements are likely to rely on funding from nearby developments. Therefore the overall effect is uncertain.	ST: <div></div>	In principle, this option (to protect and enhance long distance routes and green corridors and create new / extended routes) would have a positive effect upon the objective as it would encourage future enhancements / new routes which could improve safety. However any enhancements are likely to rely on funding from nearby developments. Therefore the overall effect is uncertain.	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. In principle, this 'business as usual' approach could have a positive effect upon the objective if routes that arent overlooked or are poorly lit were lost to development and replacement routes were designed to improve safety. However this is reliant upon development and the existing conditon of routes, therefore the overall effect is uncertain.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	Protecting and enhancing long-distance routes and green corridors would help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, which would help to meet this objective. The enhancement of these assets can only increase the positive effect, however it must be recognised that any enhancements are likely to rely on funding from nearby developments.	ST: <div></div>	Protecting and enhancing long-distance routes and green corridors and creating new / extended routes would help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, which would help to meet this objective. The enhancement of these assets, and addition of new assets can only increase the positive effect, however it must be recognised that these are likely to rely on funding from nearby developments / successful funding bids. This leads to an uncertain effect being recorded.	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach ensures there are opportunities for people to engage in community activities, which would help to meet this objective, although it would not seek to improve these opportunities.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA6: BIODIVERSITY	ST: <div></div>	Protecting and enhancing long-distance routes and green corridors could help increase biodiversity levels in these areas through the links to the green infrastructure network, although increased recreational use could actually damage biodiversity by scaring off / destroying some species. Therefore the effect is uncertain.	ST: <div></div>	Protecting and enhancing long-distance routes and green corridors and creating new / extended routes could help increase biodiversity levels in these areas through the links to the green infrastructure network, although increased recreational use could actually damage biodiversity by scaring off / destroying some species. Therefore the effect is uncertain.	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach could have a positive effect upon the objective if routes that have low levels of biodiversity were lost to development and replacement routes were designed to enhance biodiversity. However this is reliant upon development and the existing conditon of routes, therefore the overall effect is uncertain.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA7: BUILT & NATURAL ASSETS	ST: <div></div>	Protecting and enhancing long-distance routes and green corridors meets this objective as they are cultural assets which help create a sense of place, and in some cases are of historic and archaeological importance. They can also connect other natural, cultural, built and archaeological assets making them more accessible by foot and bicycle. Any enhancements are likely to rely on funding from nearby developments.	ST: <div></div>	Protecting and enhancing long-distance routes and green corridors and creating new / extended routes meets this objective as they are cultural assets which help create a sense of place, and in some cases are of historic and archaeological importance. They can also connect other natural, cultural, built and archaeological assets making them more accessible by foot and bicycle. Any enhancements / additional or extended routes are likely to rely on funding from nearby developments which leads to an uncertain effect being recorded.	ST: <div></div>	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach would therefore have a positive effect upon the objective as these routes are cultural assets which help create a sense of place, and in some cases are of historic and archaeological importance. They can also connect other such assets.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	

SA8: NATURAL RESOURCES	ST:		Protecting and enhancing long-distance routes and green corridors would have a positive effect upon the objective (to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals) as it would help ensure the protection of resources, as well as the fact that these routes / corridors can help improve air quality and soak up flood water, however future enhancements are likely to rely on funding from nearby developments.	ST:		Protecting and enhancing long-distance routes and green corridors and creating new / extended routes would have a positive effect upon the objective (to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals) as it would help ensure the protection of resources, as well as the fact that these routes / corridors can help improve air quality and soak up flood water, however future enhancements / additional or extended routes are likely to rely on funding from nearby developments which leads to an uncertain effect being recorded.	ST:		The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach would therefore have a positive effect upon the objective (to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals) as it would help ensure the protection of resources, as well as the fact that these routes / corridors can help improve air quality and soak up flood water.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA9: WASTE	ST:		There is no significant link with this option and the minimisation of waste / increase in recycling.	ST:		There is no significant link with this option and the minimisation of waste / increase in recycling.	ST:		There is no significant link with the 'business as usual' approach and the minimisation of waste / increase in recycling.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA10: ENERGY	ST:		There is no significant link between this option and the minimisation of energy use / reducing dependency on non-renewable sources.	ST:		There is no significant link between this option and the minimisation of energy use / reducing dependency on non-renewable sources.	ST:		There is no significant link between the 'business as usual' approach and the minimisation of energy use / reducing dependency on non-renewable sources.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA11: TRANSPORT	ST:	+	Protecting and enhancing long-distance routes and green corridors can help to encourage the use of more sustainable modes of transport to the car, therefore has a significant positive effect upon this objective.	ST:		Protecting and enhancing long-distance routes and green corridors and creating new / extending routes can help to encourage the use of more sustainable modes of transport to the car, therefore has an significant positive effect upon this objective, however additional and extended routes may be reliant upon developer contributions, which affects the certainty of them being delivered.	ST:	+	The existing local plan includes Saved Policies M11 and M12 which specifically protect strategic and non-strategic routes for walkers, cyclists, horse riders etc, unless alternative routes can be created. This 'business as usual' approach would therefore encourage the use of more sustainable modes of transport to the car, and have a significant positive effect upon this objective.
	MT:	+		MT:			MT:	+	
	LT:	+		LT:			LT:	+	
SA12: EMPLOYMENT	ST:		There is no significant link with this option and the creation of high quality job opportunities, however it should be recognised that sustainable transport opportunities and greenspace within employment areas may be an opportunity for branding and therefore attract environment conscious companies.	ST:		There is no significant link with this option and the creation of high quality job opportunities, however it should be recognised that sustainable transport opportunities and greenspace within employment areas may be an opportunity for branding and therefore attract environment conscious companies.	ST:		There is no significant link with the 'business as usual' approach and the creation of high quality job opportunities, however it should be recognised that sustainable transport opportunities and greenspace within employment areas may be an opportunity for branding and therefore attract environment conscious companies.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA13: INNOVATION	ST:		There is no significant link between this option and the development of a strong culture of enterprise and innovation.	ST:		There is no significant link between this option and the development of a strong culture of enterprise and innovation.	ST:		There is no significant link between the 'business as usual' approach and the development of a strong culture of enterprise and innovation.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:		There is no significant link between this option and the provision of physical conditions suitable for a modern economic structure.	ST:		There is no significant link between this option and the provision of physical conditions suitable for a modern economic structure.	ST:		There is no significant link between this option and the provision of physical conditions suitable for a modern economic structure.
	MT:			MT:			MT:		
	LT:			LT:			LT:		

**Summary**

The appraisal of these options has revealed that there would be a number of positive effects of both protecting and enhancing the existing long-distance routes and green corridors, and improving the network with extended and additional routes. The latter option was considered to be more uncertain on the basis that it is likely to rely on developer contributions from nearby developments and successful funding bids. Significant positive effects were recorded against SA11 which seeks the efficient use of the existing transport infrastructure and a reduction in journeys being undertaken by car. There were negative effects in relation to SA1 (meeting the housing needs of the district) due to the fact that this may limit land available for housing.

Environmental Sustainability

Appraisal of ES4 - Approach towards biodiversity.

**ES4 A** - Provide policies for the protection and enhancement of biodiversity within an overarching green infrastructure policy which focuses primarily on designated sites and identified habitat areas and corridors.

**ES4 B** - In addition to ES4 A, provide criteria based policies for protecting and enhancing biodiversity within the urban and urban-fringe areas.

**ES4 C** - In addition to ES4 A, provide criteria based policies to ensure new developments produce a demonstrable gain of biodiversity by ensuring that local biodiversity action plan targets / objectives for priority species and habitats are taken into account.

**ES4 D** - A combination of all options.

**E - Business as usual**

No alternative options were suggested.

SA Objective	ES4 A	Summary & Mitigation	ES4 B	Summary & Mitigation	ES4 C	Summary & Mitigation	ES4 D	Summary & Mitigation	E	Summary & Mitigation
SA1: HOUSING	ST:	This option aims to protect and enhance biodiversity levels through a wider green infrastructure policy that focuses on designated sites and identified habitat areas. This would have a negative effect upon this objective to meet the housing needs of the district as the amount of land available would be restricted.	ST:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. This would have a negative effect upon this objective to meet the housing needs of the district as the amount of land available would be restricted.	ST:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. This would have a negative effect upon this objective to meet the housing needs of the district as the amount of land available would be restricted.	ST:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. This would have a negative effect upon this objective to meet the housing needs of the district as the amount of land available would be restricted.	ST:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. This approach would have a negative effect on this objective (to ensure that the housing stock meets the housing needs of the district) as it restricts the amount of land available for residential development.
	MT:		MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:		LT:	
SA2: HEALTH	ST:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This would have a positive effect upon the objective (to improve health and wellbeing, and reduce health inequalities) as it would ensure the continued availability of a network of connected spaces, areas of biodiversity, trails etc that people can access easily and use for free in order to improve their health and wellbeing, although enhancements are likely to rely on developer contributions.	ST:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. This would have a positive effect upon this objective as the green infrastructure network and biodiversity sites within the urban area and urban fringe areas would continue to be available for people to use, which can help their health and wellbeing, although enhancements are likely to rely on developer contributions.	ST:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. This would have a positive effect upon this objective as the green infrastructure network would be available for people to use, and new developments would contribute towards increasing biodiversity levels though enhancement works, although enhancements / gains are likely to rely on developer contributions.	ST:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. This would have a positive effect upon this objective, although enhancements / net gains are likely to rely on developer contributions.	ST:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. The continued use of these policies would have a positive effect upon the objective.
	MT:		MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This would allow better access to the GI network and therefore meet this objective (to provide better opportunities for people to value and enjoy the district's heritage, although enhancements are likely to rely on developer contributions.	ST:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. This would have a positive effect on this objective as it would provide better opportunities for people to value and enjoy the district's heritage, although enhancements are likely to rely on developer contributions.	ST:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. This would have a positive effect on this objective as it would provide better opportunities for people to value and enjoy the district's heritage, although enhancements / gains are likely to rely on developer contributions.	ST:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. This would have a positive effect on this objective as it would provide better opportunities for people to value and enjoy the district's heritage, although enhancements / net gains are likely to rely on developer contributions.	ST:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. The continued use of these policies would have a positive effect upon the objective to provide better opportunities for people to value and enjoy the district's heritage.
	MT:		MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:		LT:	
SA4: COMMUNITY SAFETY	ST:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. The principle of this option could have a positive effect upon the objective if the improvement of the GI network was to include safety measures. But this is not clear, therefore the overall effect is considered to be uncertain.	ST:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. The principle of this option could have a positive effect upon the objective if the improvement of the GI network was to include safety measures. but this is not clear, therefore the overall effect is considered to be uncertain.	ST:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. The principle of this option could have a positive effect upon the objective if the improvement of the GI network was to include safety measures. but this is not clear, and enhancements / gains are likely to rely on developer contributions, therefore the overall effect is considered to be uncertain.	ST:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. The principle of this option could have a positive effect upon the objective if the improvement of the GI network was to include safety measures. But this is not clear, and enhancements / net gains are likely to rely on developer contributions, therefore the overall effect is considered to be uncertain.	ST:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. As the majority of these policies do not require the enhancement of the environment (the minority state planning conditions/obligations will be used to mitigate development), it is considered this approach is unlikely to have an effect on the objective.
	MT:		MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:		LT:	

SA5: SOCIETY	ST:		ST:		ST:		ST:		ST:					
	MT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. Enhancements to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs. This would help to meet this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats.		MT:		This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. Enhancements to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs. This would help to meet this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats. Urban fringe areas to the east and south of the district are particularly sensitive due to the presence of protected species.		MT:		This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. Enhancements / gains to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, although are likely to rely on developer contributions. This would help to meet this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats. Biodiveristy areas within new developments may also encourage community activities, such as wildlife spotting etc.	MT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. Enhancements / net gains to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, and biodiveristy areas within new developments may also encourage community activities, such as wildlife spotting etc. Both would help to meet this objective but may rely on developer contributions. Also, the recreational uses would need to be monitored carefully to ensure there are no negative impacts upon species and their habitats, especially within the urban fringe areas to the east and south of the district.	MT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat and help to ensure there are opportunities for people to use the environment to engage in community activities. This helps to meet this objective.
	LT:			LT:				LT:			LT:		LT:	
SA6: BIODIVERSITY	ST:	+	ST:	+	ST:	+	ST:	+	ST:	+				
	MT:	+		MT:		+		MT:		+	MT:	+	MT:	+
	LT:	+		LT:		+		LT:		+	LT:	+	LT:	+
SA7: BUILT & NATURAL ASSETS	ST:	+	ST:	+	ST:	+	ST:	+	ST:	+				
	MT:	+		MT:		+		MT:		+	MT:	+	MT:	+
	LT:	+		LT:		+		LT:		+	LT:	+	LT:	+
SA8: NATURAL RESOURCES	ST:	+	ST:	+	ST:	+	ST:	+	ST:	+				
	MT:	+		MT:		+		MT:		+	MT:	+	MT:	+
	LT:	+		LT:		+		LT:		+	LT:	+	LT:	+
SA9: WASTE	ST:		ST:		ST:		ST:		ST:					
	MT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.		MT:				MT:			MT:		MT:	
	LT:			LT:				LT:			LT:		LT:	

SA10: ENERGY	LT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. There is no significant link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.	ST:		LT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. There is no significant link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.	ST:		LT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. There is no significant link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.	ST:		LT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. There is no significant link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.	ST:		LT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. There is no significant link to this objective as it is the amount of development provided overall that would have an effect on energy usage, not its location.
	MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:	
	ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:	
SA11: TRANSPORT	LT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. As this includes walking and cycling routes this can help to encourage the use of more sustainable modes of transport to the car, and therefore has a positive effect upon this objective. Although it does need to be recognised that overly intense recreational use in sensitive areas may impact negatively on some species and their habitats.	ST:		LT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. The GI benefits (such as sustainable transport routes) would have a positive effect upon this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats. Urban fringe areas to the east and south of the district are particularly sensitive due to the presence of protected species.	ST:		LT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. As GI includes walking and cycling routes this can help to encourage the use of more sustainable modes of transport to the car, and therefore has a positive effect upon this objective. Although it does need to be recognised that overly intense recreational use in sensitive areas may impact negatively on some species and their habitats so would need to be monitored.	ST:		LT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. As GI includes walking and cycling routes this can help to encourage the use of more sustainable modes of transport to the car, and therefore has a positive effect upon this objective. Although it does need to be recognised that overly intense recreational use in sensitive areas may impact negatively on some species and their habitats, especially within the urban fringe areas to the east and south of the district. This would need to be monitored.	ST:		LT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat, which make up the district's green infrastructure network. This helps to meet this objective as the GI network includes walking and cycling routes and these can help to encourage the use of more sustainable modes of transport to the car.
	MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:	
	ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:	
SA12: EMPLOYMENT	LT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This could have a positive effect upon this objective as GI within employment areas can attract high quality occupiers and is an opportunity for branding, however at a strategic level this might not have much impact other than restricting the amount of land available for development. In addition, the achievement of the objective would also rely on other factors such as higher qualification levels, market demand etc. Another consideration would be the type of business use and whether that would conflict with the surrounding environment. Therefore the effect is uncertain.	ST:		LT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. This could have a positive effect upon this objective as GI within employment areas can attract high quality occupiers and is an opportunity for branding, however at a strategic level this might not have much impact other than restricting the amount of land available for development. In addition, the achievement of the objective would also rely on other factors such as higher qualification levels, market demand etc. Another consideration would be the type of business use and whether that would conflict with the surrounding environment. Therefore the effect is uncertain.	ST:		LT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. This is likely to have a positive effect upon this objective as GI within employment areas can attract high quality occupiers and is an opportunity for branding. However, the achievement of the objective would also rely on other factors such as higher qualification levels, market demand etc. Another consideration would be the type of business use and whether that would conflict with the surrounding environment. Therefore the effect is uncertain.	ST:		LT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. This is likely to have a positive effect upon this objective as GI within employment areas can attract high quality occupiers and is an opportunity for branding. However, the achievement of the objective would also rely on other factors such as higher qualification levels, market demand etc. Another consideration would be the type of business use and whether that would conflict with the surrounding environment. Therefore the effect is uncertain.	ST:		LT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. This approach generally has a negative effect upon creating high quality employment opportunities as it restricts where development can occur.
	MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:	
	ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:	
SA13: INNOVATION	LT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. There is no significant effect upon the objective to develop a strong culture of enterprise and innovation.	ST:		LT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. There is no significant effect upon the objective to develop a strong culture of enterprise and innovation.	ST:		LT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. There is no significant effect upon the objective to develop a strong culture of enterprise and innovation.	ST:		LT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. There is no significant effect upon the objective to develop a strong culture of enterprise and innovation.	ST:		LT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. There is no significant effect upon the objective to develop a strong culture of enterprise and innovation.
	MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:	
	ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:	
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This could have a positive effect upon this objective as GI and greenspace within employment areas can help provide an attractive environment to encourage the development of modern business parks / headquarters etc. However the protection of land can also restrict the land available for employment uses, therefore the overall effect has been assessed as uncertain.	ST:		LT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. This could have a positive effect upon this objective as GI and greenspace within employment areas can help provide an attractive environment to encourage the development of modern business parks / headquarters etc. However the protection of land can also restrict the land available for employment uses, therefore the overall effect has been assessed as uncertain.	ST:		LT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. Whilst this could result in attractive employment areas such as modern business parks, it is likely that protection of land would restrict the amount of land available, and the requirement for a gain in biodiversity levels could prevent a site coming forward due to viability, therefore the overall effect has been assessed as uncertain.	ST:		LT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. Whilst this could result in attractive employment areas such as modern business parks, it is likely that protection of land would restrict the amount of land available, and the requirement for a gain in biodiversity levels could prevent a site coming forward due to viability, therefore the overall effect has been assessed as uncertain.	ST:		LT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. This approach generally has a negative effect upon creating high quality employment opportunities as it restricts where development can occur.
	MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:		MT:	
	ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:		ST:	

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**Summary**

The appraisal of this issue found that many of the options had similar effects, on the basis that they were all variations of / additions to Option ES4 A. There was a negative effect against SA1 (meet the housing needs of the district) as it was considered that the options would restrict the amount of land available, and any enhancements / net gains in biodiveristy could also affect the viability of sites. There were a number of positive effects, with the most significant being against those objectives which seek to protect and enhance the environment, although it has been recognised that enhancements may rely on developer contributions.

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Environmental Sustainability

Appraisal of ES5 - Using more renewable and low carbon energy.

- ES5 A - Develop a district wide CO2 emissions reduction policy target for new buildings.
- ES5 B - Identify local opportunities for decentralised energy to supply new development and develop policies which would maximise any identified potential within specific development areas or strategic sites.
- ES5 C - Use the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards for new developments within specific development areas or strategic sites.
- ES5 D - A combination of all policies.
- ES5 Alt 1 - Encourage the development of renewable energy on farms and former colliery sites

Business as usual

SA Objective	ES5 A	Summary & Mitigation	ES5 B	Summary & Mitigation	ES5 C	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is likely to increase the cost of new housing developments and make new homes less affordable.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is a cost effective way to reduce CO2 emissions at a community scale, however it would increase the cost of new housing developments in these locations and is likely to make new homes less affordable.	ST: <div></div>	Using the Code for Sustainable Homes to set higher environmental performance standards within specific areas / strategic sites is likely to increase the cost of new housing developments in these locations and make them unviable.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is likely to (over time) improve air quality which can help to improve health.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is likely to (over time) improve air quality which can help to improve health.	ST: <div></div>	Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is likely to (over time) improve air quality which can help to improve health.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST: <div></div>	Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is unlikely to have a significant effect upon this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST: <div></div>	Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is unlikely to have a significant effect upon this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST: <div></div>	Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is unlikely to have a significant effect upon this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA6: BIODIVERSITY	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is likely to have a positive effect on biodiversity levels in the long term as it will help to reduce the effect of climate change upon the ecosystem.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is likely to have a positive effect on biodiversity levels in the long term as it will help to reduce the effect of climate change upon the ecosystem.	ST: <div></div>	Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is likely to have a positive effect on biodiversity levels in the long term as it will help to reduce the effect of climate change upon the ecosystem.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA7: BUILT & NATURAL ASSETS	ST: <div></div>	Adopting a district-wide CO2 emissions reduction policy target for new buildings is likely to help protect Mansfield's environmental and archaeological assets in the long term by reducing the effects of climate change such as floods, intense rainfall, high winds and draught.	ST: <div></div>	Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is likely to help protect Mansfield's environmental and archaeological assets in the long term by reducing the effects of climate change.	ST: <div></div>	Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is likely help protect Mansfield's environmental and archaeological assets in the long term by reducing the effects of climate change.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	

SA8: NATURAL RESOURCES	ST:	+	The purpose of adopting a district-wide CO2 emissions reduction policy target for new buildings is to help manage the district's resources prudently and reduce energy usage, therefore this option meets this objective.	ST:	+	The purpose of adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is in order to help manage the district's resources prudently and reduce energy usage, therefore this option meets this objective.	ST:	+	The purpose of using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is to help manage the district's resources prudently and reduce energy usage, therefore this option meets this objective.
	MT:	+			+			+	
	LT:	+			+			+	
SA9: WASTE	ST:		Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST:		Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST:		Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites would meet this objective as these codes have criteria in relation to issues such as recycling, composing, responsible resourcing of materials etc.
	MT:								
	LT:								
SA10: ENERGY	ST:	+	The purpose of adopting a district-wide CO2 emissions reduction policy target for new buildings is to minimise energy usage and manage the district's resources. Therefore this option would have a significant positive effect upon this objective.	ST:	+	The purpose of adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is to minimise energy usage and manage the district's resources. Therefore this option would have a significant positive effect upon this objective.	ST:	+	The purpose of using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is to minimise energy usage and manage the district's resources. Therefore this option would have a significant positive effect upon this objective.
	MT:	+			+			+	
	LT:	+			+			+	
SA11: TRANSPORT	ST:		Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST:		Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST:		Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is unlikely to have a significant effect upon this objective.
	MT:								
	LT:								
SA12: EMPLOYMENT	ST:		Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST:		Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST:		Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is unlikely to have a significant effect upon this objective.
	MT:								
	LT:								
SA13: INNOVATION	ST:		Adopting a district-wide CO2 emissions reduction policy target for new buildings is unlikely to have a significant effect upon this objective.	ST:		Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is unlikely to have a significant effect upon this objective.	ST:		Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is unlikely to have a significant effect upon this objective.
	MT:								
	LT:								
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:		Adopting a district-wide CO2 emissions reduction policy target for new buildings is likely to increase the cost of new business developments and could make them unviable. However more and more companies are becoming environmentally aware and pride themselves on having sustainable buildings, therefore the effect is considered to be uncertain.	ST:		Adopting a policy which would maximise any identified potential for decentralised energy within specific areas / strategic sites is likely to increase the cost of new business developments and could make them unviable, however more and more companies are becoming environmentally aware and pride themselves on having sustainable buildings, therefore the effect is considered to be uncertain.	ST:		Using the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards within specific areas / strategic sites is likely to increase the cost of new business developments and could make them unviable, however more and more companies are becoming environmentally aware and pride themselves on having sustainable buildings, therefore the effect is considered to be uncertain.
	MT:								
	LT:								

Environmental Sustainability

Appraisal of ES5 - Using more renewable and low carbon energy.

- ES5 A** - Develop a district wide CO2 emissions reduction policy target for new buildings.
- ES5 B** - Identify local opportunities for decentralised energy to supply new development and develop policies which would maximise any identified potential within specific development areas or strategic sites.
- ES5 C** - Use the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards for new developments within specific development areas or strategic sites.
- ES5 D** - A combination of all policies.
- ES5 Alt 1** - Encourage the development of renewable energy on farms and former colliery sites
- E - Business as usual**

SA Objective	ES5 D	Summary & Mitigation	ES5 Alt 1	Summary & Mitigation	E	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	A combination of all options is likely to increase the cost of new housing developments and make new homes less affordable.	ST: <div></div>	Encouraging the development of renewable energy farms would have no significant effect upon meeting the housing needs of the district.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach has no significant effect upon meeting the housing needs of the district.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	A combination of all options is likely to (over time) improve air quality and therefore help to improve health.	ST: <div></div>	Encouraging the development of renewable energy farms is likely to improve air quality over time, however the delivery of such a facility cannot be ensured therefore the effect of this option is uncertain.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach would have a positive effect upon air quality over time, but the policy does not require this type of development and therefore cannot ensure that targets for lower CO2 levels etc are met. It is therefore likely that the business as usual approach would have an uncertain effect upon the objective to improve health.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	A combination of all options is unlikely to have a significant effect upon this objective.	ST: <div></div>	Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div></div>	A combination of all options is unlikely to have a significant effect upon this objective.	ST: <div></div>	Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	A combination of all options is unlikely to have a significant effect upon this objective.	ST: <div></div>	Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA6: BIODIVERSITY	ST: <div></div>	A combination of all options is likely to a positive effect on biodiversity levels in the long term as it will help to reduce the effect of climate change upon the ecosystem.	ST: <div></div>	Encouraging the development of renewable energy farms is likely to have a positive effect on biodiversity levels in the long term however the delivery of such a facility cannot be ensured therefore the effect of this option is uncertain.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach would have a positive effect on biodiversity levels over time, but the policy does not require this type of development and therefore cannot ensure that targets for lower CO2 levels etc are met. It is therefore likely that the business as usual approach would have an uncertain effect upon the objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA7: BUILT & NATURAL ASSETS	ST: <div></div>	A combination of all options is likely to help protect Mansfield's environmental and archaeological assets in the long term by reducing the effects of climate change.	ST: <div></div>	Encouraging the development of renewable energy farms is likely help protect Mansfield's environmental and archaeological assets in the long term however the delivery of such a facility cannot be ensured therefore the effect of this option is uncertain.	ST: <div></div>	Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is likely to help protect Mansfield's environmental and archaeological assets and the long term. However it does not require this type of development and therefore cannot ensure that targets for lower CO2 levels etc are met. It is therefore likely that the business as usual approach would have an uncertain effect upon the objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	

SA8: NATURAL RESOURCES	ST:	+	A combination of all options is likely to have a significant positive effect upon this objective as they all intend to help manage the district's resources prudently and reduce energy usage.	ST:		Encouraging the development of renewable energy farms would meet this objective as it would help to manage the district's natural resources prudently, however the delivery of such a facility cannot be ensured therefore the effect of this option is uncertain.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach could meet this objective as it would help to manage the district's natural resources prudently, however it does not require this type of development, therefore cannot ensure it is delivered. It is therefore likely that the business as usual approach would have an uncertain effect upon the objective.
	MT:	+		MT:			MT:		
	LT:	+		LT:			LT:		
SA9: WASTE	ST:		A combination of all options would have a positive effect upon waste and recycling levels as the CfSH and BREEAM environmental standards would ensure the objective is met.	ST:		Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA10: ENERGY	ST:	+	A combination of all options would have a significant positive effect upon this objective as they all intend to reduce energy usage and manage the district's resources.	ST:		Encouraging the development of renewable energy farms would meet this objective as it would help to develop the district's renewable energy resource, and reduce dependency on non-renewable sources, however the delivery of such a facility cannot be ensured therefore this option is likely to have an uncertain effect.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach could meet this objective as it would help to manage the district's natural resources prudently, however it does not require this type of development, therefore cannot ensure it is delivered. It is therefore likely that the business as usual approach would have an uncertain effect upon the objective.
	MT:	+		MT:			MT:		
	LT:	+		LT:			LT:		
SA11: TRANSPORT	ST:		A combination of all options is unlikely to have a significant effect upon this objective.	ST:		Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA12: EMPLOYMENT	ST:		A combination of all options is unlikely to have a significant effect upon this objective.	ST:		Encouraging the development of renewable energy farms would also create jobs within this industry which would meet this objective. However the delivery of such a facility cannot be ensured therefore the effect of this option is uncertain.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach would also help create jobs within this industry which would meet this objective. However the delivery of such development cannot be ensured as the policy does not require them to be built, or contributions to be made, therefore the effect of this option is uncertain.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA13: INNOVATION	ST:		A combination of all options is unlikely to have a significant effect upon this objective.	ST:		Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:		A combination of all options is likely to increase the cost of new business developments and could make them unviable, however more and more companies are becoming environmentally aware and pride themselves on having sustainable buildings, therefore the effect is considered to be uncertain.	ST:		Encouraging the development of renewable energy farms is unlikely to have a significant effect upon this objective.	ST:		Saved Policy U1 allows for developments which utilise renewable sources of energy generation and for energy efficient uses, where they meet 3 criteria. This approach is unlikely to have a significant effect upon this objective.
	MT:			MT:			MT:		
	LT:			LT:			LT:		

**Summary**

This appraisal has found that the first four options had a number of positive effects, despite having a negative effect upon SA1 (meeting the housing needs of the district) due to the likely effect upon the viability of housing schemes. These positive effects related to the long term benefits of using more renewable and low carbon energy to help reduce the impact of climate change upon the health and well being of Mansfield's communities (SA2), biodiversity (SA6) and the district's built and natural assets (SA7). Significant positive effects were recorded against SA8 and SA10 which aim to manage natural resources and minimise energy use. The final two options mainly had uncertain effects due to there being no way to ensure a renewable energy farm is built over the plan period, and the fact the the 'business as usual' approach is permissive of such development but there are no mechanisms in place to ensure / require it.

Environmental Sustainability

Appraisal of ES6 - Ensuring sustainable transport issues are embodied within the Local Development Framework.

ES6 A - Have a specific Sustainable Transport policy within the Local Plan which outlines criteria that all new developments must address, such as the support of public transport, provision of walking and cycling routes.

ES6 B - Only refer to sustainable transport and accessibility issues as criteria within development policies or allocations.

ES6 Alt 1 - Set out the transport assessment criteria for all developments, and include policies to safeguard land for future road and junction improvements to be made

C- Business as usual

SA Objective	ES6 A	Summary & Mitigation	ES6 B	Summary & Mitigation	ES6 Alt 1	Summary & Mitigation	C	Summary & Mitigation
SA1: HOUSING	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:	There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:	There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach has no significant effect upon meeting the housing needs of the district.
SA2: HEALTH	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	Promoting sustainable transport including walking, cycling and public transport in new developments offers the opportunity for physical activity with likely consequential positive health benefits for the district's residents.	LT:	Promoting sustainable transport including walking, cycling and public transport in new developments offers the opportunity for physical activity with likely consequential positive health benefits for the district's residents.	LT:	Requiring development proposals to undertake a transport assessment should aim to ensure accessibility by all transport modes. Encouraging modal shift away from the car to alternative sustainable transport modes including walking, cycling and public transport through the transport assessment and travel planning process is likely to provide positive health benefits for the district's residents.	LT:	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach promotes the opportunity for physical activity with likely consequential positive health benefits for the district's residents.
SA3: GREEN SPACES & CULTURE	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	Much of the key strategic sustainable transport network utilises green corridors and links that form part of the district's green infrastructure. Promoting sustainable transport which may enhance the network of walking and cycling routes across the District offers the opportunity to enhance and allow better accessibility to the green infrastructure network.	LT:	Much of the key strategic sustainable transport network utilises green corridors and links that form part of the district's green infrastructure. Promoting sustainable transport which may enhance the network of walking and cycling routes across the District offers the opportunity to enhance and allow better accessibility to the green infrastructure network.	LT:	Requiring development proposals to undertake a transport assessment should aim to ensure accessibility by all transport modes. Encouraging modal shift away from the car to alternative sustainable transport modes through the transport assessment and travel planning process offers the opportunity to enhance and allow better accessibility to the green infrastructure network.	LT:	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach therefore promotes sustainable transport modes and offers the opportunity to enhance and allow better accessibility to the green infrastructure network.
SA4: COMMUNITY SAFETY	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	Well designed environments that make provision for travel by a range of sustainable transport modes including walking, cycling and public transport offer the opportunity for natural surveillance on streets, off-road routes and other public spaces with consequential positive benefits for reducing crime and the fear of crime.	LT:	Well designed environments that make provision for travel by a range of sustainable transport modes including walking, cycling and public transport offer the opportunity for natural surveillance on streets, off-road routes and other public spaces with consequential positive benefits for reducing crime and the fear of crime.	LT:	Requiring development proposals to undertake a transport assessment should aim to ensure accessibility by all transport modes. Encouraging modal shift away from the car to alternative sustainable transport modes through the transport assessment and travel planning process offers the opportunity for natural surveillance on streets, off-road routes and other public spaces with consequential positive benefits for reducing crime and the fear of crime.	LT:	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach therefore makes provision for travel by a range of sustainable transport modes including walking, cycling and public transport and offers the opportunity for natural surveillance on streets, off-road routes and other public spaces with consequential positive benefits for reducing crime and the fear of crime.
SA5: SOCIETY	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	Well designed environments that make provision for travel by a range of sustainable transport modes including walking, cycling and public transport offer the opportunity for improved accessibility to community facilities with consequential positive benefits for their long term sustainability.	LT:	Well designed environments that make provision for travel by a range of sustainable transport modes including walking, cycling and public transport offer the opportunity for improved accessibility to community facilities with consequential positive benefits for their long term sustainability.	LT:	Requiring development proposals to undertake a transport assessment should aim to ensure accessibility by all transport modes. Encouraging modal shift away from the car to alternative sustainable transport modes through the transport assessment and travel planning process offers the opportunity for improved accessibility to community facilities with consequential benefits for their long term sustainability.	LT:	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach therefore makes provision for travel by a range of sustainable transport modes including walking, cycling and public transport and offers the opportunity for improved accessibility to community facilities with consequential positive benefits for their long term sustainability.
SA6: BIODIVERSITY	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	Encouraging sustainable transport solutions through new development offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive biodiversity benefits. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.	LT:	Encouraging sustainable transport solutions through new development offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive biodiversity benefits. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.	LT:	Encouraging sustainable transport solutions through the transport assessment process offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive biodiversity benefits. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.	LT:	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach therefore encourages sustainable transport solutions through new development and offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive biodiversity benefits. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.

SA7: BUILT & NATURAL ASSETS	LT:		ST:		Encouraging sustainable transport solutions through new development offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive benefits for the natural environment. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.	LT:		ST:		Encouraging sustainable transport solutions through new development offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive benefits for the natural environment. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.	LT:		ST:		Encouraging sustainable transport solutions through the transport assessment process offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive benefits for the natural environment. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.	LT:		ST:		Encouraging sustainable transport solutions through the transport assessment process offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive biodiversity benefits. But increasing pressure from commuters and recreational users on these natural assets could adversely affect biodiversity levels and the effect on this SA objective is therefore uncertain.
	MT:		MT:					MT:					MT:					MT:		
	ST:		ST:					ST:					ST:					ST:		
SA8: NATURAL RESOURCES	LT:	+	ST:	+	Encouraging sustainable transport solutions including walking, cycling and public transport as alternatives to the private car offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Encouraging sustainable transport solutions including walking, cycling and public transport as alternatives to the private car offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Encouraging sustainable transport solutions through the transport assessment process as alternatives to the private car offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Encourages sustainable transport solutions including walking, cycling and public transport as alternatives to the private car and therefore offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. This has a significant positive effect upon the objective.
	MT:	+	MT:	+			+	MT:	+			+	MT:	+			+	MT:	+	
	ST:	+	ST:	+			+	ST:	+			+	ST:	+			+	ST:	+	
SA9: WASTE	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach has no significant effect upon meeting this objective.
	MT:		MT:					MT:					MT:					MT:		
	ST:		ST:					ST:					ST:					ST:		
SA10: ENERGY	LT:	+	ST:	+	Encouraging sustainable transport solutions which could include the provision of facilities to support the use of ultra low emission vehicles offers the opportunity to reduce the dependency on non-renewable resources used in the power of conventionally fuelled vehicles. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Encouraging sustainable transport solutions which could include the provision of facilities to support the use of ultra low emission vehicles offers the opportunity to reduce the dependency on non-renewable resources used in the power of conventionally fuelled vehicles. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Encouraging sustainable transport solutions through the transport planning process which could include the provision of facilities to support the use of ultra low emission vehicles offers the opportunity to reduce the dependency on non-renewable resources used in the power of conventionally fuelled vehicles. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. It is considered that the wording of this 'business as usual' approach would not significantly effect upon this objective.
	MT:	+	MT:	+			+	MT:	+			+	MT:	+			+	MT:	+	
	ST:	+	ST:	+			+	ST:	+			+	ST:	+			+	ST:	+	
SA11: TRANSPORT	LT:	+	ST:	+	Creating development that is accessible to all and by different modes of transport especially walking, cycling and public transport offers the opportunity to reduce reliance on the private car and minimise the effect of travel on the environment. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Creating development that is accessible to all and by different modes of transport especially walking, cycling and public transport offers the opportunity to reduce reliance on the private car and minimise the effect of travel on the environment. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	Creating development that is accessible to all and by different modes of transport especially walking, cycling and public transport through the transport planning process offers the opportunity to reduce reliance on the private car and minimise the effect of travel on the environment. This would have a significant positive effect upon the objective.	LT:	+	ST:	+	The purpose of Saved Policy M16 is to help create development that is accessible to all and by different modes of transport especially walking, cycling and public transport. It therefore offers the opportunity to reduce reliance on the private car and minimise the effect of travel on the environment. This has a significant positive effect upon the objective.
	MT:	+	MT:	+			+	MT:	+			+	MT:	+			+	MT:	+	
	ST:	+	ST:	+			+	ST:	+			+	ST:	+			+	ST:	+	
SA12: EMPLOYMENT	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach has no significant effect upon meeting this objective.
	MT:		MT:					MT:					MT:					MT:		
	ST:		ST:					ST:					ST:					ST:		
SA13: INNOVATION	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach has no significant effect upon meeting this objective.
	MT:		MT:					MT:					MT:					MT:		
	ST:		ST:					ST:					ST:					ST:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		There is no significant link between this SA Objective and ensuring sustainable transport issues are embodied within the Local Development Framework.	LT:		ST:		Saved Policy M16 is used to ensure that all development has regard to the needs and safety of all modes of travel, and is located where there is (or there is potential for) easy access to public transport. This 'business as usual' approach has no significant effect upon meeting this objective.
	MT:		MT:					MT:					MT:					MT:		
	ST:		ST:					ST:					ST:					ST:		

Summary

The SA found that options put forward under ES6 showed strong support for many of the environmental objectives and, in particular, have significant positive effects upon those which aim to reduce the need to travel by the private car (Objective 11), minimise energy consumption (Objective 10), and manage prudently natural resources including consequential improvements to air quality (Objective 8).

In some cases, the SA highlighted uncertain impacts against some of the environmental objectives where increasing pressure from commuters and recreational users arising from more sustainable travel may be likely to cause adverse impacts upon the natural environment (Objective 10) and biodiversity levels (Objective 6).

In addition, it was found that encouraging sustainable travel scored particularly well in terms of improving people's health and well-being (Objective 2), and helping to reduce crime and the fear of crime (Objective 4). The alternative option to require sustainable travel through the transport assessment process also rated well in terms of many of the above environmental and social objectives.

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A Healthier Mansfield

Appraisal of HM1 - Ensuring new and existing healthcare facilities are accessible

HM1 A - Seek to provide sites to allow for dispersed health facilities in the most accessible locations for the overall population.

HM1 B - Seek to provide land for large centralised health facilities close to good public transport facilities.

C - Business as usual

No alternative options were suggested.

SA Objective	HM1 A	Summary & Mitigation	HM1 B	Summary & Mitigation	C	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	Allocating sites for healthcare facilities would restrict the amount of land available for housing development and would therefore have a negative effect upon this objective.	ST: <div></div>	Allocating a large site for a healthcare facility would restrict the amount of land available for housing development and would therefore have a negative effect upon this objective.	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach could mean that healthcare facilities may not come forward as they cannot compete with higher value land uses. Whilst this would have a positive effect on the objective as it would provide more opportunities for housing development, many community facility developments come forward either as a result of grants and other funding streams, or as a result of developer contributions. Therefore the overall effect is considered to be uncertain.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would help improve access to healthcare and help address health inequalities. Therefore it would have a positive effect upon this objective, provided they are delivered.	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would help improve access to healthcare for those travelling by public transport, however may exclude more vulnerable members of the community. Therefore it would have an uncertain effect upon this objective. It also may not be deliverable due to generally higher land costs in more central locations.	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach is likely to mean that health facilities may not come forward as they cannot compete with higher value land uses. This would have a negative effect upon the objective. Developer contributions (when necessary) and / or public investment would need to be requested in order to mitigate this effect.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	There is no significant link between this SA Objective and providing sites for healthcare facilities.	ST: <div></div>	There is no significant link between this SA Objective and providing a central site for a healthcare facility.	ST: <div></div>	There is no significant link between this SA Objective and the 'business as usual' approach to this issue.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations could help create safer communities if their development resulted in the reuse of neglected / derelict sites. However this is unknown at this point and therefore the effect is considered to be uncertain.	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would only improve community safety if it was located on a problem site. This is unknown at this stage, therefore it is considered that this option would have an uncertain effect upon this objective. It also may not be deliverable due to generally higher land costs in more central locations.	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' could mean that health facilities may not come forward as they cannot compete with higher value land uses. The effect of this option upon this objective (to improve community safety, reduce crime and the fear of crime) is uncertain as it would depend on whether alternative uses come forward on problem areas / sites, or whether they are left to decline. The Local Plan could allocate such sites for housing or employment etc (if deliverable) in order to encourage them to be developed.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations should help to improve resident's satisfaction levels with community facilities as they would have better access, which would help to meet the objective.	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities could help to improve resident's satisfaction levels with community facilities, however if it's location excludes more vulnerable members of the community it could have the opposite effect. Therefore it is considered that there would be an uncertain effect upon the objective.	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach may mean that developments may not come forward as they cannot compete with higher value land uses. This would have a negative effect on this objective (to promote and support the development and growth of social capital across the district).
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA6: BIODIVERSITY	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would have an uncertain effect upon the objective. It would depend on the location of the sites and whether improvement / enhancement to biodiversity is required.	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would have an uncertain effect upon the objective. It would depend on the location of the site and whether improvement / enhancement to biodiversity is required.	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria, including one that ensures no detrimental effect on the character, quality and amenity of the surrounding area. There is also a whole suite of policies which protect the natural environment. Therefore the 'business as usual' approach would help to meet this objective.
	MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>	

SA7: BUILT & NATURAL ASSETS	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would have an uncertain effect upon the objective. It would depend on the location of the sites.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would have an uncertain effect upon the objective. It would depend on the location of the site.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria, including one that ensures no detrimental effect on the character, quality and amenity of the surrounding area. There is also a whole suite of policies which protect the built environment. Therefore the 'business as usual' approach would help to meet this objective.
SA8: NATURAL RESOURCES	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would have an uncertain effect upon the objective. It would depend on the location of the sites, for example whether they are brownfield or greenfield, although it is accepted that sites which people can easily walk or cycle to will, over time, help to reduce emissions and improve air quality.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would have an uncertain effect upon the objective. It would depend on the location of the site, for example whether it is brownfield or greenfield, and whether people continue to travel by car.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. This means that community developments are controlled by similar restrictions as other uses such as housing and employment, preventing the development of recreation grounds / open spaces / edge of the urban area / rural locations and would therefore help to meet this objective.
SA9: WASTE	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would not have a significant effect on this objective to minimise waste.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would not have a significant effect on this objective to minimise waste.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. There is no significant link to this objective to minimise waste.
SA10: ENERGY	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would not have a significant effect on this objective to minimise energy usage.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would not have a significant effect on this objective to minimise energy usage.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. There is no significant link to this objective to minimise energy usage and to develop the district's renewable energy resource.
SA11: TRANSPORT	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would help to reduce the amount of journeys made by car and encourage sustainable travel, and therefore have a significant positive effect upon this objective.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would help encourage sustainable travel, however may exclude more vulnerable members of the community. Therefore it would have an uncertain effect upon this objective.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7 and mean that that sites are only approved if in sustainable locations and well linked to the transport network. It is therefore considered that the 'business as usual' approach would have a positive effect on this objective.
SA12: EMPLOYMENT	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations would help create high quality jobs within neighbourhoods and would therefore meet this objective.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities would increase the number of high quality jobs within Mansfield and therefore meet this objective.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7 and could mean that health facilities may not come forward as they cannot compete with higher value land uses. This could provide more opportunities for employment development (and meet the objective), although the provision of health facilities is also considered to meet the objective, should they come forward.
SA13: INNOVATION	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations is unlikely to have a significant effect upon the objective to create a culture of enterprise and innovation.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities is unlikely to have a significant effect upon the objective to create a culture of enterprise and innovation.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. There is no significant link to this objective to develop a strong culture of enterprise and innovation.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating sites for dispersed healthcare facilities in accessible locations is unlikely to have a significant effect upon the objective to provide the physical conditions for a modern economic structure.	LT: <div></div>	MT: <div></div>	ST: <div></div>	Allocating a large site for a healthcare facility which is close to public transport facilities is unlikely to have a significant effect upon the objective to provide the physical conditions for a modern economic structure.	LT: <div></div>	MT: <div></div>	ST: <div></div>	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of health facilities provided they meet 5 criteria. There is no significant link to this objective to provide the physical conditions for a modern economic structure.

**Summary**

This appraisal has found that the 'business as usual' approach had the most positive effects upon the objectives. This allows for the development of healthcare (and other community uses) where the health industry consider they are most needed, provided that certain criteria can be met. These criteria help control some of the effects which are considered uncertain on the appraisal of the other options, due to them being non-site specific. The only significant positive effect was found when Option HM1 A was appraised against SA Objective 11. This was due to the significant benefits of having localised healthcare facilities that people can walk and cycle to.

Children and Young People

Appraisal of CYP1 - Addressing children and young people issues within the Local Plan.

CYP1 Alt 1 - Undertake an Equality Impact Assessment to judge how all policies affect children and young people.

CYP1 Alt 2 - Use funding from developers to provide youth activities / services.

CYP1 Alt 3 - More meaningful consultation should be undertaken with children and young people.

CYP1 Alt 4 - Consider educational provision in the context of new development.

A - Business as usual

SA Objective	CYP1 Alt 1	Summary & Mitigation	CYP1 Alt 2	Summary & Mitigation	CYP1 Alt 3	Summary & Mitigation	CYP1 Alt 4	Summary & Mitigation	A	Summary & Mitigation
SA1: HOUSING	ST:		ST:		ST:		ST:		ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach could mean that facilities for children and young adults may not come forward as they cannot compete with higher value land uses. Whilst this would have a positive effect on the objective as it would provide more opportunities for housing development, many community facility developments come forward either as a result of grants and other funding streams, or as a result of developer contributions. Therefore the overall effect is considered to be uncertain.
	MT:		MT:	Developer contributions can be sought if related to the development being proposed, however it would increase the cost of new housing developments. This is likely to make new homes less affordable and therefore have a negative effect on this objective.	MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:	Developer contributions towards education can be sought if related to the development being proposed, however it would increase the cost of new housing developments. This is likely to make new homes less affordable and therefore have a negative effect on this objective.	MT:	
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		LT:		LT:		LT:	
SA2: HEALTH	ST:		ST:	Developer contributions can be sought if related to the development being proposed however have the potential to affect viability. Whilst this option could help increase opportunities for recreational physical activity and improve health and well being (which would meet this objective), the effect is considered uncertain as the funding may not come forward.	ST:		ST:		ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach is likely to mean that facilities for children and young adults may not come forward as they cannot compete with higher value land uses. This would have a negative effect upon the objective. Developer contributions (when necessary) would need to be requested in order to mitigate this effect.
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:	Developer contributions towards education can be sought if related to the development being proposed however have the potential to affect viability. However there is unlikely to be a significant effect upon this objective.	MT:	
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:		ST:	Developer contributions can be sought if related to the development being proposed however have the potential to affect viability. Whilst this option could help young people to increase participation in sport and recreation and cultural activities (which would meet this objective), the effect is considered uncertain as the funding may not come forward.	ST:		ST:		ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach could mean that facilities for children and young adults may not come forward as they cannot compete with higher value land uses. Whilst the provision of these facilities could help young people to increase participation in sport and recreation and cultural activities (which would meet this objective), the effect is considered uncertain as they may not be viable.
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:	Developer contributions towards education can be sought if related to the development being proposed however have the potential to affect viability. However there is unlikely to be a significant effect upon this objective.	MT:	
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		LT:		LT:		LT:	
SA4: COMMUNITY SAFETY	ST:		ST:	Developer contributions can be sought if related to the development being proposed however have the potential to affect viability. By providing young people with activities that keep them entertained and off the street, this option could reduce the perceived fear of crime amongst older people and therefore meet this objective. However, the effect is considered uncertain as the funding may not come forward.	ST:		ST:		ST:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the effect of 'business as usual' could mean that facilities for children and young adults may not come forward as they cannot compete with higher value land uses. The effect of this option upon this objective (to improve community safety, reduce crime and the fear of crime) is uncertain as it would depend on whether alternative uses come forward on problem areas / sites, or whether they are left to decline. The Local Plan could allocate such sites for housing or employment etc (if deliverable) in order to encourage them to be developed.
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:	Developer contributions towards education can be sought if related to the development being proposed however have the potential to affect viability. However there is unlikely to be a significant effect upon this objective.	MT:	
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		LT:		LT:		LT:	



SA11: TRANSPORT	LT:		Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	LT:		Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7 and mean that that sites are only approved if in sustainable locations and well linked to the transport network. It is therefore considered that the 'business as usual' approach would have a positive effect on this objective.
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		
SA12: EMPLOYMENT	LT:		Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		Developer contributions towards youth activities are unlikely to have a significant effect upon this objective, although (depending on the activity) may help the young population become more employable in the future. The long term effect is therefore considered to be uncertain.	LT:		The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	LT:		Developer contributions towards education are unlikely to have a significant effect upon this objective as any funding raised would be to create additional school places to cater for the new population, not towards improving the quality of the school,teaching, equipment etc.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7 and could mean that facilities for children and young adults may not come forward as they cannot compete with higher value land uses. This could provide more opportunities for employment development, therefore the effect is considered to be uncertain.
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		
SA13: INNOVATION	LT:		Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		Developer contributions towards youth activities are unlikely to have a significant effect upon this objective, although (depending on the activity) may help inspire the young population to follow a certain career path and gain qualifications in the future. The long term effect is therefore considered to be uncertain.	LT:		The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	LT:		Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. There is no significant link to this objective to develop a strong culture of enterprise and innovation.
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT:		Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	LT:		Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. There is no significant link to this objective to provide the physical conditions for a modern economic structure.
	MT:			MT:			MT:			MT:			MT:		
	ST:			ST:			ST:			ST:			ST:		

Summary

The appraisal has found that the business as usual scenario (a permissive policy for the development of community facilities) has the most positive effects upon the SA objectives (SA 6, 7, 8 and 11), as the impacts of the development can be controlled by criteria within the policy. There were however also some negative effects in relation to business as usual. These were against SA2 and SA5, on the basis that the development of health and community facilities may not come forward by themselves for viability reasons. Developer contributions could be sought to address this, however it would have a knock on effect on the viability of housing sites. This is reflected in the negative effects found against SA1 for the two alternative options which relate to use of contributions (CYP1 Alt 2 and 4).

Our Economic Prosperity

Appraisal of EP1 - The Strategic Approach to Development

- EP1 A - Maximise development around the sub-regional centre of Mansfield and safeguard the rural settlements.  
EP1 B - Strengthen the role of Market Warsop while maintaining a development focus in and around the Mansfield urban area.  
EP1 C - Providing limited growth in and around Market Warsop and the settlements.  
D - Business as usual.

No alternative options were suggested during public consultation

SA Obj.	EP1 A	Summary & Mitigation	EP1 B	Summary & Mitigation	EP1 C	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST:		ST:	This option would ensure that all areas of the District receive	ST:	This option would ensure that all areas of the District receive	ST:	
	MT:	Maximising development around the urban area of Mansfield will ensure most of the district's housing needs are met but may exclude Warsop, as only current commitments would be available for housing development.	MT: +	a proportion of housing allocations, which would provide opportunities for housing needs to be met and have a significantly positive effect upon this objective. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear.	MT:	a proportion of housing allocations (although Warsop's proportion would be limited), which would provide opportunities for housing needs to be met. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear.	MT:	New housing would continue to be brought forward via planning applications rather than being plan-led, therefore there is no guarentee that all the district's housing needs would be met as outside of the Local Plan process.
	LT:		LT: +		LT:		LT:	
SA2: HEALTH	ST:	Maximising development around the urban area of Mansfield will provide most opportunites for the majority of the district to have good access to health and sport and recreation facilities (although Warsop may be excluded as only current commitments would be available for housing development). Therefore depending on the levels of developer contributions received towards new / upgraded healthcare facilities and the need generated for new sport and recreational facilities, this option has the potential to meet this objective in Mansfield, but it is unclear whether development contributions for such facilities were requested when the Warsop committments were granted planning permission.	ST:		ST:		ST:	
	MT:		MT:	This option would ensure that all areas of the District receive a proportion of new housing, and therefore depending on the levels of developer contributions received towards new / upgraded healthcare facilities and the need generated for new sport and recreational facilities, has the potential to meet this objective, although it is uncertain at this stage.	MT:	This option would ensure that all areas of the District receive a proportion of new housing (although Warsop's proportion would be limited). Therefore depending on the levels of developer contributions received towards new / upgraded healthcare facilities and the need generated for new sport and recreational facilities, has the potential to meet this objective (although it is unclear at this stage) in Mansfield, but not in Warsop as the limited housing development is unlikely to generate a need for such facilities.	MT:	New housing would continue to be brought forward via planning applications rather than being plan-led, therefore there is no guarentee that adequate developer contributions would be provided as outside of the Local Plan process. Also, no guarentee over locations of proposals.
	LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	Maximising development around the urban area of Mansfield would result in loss of greenfield land to make way for development, however it would be balanced out (to a degree) by the developer contributions which would be received to invest into improving existing green space / green infrastructure. This would therefore help this objective (to provide better opportunities for people to value and enjoy the districts heritage) to be met. This option would benefit the Warsop area, as only current commitments would be available for housing development and there would be less pressure on open space.	ST:	This option would ensure that all areas of the District receive a proportion of new housing, which would result in loss of greenfield land to make way for development, however it would be balanced out (to a degree) by the developer contributions which would be received to invest into improving existing green space / green infrastructure. This would therefore help this objective (to provide better opportunities for people to value and enjoy the districts heritage) to be met. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear.	ST:	This option would ensure that all areas of the District receive a proportion of new housing (although this would be limited in Warsop). This would result in loss of greenfield land to make way for development, however it would be balanced out (to a degree) by the developer contributions which would be received to invest into improving existing green space / green infrastructure. This would therefore help this objective (to provide better opportunities for people to value and enjoy the districts heritage) to be met. This option would benefit the Warsop area, as housing development would be limited and there would be less pressure on open space.	ST:	
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	New housing would continue to be brought forward via planning applications rather than being plan-led, therefore there is no guarentee over locations of proposals, although an adopted IPG currently requires open space contributions.
SA4: COMMUNITY SAFETY	ST:	Maximising development in and around the already built up area of Mansfield may cause a degree of overcrowding and impact upon community safety. High density developments would need to be designed well to avoid a rise in crime levels and to ensure there was not an increase in the amount of people who feel unsafe. allocations may take a while to come forward through the Local Plan so ST effect is unclear. Land stability would need to be investigated.	ST:		ST:	This option would see housing levels split between Mansfield and Warsop, although only a limited amount would be allocated to Warsop. Therefore it is unlikely to significantly lessen the risk of overcrowding and its impact upon community safety that could occur in Mansfield. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear. Land stability would need to be investigated.	ST:	
	MT:		MT:	This option would see housing levels split proportionally between Mansfield and Warsop and therefore would lessen the risk of overcrowding and its impact upon community safety. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear. Land stability would need to be investigated.	MT:		MT:	New housing would continue to be brought forward via planning applications rather than being plan-led, therefore there is no guarentee over locations of proposals, although an adopted IPG currently guides safety by design principles are incorporated.
	LT:		LT:		LT:		LT:	

SA5: SOCIETY	ST:		Focusing new housing on Mansfield would exclude Warsop from potential developer contributions towards new / upgraded community facilities, which due to their nature would be unlikely to come forward otherwise.	ST:		This option would ensure that all areas of the District receive a proportion of new housing, and therefore, depending on whether developer contributions are required towards new / upgraded community facilities, has the potential to provide opportunities for increased accessibility. However, based on the fact that this may rely on developer contributions it is unclear at this stage whether or not the objective would be met.	ST:		Focusing the majority of new housing on Mansfield would exclude most of the Warsop area from potential developer contributions towards new / upgraded community facilities, which due to their nature would be unlikely to come forward otherwise.	ST:		This would result in the LPA continuing to negotiate the provision of community facilities through planning applications for large housing schemes, however there is no guarantee over the location of proposals.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA6: BIODIVERSITY	ST:		The provision of housing land is likely to put pressure on the district's natural assets, wherever it is located. However mitigation through the incorporation of links to the green infrastructure network, and inclusion of buffer zones etc can limit the effects.	ST:		The provision of housing land is likely to put pressure on the district's natural assets, wherever it is located. However mitigation through the incorporation of links to the green infrastructure network, and inclusion of buffer zones etc can limit the effects.	ST:		The provision of housing land is likely to put pressure on the district's natural assets, wherever it is located. However mitigation through the incorporation of links to the green infrastructure network, and inclusion of buffer zones etc can limit the effects.	ST:		The provision of housing land is likely to put pressure on the district's natural assets, wherever it is located. However mitigation through the incorporation of links to the green infrastructure network, and inclusion of buffer zones etc can limit the effects.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA7: BUILT & NATURAL ASSETS	ST:	+	The provision of housing land is likely to put significant pressure on the district's built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the design of each development and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	The provision of housing land is likely to put significant pressure on the district's built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the design of each development and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	The provision of housing land is likely to put significant pressure on the district's built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the design of each development and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	The provision of housing land is likely to put significant pressure on the district's built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the design of each development and how it fits into and compliments its surroundings should mitigate against this and limit the effects.
	MT:	+		MT:	+		MT:	+		MT:	+	
	LT:	+		LT:	+		LT:	+		LT:	+	
SA8: NATURAL RESOURCES	ST:	+	The provision of housing land is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. However careful consideration of the sustainable design and location of each development should help mitigate against this and limit the effects.	ST:	+	The provision of housing land is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. However careful consideration of the sustainable design and location of each development should help mitigate against this and limit the effects.	ST:	+	The provision of housing land is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. However careful consideration of the sustainable design and location of each development should help mitigate against this and limit the effects.	ST:		The provision of housing land is likely to put pressure on the district's natural resources such as water, air and soil, wherever it is located. However careful consideration of the sustainable design and location of each development should help mitigate against this and limit the effects. Saved Policy NE17 of the Local Plan is used to prevent proposals which would have an adverse effect on air and / or soil quality, and Saved Policy U2 prevents proposals which would have one of a number of environmental effects, unless mitigation is proposed. Therefore, depending on mitigation, the 'business as usual' approach is likely to minimise the negative effect of employment development on this objective.
	MT:	+		MT:	+		MT:	+		MT:		
	LT:	+		LT:	+		LT:	+		LT:		
SA9: WASTE	ST:		The provision of housing will have a negative effect upon this objective as greater amounts of housing will increase waste generation. Mitigation could include waste recycling schemes.	ST:		The provision of housing will have a negative effect upon this objective as greater amounts of housing will increase waste generation. Mitigation could include waste recycling schemes.	ST:		The provision of housing will have a negative effect upon this objective as greater amounts of housing will increase waste generation. Mitigation could include waste recycling schemes.	ST:		The provision of housing will have a negative effect upon this objective as greater amounts of housing will increase waste generation. Mitigation could include waste recycling schemes.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		

SA10: ENERGY	ST:		The provision of land for housing will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.	ST:		The provision of land for housing will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.	ST:		The provision of land for housing will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.	ST:		The development of land for housing will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. Currently Saved Policy U1 allows, but does not require, this.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA11: TRANSPORT	ST:		Maximising development around the urban area of Mansfield will provide good opportunites to make best use of the existing transport infrastructure and improve accessiblity to jobs and services etc. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear	ST:		This option would ensure that all areas of the District receive a proportion of new housing, however the houses that would be located in Warsop would not be particularly sustainable, which could encourage more car-bourne journeys into Mansfield and / or Shirebrook (in Bolsover) for jobs and services. This could be mitigated against by the provision of more jobs and services in Warsop, but it is unclear whether this would be viable.	ST:		This option would ensure that all areas of the District receive a proportion of new housing (although this would only be limited within Warsop). This would ensure housing provided within Mansfield (as the most accessible location) would make the most effective use of the existing transport infrastructure and accessibility of jobs and services, whilst Warsop is not left without new housing development to meet the areas needs over the whole plan period. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear.	ST:		New housing would continue to be brought forward via planning applications rather than being plan-led, therefore there is no guarentee over locations of proposals.
	MT:	+		MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:		
SA12: EMPLOYMENT	ST:		The provision of housing and jobs are closely linked. Concentrating most housing land within the main urban area may help attract employers with the prospect of a ready supply of employees within easy access. However the diversity / quality of jobs is unlikely to improve without educational attainment levels also improving.	ST:		It is uncertain that new employment opportunities within Warsop would be viable even if supported by new housing development, due to its location and lack of market interest. There is a need to ensure the correct type of employment is provided.	ST:		The provision of housing and jobs are closely linked. Concentrating most housing land within the main urban area may help attract employers with the prospect of a ready supply of employees within easy access. However the diversity of jobs is unlikely to improve without educational attainment levels also improving. Limited housing growth at Warsop is unlikely to be able to support employment opportunities.	ST:		New housing would continue to be brought forward via planning applications rather than being plan-led, therefore there is no guarentee over locations of proposals, and whether or not they would help create to high quality employment opportunities.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA13: INNOVATION	ST:		There is no direct link between this option and developing a strong culture of enterprise and innovation.	ST:		There is no direct link between this option and developing a strong culture of enterprise and innovation.	ST:		There is no direct link between this option and developing a strong culture of enterprise and innovation.	ST:		There is no direct link to developing a strong culture of enterprise and innovation.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:		There is no direct link between this option and the provision of a modern economic structure.	ST:		There is no direct link between this option and the provision of a modern economic structure.	ST:		There is no direct link between this option and the provision of a modern economic structure.	ST:		There is no direct link between this option and the provision of a modern economic structure.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		

Summary

The appraisal of this issue has found that concentrating development within the Mansfield urban area (Option EP1 A) would make the best use of the existing transport infrastructure and provide good access to jobs and services, as well as providing opportunities for greater levels of development contributions to be sought and reinvested in the area to counteract loss of greenfield land and pressure on facilities. The appraisal also highlighted that directing the majority of housing to Mansfield (and meeting the housing needs of this larger area), would mean that there are less sites identified in Warsop to meet the future housing needs there. However, should more development be directed to Warsop, it would not be particularly sustainable and could encourage more car-bourne journeys into Mansfield and / or Shirebrook (in Bolsover) for jobs and services. Strengthening the role of Market Warsop (Option EP1 B) is considered to be more favourable in terms of reducing the need to travel, compared to allowing development within the surrounding villages (Option EP1 C). Although all options would help generate developer contributions towards improvements to open spaces, increased development levels would put pressure on the natural environment.

Our Economic Prosperity

Appraisal of EP2 - Strategic Urban Extensions

\* = See next sheet

- EP2 A - Land in the vicinity of Pleasley Hill.  
EP2 B - West of Mansfield Woodhouse.  
EP2 C - North of Mansfield Woodhouse.  
EP2 D - East of Mansfield Woodhouse / Peafield Lane.  
EP2 E - Forest Town / Clipstone Road West.  
EP2 F - South Mansfield (locations around the South MARR)\*  
EP2 Alt 1 - Maximise brownfield land within existing urban areas.\*  
EP2 Alt 2 - Utilise a range of smaller development sites and existing infrastructure and facilities.\*  
G - Business as usual\*

SA Obj.	EP2 A	Summary & Mitigation	EP2 B	Summary & Mitigation	EP2 C	Summary & Mitigation	EP2 D	Summary & Mitigation	EP2 E	Summary & Mitigation
SA1: HOUSING	ST: +		ST: +		ST: +		ST: +		ST: +	
	MT: +	All locations for potential strategic urban extensions would help meet the District's	MT: +	All locations for potential strategic urban extensions would help meet the District's	MT: +	All locations for potential strategic urban extensions would help meet the District's	MT: +	All locations for potential strategic urban extensions would help meet the District's	MT: +	All locations for potential strategic urban extensions would help meet the District's
	LT: +	housing needs and have a significant positive effect upon this objective.	LT: +	housing needs and have a significant positive effect upon this objective.	LT: +	housing needs and have a significant positive effect upon this objective.	LT: +	housing needs and have a significant positive effect upon this objective.	LT: +	housing needs and have a significant positive effect upon this objective.
SA2: HEALTH	ST:	All locations for potential strategic urban extensions would be able to provide healthcare facilities and opportunities to increase levels of physical activity. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:	All locations for potential strategic urban extensions would be able to provide healthcare facilities and opportunities to increase levels of physical activity. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:	All locations for potential strategic urban extensions would be able to provide healthcare facilities and opportunities to increase levels of physical activity. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:	All locations for potential strategic urban extensions would be able to provide healthcare facilities and opportunities to increase levels of physical activity. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:	All locations for potential strategic urban extensions would be able to provide healthcare facilities and opportunities to increase levels of physical activity. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.
	MT:		MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	Any comprehensive development of this size should allow for new open spaces, and provide opportunities for people to access and therefore enjoy and value the district's heritage and green infrastructure and help increase participation in sport and recreation and cultural activities. However much of this land is allocated in the existing local plan as important open space (a combination of LT1, LT6, LT7 and LT8). Therefore developing this land would have a significant negative effect on the ability of existing residents to access open space.	ST:	Any comprehensive development of this size should allow for new open spaces, and provide opportunities for people to access and therefore enjoy and value the district's heritage and green infrastructure and help increase participation in sport and recreation and cultural activities. However this site is located on an existing green wedge which protects the openness of this part of the countryside, bringing it into the urban area. Therefore developing this land would have a significant negative effect on the ability of existing residents to access this land.	ST:	Whilst there is opportunity here for a development scheme that links into existing and potential new open space and recreation facilities, this option would result in an area of mature landscape value being lost to development, which would have a significant negative effect on the ability of existing residents to access this land as they do currently. Large developments take a while to come forward through the Local Plan, and then the construction process, so ST effect is unclear.	ST:	There is a good opportunity for a development scheme that links into existing (such as Sherwood Forest and Sherwood Pines Country Park) and potential new open space and recreation facilities.However this option would also result in a large area of open countryside being lost to development, which would have a significant negative effect on the ability of existing residents to access this land as they can currently. Large developments take a while to come forward through the Local Plan, and then the construction process, so ST effect is unclear.	ST:	Any comprehensive development of this size should allow for new open spaces, and provide opportunities for people to access and therefore enjoy and value the district's heritage and green infrastructure and help increase participation in sport and recreation and cultural activities. However this option also results in a large area of open countryside being lost to development, which would have a significant negative effect on the ability of existing residents to access this land. Large developments take a while to come forward through the Local Plan, and then the construction process, so ST effect is unclear.
	MT: +		MT: +		MT: +		MT: +		MT: +	
	LT: +		LT: +		LT: +		LT: +		LT: +	
SA4: COMMUNITY SAFETY	ST: +	Existing housing in this location is considered to be poor in terms of community safety. A significant number are unoccupied and boarded up, with little surveillance, which provides opportunities for illegal activity to take place. The demolition of these properties as part of a new, well designed scheme (using Secure By Design and Building for Life principles) would significantly improve community safety from a crime point of view. In terms of land stability, this area is close to the former Pleasley and Sherwood Collieries, which may give rise to stability issues. In accordance with advice from the Coal Authority, and PPG14, this risk needs to be acknowledged and investigated, and if appropriate, mitigation measures undertaken to ensure the development is safe and stable.	ST:		ST:		ST:		ST:	
	MT: +		MT:	This land is currently open countryside and does not appear to have any problems in relation to crime, however any development here should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem. The site is close to the former Sherwood Colliery and therefore land stability should be investigated and any issues mitigated against.	MT:	This land is currently a mature landscape area and does not appear to have any problems in relation to crime, however any development here should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem. The site is fairly close to the former Sherwood Colliery and therefore land stability should be investigated and any issues mitigated against.	MT:	This land is currently open countryside and does not appear to have any problems in relation to crime, however any development here should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem.	MT:	This land is currently open countryside and does not appear to have any problems in relation to crime, however any development here should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem. The site is fairly close to the former Clipstone Colliery and therefore land stability should be investigated and any issues mitigated against.
	LT: +		LT:		LT:		LT:		LT:	

SA5: SOCIETY	ST:		All locations for potential strategic urban extensions would be able to provide community facilities and opportunities to increase levels engagement in community activities. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:		All locations for potential strategic urban extensions would be able to provide community facilities and opportunities to increase levels engagement in community activities. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:		All locations for potential strategic urban extensions would be able to provide community facilities and opportunities to increase levels engagement in community activities. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:		All locations for potential strategic urban extensions would be able to provide community facilities and opportunities to increase levels engagement in community activities. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA6: BIODIVERSITY	ST:		Any comprehensive development of this size should provide opportunities for green infrastructure and improvements to biodiversity. However this land is currently open countryside and much is allocated in the existing local plan as important open space (a combination of LT1, LT6, LT7 and LT8). Therefore developing this land would have a negative effect on biodiversity and existing habitats, as well as the loss of these open spaces.	ST:		Any comprehensive development of this size should provide opportunities to improve the green infrastructure network and increase biodiversity levels. However this site is located on an existing green wedge which protects the openness of this part of the countryside, bringing it into the urban area, and has value as a wildlife resource. Therefore developing this land would have a significant negative effect on biodiversity and existing habitats.	ST:		Whilst there is opportunity here for good green infrastructure that links into existing and potential new open space and recreation facilities, this option would result in an area of mature landscape being lost to development, which would have a significant negative effect on the biodiversity and different habitats to be found here.	ST:		There is a good opportunity for a development scheme with new green infrastructure links into existing (such as Sherwood Forest and Sherwood Pines Country Park) and potential new open space and recreation facilities. However this option would also result in a large area of open countryside being lost to development, which would have a negative effect on the existing biodiversity levels and habitats of this area.
	MT:			MT:	+		MT:	+		MT:		
	LT:			LT:	+		LT:	+		LT:		
SA7: BUILT & NATURAL ASSETS	ST:	+	An urban extension likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	An urban extension likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	An urban extension likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	An urban extension likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.
	MT:	+		MT:	+		MT:	+		MT:	+	
	LT:	+		LT:	+		LT:	+		LT:	+	
SA8: NATURAL RESOURCES	ST:	+	An urban extension is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. This site has significant amounts of the best and most versatile agricultural land within the district. Therefore careful consideration of this, and the sustainable design of development is needed to limit the effects of development.	ST:	+	An urban extension is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. Therefore careful consideration of the sustainable design of the development is needed to limit it's effects.	ST:	+	An urban extension is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. Therefore careful consideration of the sustainable design of the development is needed to limit it's effects.	ST:	+	An urban extension is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. Therefore careful consideration of the sustainable design of the development is needed to limit it's effects.
	MT:	+		MT:	+		MT:	+		MT:	+	
	LT:	+		LT:	+		LT:	+		LT:	+	
SA9: WASTE	ST:		An uban extension will increase the number of households and businesses within the district, and therefore increase the amount of waste that the district produces. Mitigation is required and there are opportunities for recycling facilities etc to be provided as part of a comprehensive development.	ST:		An uban extension will increase the number of households and businesses within the district, and therefore increase the amount of waste that the district produces. Mitigation is required and there are opportunities for recycling facilities etc to be provided as part of a comprehensive development.	ST:		An uban extension will increase the number of households and businesses within the district, and therefore increase the amount of waste that the district produces. Mitigation is required and there are opportunities for recycling facilities etc to be provided as part of a comprehensive development.	ST:		An uban extension will increase the number of households and businesses within the district, and therefore increase the amount of waste that the district produces. However, a scheme here may be able to take advantage of the relatively close links to the recycling facility at Crown Farm Industrial Estate.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA10: ENERGY	ST:		The provision of an urban extension will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. However, a large comprehensive development presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.	ST:		The provision of an urban extension will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. However, a large comprehensive development presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.	ST:		The provision of an urban extension will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. However, a large comprehensive development presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.	ST:		The provision of an urban extension will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. However, a large comprehensive development presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		

SA11: TRANSPORT	ST:		An urban extension in this location would make use of the existing Mansfield - Ashfield Regeneration Route (MARR) which was intended to regenerate and improve the accessibility of the area for employment purposes. In order to ensure journeys are undertaken in the most sustainable mode available it is considered that the road would require some improvements to allow for safe cycle routes and a bus route as it is currently dominated by vehicles.	ST:		An urban extension in this area could link into the existing, well established A617 route which provides direct access to Mansfield Town Centre to the east, and the M1 to the west. The area is also well linked to the Millenium Business Park. It is unlikely that any development would come forward in the ST. It is possible that some improvements may be required on this route to ensure there is capacity for extra usage.	ST:		An urban extension in this area could link into the existing, well established A60 route which provides direct access to jobs and services in Mansfield Town Centre, Mansfield Woodhouse District Centre and Old Mill Lane Industrial Estate to the south. It is unlikely that any development would come forward in the ST. It is possible that some improvements may be required on this route to ensure there is capacity for extra usage.	ST:		An urban extension in this area could (via Peafield Lane) link into the existing, well established A60 route which provides direct access to jobs and services in Mansfield Town Centre, Mansfield Woodhouse District Centre and Old Mill Lane Industrial Estate to the south. It is unlikely that any development would come forward in the ST. It is possible that some improvements may be required on this route to ensure there is capacity for extra usage.	ST:		An urban extension in this area would be well related to the Crown Farm Way Industrial Estate, however the roads which provide access to the town centre are 'B' roads and depending on the levels of extra usage it is possible that they may require upgrading. It is unlikely that any development would come forward in the ST.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA12: EMPLOYMENT	ST:			ST:			ST:			ST:			ST:		An urban extension in this area would be well related to the Crown Farm Way Industrial Estate, however the provision of new high quality employment opportunities is unlikely to be achieved. Former employment allocations nearby have recently been lost to residential use as there has been no market interest for employment development.
	MT:		The MARR was constructed in order to provide high quality, well accessible job opportunities. Therefore the development of an urban extension in this location would meet this objective, although its unlikely that any development would be forthcoming in the ST.	MT:		This area is well linked to the Millenium Business Park which could be expanded with further jobs as part of a mixed-use urban extension, although it is unlikely that any development would be forthcoming in the ST.	MT:		Whilst located in close proximity to the A60, it is considered unlikely that an urban extension in this location would provide high quality job opportunities when there are more accessible sites available.	MT:		Whilst located near to the A60, it is considered unlikely that an urban extension in this location would provide high quality job opportunities when there are more accessible sites available.	MT:		
	LT:			LT:			LT:			LT:			LT:		
SA13: INNOVATION	ST:		The MARR was constructed in order to provide high quality job opportunities, and building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		Building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		Building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		Building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		Building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:			ST:			ST:			ST:			ST:		
	MT:	+	A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	MT:	+	A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	MT:	+	A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	MT:	+	A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	MT:	+	A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.
	LT:	+		LT:	+		LT:	+		LT:	+		LT:	+	

Our Economic Prosperity

Appraisal of EP2 - Strategic Urban Extensions

- EP2 A - Land in the vicinity of Pleasley Hill.
- EP2 B - West of Mansfield Woodhouse.
- EP2 C - North of Mansfield Woodhouse.
- EP2 D - East of Mansfield Woodhouse / Peafield Lane.
- EP2 E - Forest Town / Clipstone Road West.
- EP2 F - South Mansfield (locations around the South MARR)
- EP2 Alt 1 - Maximise brownfield land within existing urban areas.
- EP2 Alt 2 - Utilise a range of smaller development sites and existing infrastructure and facilities.
- G - Business as usual

SA Obj.	EP2 F	Summary & Mitigation	EP2 Alt 1	Summary & Mitigation	EP2 Alt 2	Summary & Mitigation	G	Summary & Mitigation
SA1: HOUSING	ST:	+	ST:		ST:		ST:	
	MT:	+	MT:		MT:	Utilising a number of smaller sites is likely to only meet the district's housing needs over the ST and MT. It is also likely that existing infrastructure and facilities would not be able to cope with the level of development intended for Mansfield.	MT:	
	LT:	+	LT:	Whilst there are a number of brownfield sites and land within the urban area, this is likely to only meet the district's housing needs over the ST and MT. Urban extensions will be required to ensure there are enough houses in the future.	LT:	Urban extensions will be required to ensure there are enough houses and supporting infrastructure / facilities in the future.	LT:	The 'business as usual' scenario provides enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years. After that sites such as strategic extensions will be required to help ensure we have a 5 year land supply.
SA2: HEALTH	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:	Utilising a number of smaller sites and existing infrastructure / facilites is likely to benefit healthcare facilities in the ST as developer contributions could be requested to provide additional services/capacity, however in the MT and LT it is likely that facilities would be unable to cope with the needs of the increased population.	MT:	
	LT:		LT:	Maximising brownfield sites is likely to benefit healthcare facilities in the ST as developer contributions could be requested to provide additional services/capacity, however in the MT and LT it is likely that facilities would be unable to cope with the needs of the increased population.	LT:		LT:	There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would be likely to utilise existing facilities (and help support them through developer contributions). After that sites such as strategic extensions will be required to help ensure we continue to have at least a 5 year land supply, and to ensure facilities are not put under too much pressure.
SA3: GREEN SPACES & CULTURE	ST:		ST:		ST:		ST:	
	MT:	+	MT:		MT:	Utilising a number of smaller sites for development (rather than providing large urban extensions) would have an unclear effect upon the opportunity for people to access and enjoy the district's heritage, on the basis that it would be unclear at this stage which sites would be developed. The SHLAA process would ensure the most suitable sites are developed first, however in the LT, the amount of housing required is likely to mean that without an urban extension, lots of small sites would be developed in a piecemeal fashion and opportunities for comprehensive schemes which could create new, well linked open spaces, with access to the district's heritage and which could help increase participation in sport and recreation and cultural activities etc are not maximised. This means that we would be losing a lot of small pieces of open countryside to development as well as not making the most efficient use of that land.	MT:	
	LT:	+	LT:	Any comprehensive development of this size should allow for new open spaces, and provide opportunities for people to access and therefore enjoy and value the district's heritage and green infrastructure and help increase participation in sport and recreation and cultural activities. However this option also results in a large area of open countryside being lost to development, which would have a significant negative effect on the ability of existing residents to access this land. Large developments take a while to come forward through the Local Plan, and then the construction process, so ST effect is unclear.	LT:		LT:	There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would be likely to generate developer contributions to help provide/improve open spaces and linkages to the green intrastructure network. After that it is likely that strategic extensions will be required to help ensure we continue to have at least a 5 year land supply, which would mean that large areas of open countryside are lost, which would have a negative effect on the ability of existing residents to access this land.
SA4: COMMUNITY SAFETY	ST:		ST:	+	ST:		ST:	
	MT:		MT:	+	MT:	Utilising a number of smaller sites for development (rather than providing large urban extensions) would have an unclear effect upon community safety, on the basis that it would be unclear at this stage which sites would be developed and what the current situation is. Any development should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem.	MT:	
	LT:		LT:	+	LT:		LT:	The 'business as usual' scenario provides enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years. However it is unclear what effect the development of additional sites would have upon community safety in the MT and LT on the basis that it is unknown which sites are likely to come forward for development in the future and what the current site conditions are. Any development should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem, and depending on the site, land stability and / or contamination should be investigated and any issues mitigated against.

SA5: SOCIETY	ST:		All locations for potential strategic urban extensions would be able to provide community facilities and opportunities to increase levels engagement in community activities. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:		Maximising brownfield sites is likely to benefit community facilities in the ST as developer contributions could be requested to provide additional services/capacity, however in the MT and LT it is likely that facilities would be unable to cope with the needs of the increased population.	ST:		Utilising a number of smaller sites and existing infrastructure / facilities is likely to benefit community facilities in the ST as developer contributions could be requested to provide additional services/capacity, however in the MT and LT it is likely that facilities would be unable to cope with the needs of the increased population.	ST:		There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would be likely to utilise existing facilities (and help support them through developer contributions). After that sites such as strategic extensions (which would also provide new facilities) will be required to help ensure we continue to have at least a 5 year land supply, and to ensure existing facilities are not put under too much pressure.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA6: BIODIVERSITY	ST:		Any comprehensive development of this size should provide opportunities for green infrastructure and improvements to biodiversity. However this option also results in a large area of open countryside being lost to development, which would have a significant negative effect on biodiversity and existing habitats. Furthermore, this site also has the potential of being designated as a Special Protection Area (SPA) for bird species Woodlark and Nightjar, therefore development here would need to address the effect upon these species and their habitats.	ST:		Maximising the existing brownfield land within the urban area for development (rather than extending the urban area) would mean that the existing open countryside / greenfield land would remain available for the enjoyment of the population, and biodiversity levels would be protected. The development of the brownfield sites would provide opportunities to improve biodiversity and green infrastructure through planning obligations. However in the LT, the amount of housing required is likely to mean that open spaces are put under intense pressure as a scarce recreational resource, as well as pressure for development, which would have a negative effect on biodiversity / habitats.	ST:		Utilising a number of smaller sites for development (rather than providing large urban extensions) would have an unclear effect upon biodiversity, on the basis that it would be unclear at this stage which sites would be developed. The SHLAA process would ensure the most suitable sites are developed first, however in the LT, the amount of housing required is likely to mean that without an urban extension, lots of small sites would be developed in a piecemeal fashion and opportunities for comprehensive schemes which could protect and even improve biodiversity are not maximised. This means that we would be losing a lot of small pieces of open countryside to development as well as not making the most efficient use of that land.	ST:		There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would be likely to generate developer contributions to help protect / improve biodiversity and linkages to the green infrastructure network. After that it is likely that strategic extensions will be required to help ensure we continue to have at least a 5 year land supply, which would mean that large areas of open countryside are lost, which would have a negative effect on the existing biodiversity levels and habitats of the district.
	MT:	+		MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:		
SA7: BUILT & NATURAL ASSETS	ST:	+	An urban extension likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	Development is likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of each scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	Development is likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of each scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.	ST:	+	Development is likely to put significant pressure on the district's natural, built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of each scheme's design and how it fits into and compliments its surroundings should mitigate against this and limit the effects.
	MT:	+		MT:	+		MT:	+		MT:	+	
	LT:	+		LT:	+		LT:	+		LT:	+	
SA8: NATURAL RESOURCES	ST:	+	An urban extension is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. This site has large amounts of the best and most versatile agricultural land within the district. Therefore careful consideration of this, and the sustainable design of development is needed to limit the effects of development.	ST:	+	Development is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. Therefore careful consideration of the sustainable design of each scheme is needed to limit it's effects.	ST:	+	Development is likely to put significant pressure on the district's natural resources such as water, air and soil, wherever it is located. Therefore careful consideration of the sustainable design of each scheme is needed to limit it's effects.	ST:		Development is likely to put pressure on the district's natural resources such as water, air and soil, wherever it is located. Therefore careful consideration of the sustainable design of each scheme is needed to limit it's effects. Saved Policy NE17 of the Local Plan is used to prevent proposals which would have an adverse effect on air and / or soil quality, and Saved Policy U2 prevents proposals which would have one of a number of environmental effects, unless mitigation is proposed. Therefore, depending on mitigation, the 'business as usual' approach is likely to minimise the negative effect of employment development on this objective.
	MT:	+		MT:	+		MT:	+		MT:		
	LT:	+		LT:	+		LT:	+		LT:		
SA9: WASTE	ST:		An urban extension will increase the number of households and businesses within the district, and therefore increase the amount of waste that the district produces. Mitigation is required and there are opportunities for recycling facilities etc to be provided as part of a comprehensive development.	ST:		The development of new houses and businesses will increase the amount of waste that the district produces and therefore have a negative effect on this objective. Whilst developer contributions could support existing recycling facilities in the ST and MT, the amount of development to be found over the plan period is likely to put too much pressure on existing recycling facilities in the LT.	ST:		The development of new houses and businesses will increase the amount of waste that the district produces and therefore have a negative effect on this objective. Whilst developer contributions could support existing recycling facilities in the ST and MT, the amount of development to be found over the plan period is likely to put too much pressure on existing recycling facilities in the LT.	ST:		There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, after that sites such as strategic urban extensions will be required to ensure we have a 5 year land supply. All of the development required would increase levels of waste produced by the district and therefore have a negative effect against this objective as Saved Policy U1 allows, but does not require, this.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		

SA10: ENERGY	ST:		The provision of an urban extension will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. However, a large comprehensive development presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.	ST:	+	The amount of development required will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. It will be less viable for developments on brownfield sites to include energy efficient buildings and the technology to generate renewable energy.	ST:	+	The amount of development required will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. It will be less viable for developments on smaller sites to include energy efficient buildings and the technology to generate renewable energy.	ST:	+	There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, after that sites such as strategic urban extensions will be required to ensure we have a 5 year land supply. All of this development will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential but there is currently no policy basis to require on-site renewable energy generation, or energy efficient buildings above and beyond the requirements of the Building Regulations. Therefore the business as usual scenario has a significant negative effect upon this objective.
	MT:			MT:	+		MT:	+		MT:	+	
	LT:			LT:	+		LT:	+		LT:	+	
SA11: TRANSPORT	ST:		An urban extension in this location would make use of the existing Mansfield - Ashfield Regeneration Route (MARR) which was intended to regenerate and improve the accessibility of the area for employment purposes. In order to ensure journeys are undertaken in the most sustainable mode available it is considered that the road would require some improvements to allow for safe cycle routes and a bus route as it is currently dominated by vehicles.	ST:		Maximising brownfield sites for development would make efficient use of the existing transport infrastructure in the ST and MT and developer contributions could be requested to provide small scale improvements as required. However in the LT it is uncertain whether or not the transport network would be able to cope with the needs of the increased population without the investment that a large urban extension would provide.	ST:		The development of a number of smaller sites would make efficient use of the existing transport infrastructure in the ST and MT and developer contributions could be requested to provide small scale improvements as required. However in the LT it is uncertain whether or not the transport network would be able to cope with the needs of the increased population without the investment that a large urban extension would provide.	ST:		There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would make efficient use of the existing transport infrastructure (and help support improvements through developer contributions). After that sites such as strategic extensions will be required to help ensure we continue to have at least a 5 year land supply. This would require appropriate investment to ensure that the existing transport network is not put under pressure.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA12: EMPLOYMENT	ST:		The MARR was constructed in order to provide high quality, well accessible job opportunities. Therefore the development of an urban extension in this location would meet this objective, although its unlikely that any development would be forthcoming in the ST.	ST:		Maximising brownfield sites rather than provide urban extensions is unlikely to bring forward high quality job opportunities unless combined with enabling development because of viability issues related to employment development. The amount of enabling development (such as housing, retail etc) possible will depend on the location and size of the site.	ST:		The development of a number of small sites rather than provide urban extensions is unlikely to bring forward high quality job opportunities unless the sites are large enough for mixed-use development (to allow for enabling uses such as housing, retail etc) to generate the funding required to make employment use viable. This will therefore depend on the location and size of the sites.	ST:		The 'business as usual' scenario provides enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, but there is no specific target for employment development. On the basis that employment development is largely unviable without enabling development, the existing allocations from the 1998 Local Plan are unlikely to deliver 100% employment uses, and may not deliver any at all.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA13: INNOVATION	ST:		The MARR was constructed in order to provide high quality job opportunities, and building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		The development of brownfield sites is unlikely attract high knowledge sectors to the district in the same way that an urban extension / greenfield development would. Therefore it is unlikely that this option would help meet the objective to develop a strong culture of enterprise and innovation.	ST:		The development of a number of smaller sites instead of an urban extension may attract high knowledge sectors to the district and help meet the objective to develop a strong culture of enterprise and innovation provided the sites are large enough for enabling housing development. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved unless the educational attainment of Mansfield's population improves.	ST:		The 'business as usual' option is unlikely to help meet the objective to develop a strong culture of enterprise and innovation if the educational attainment of Mansfield's population does not improve and jobs in high knowledge sectors are not attracted to the area.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:		A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	ST:		It is unlikely that this option would provide the physical conditions for a modern economic structure as large comprehensive developments present the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc.	ST:		It is unlikely that this option would provide the physical conditions for a modern economic structure as large comprehensive developments present the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc.	ST:		It is unlikely that the 'business as usual' scenario would provide the physical conditions for a modern economic structure as the remaining employment allocations within the Local Plan have had little market interest.
	MT:	+		MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:		

**Summary**

Maximising development on brownfield sites within existing urban areas, and utilising a range of smaller sites and existing infrastructure and facilities for development, are the two alternatives put forward to the suggested options. Concentrating development in this way would have some positive effects upon the SA objectives in the short term, such as meeting housing needs, making use of existing transport networks, contributing to social capital, protecting and enhancing green infrastructure and biodiversity. However it is unlikely that future development needs could be satisfactorily accommodated within the urban area, using brownfield and smaller development sites alone. Accordingly, urban extensions would eventually be needed to accommodate the anticipated levels of growth such that the above mentioned positive effects from these alternatives would not be maintained in the longer term.

The findings of this appraisal indicate that overall, a strategic urban extension would be able to meet more of the SA objectives over the longer term, particularly in relation to the provision of physical conditions for modern economic structure and associated high quality jobs. Such a site would be able to accommodate more comprehensive larger scale developments, which could utilise modern technologies to create modern high quality employment opportunities, together with being able to secure improvements and additions to the transport infrastructure, viably develop energy efficient buildings etc. However, Options C, D, and E are considered to be less likely to contribute to the creation of high quality job opportunities due to their location, as there are more accessible sites available. Whilst urban extensions would also contribute to healthcare facilities, social infrastructure etc, in the longer term, this would mainly serve those new houses within these locations rather than the wider population.

The six options for a strategic urban extension within the district are intended to accommodate additional growth and development, as are the suggested alternatives. The findings demonstrate that new development is likely to have a negative effect upon some of the SA objectives wherever it is located. Accordingly, all of the options / alternatives would have negative effects upon SA objectives relating to environmental issues (SA objectives 6 - 10) due to the overall loss of green field land, and where the loss of open countryside would reduce the opportunity for people to enjoy the district's heritage (SA objective 3). Accordingly, significant mitigation measures would need to be in place to effectively overcome these negative effects. eg careful scheme design, creation of new areas of green infrastructure to . This will rely on other policies within the Local Plan. In conclusion, the appraisal provides some support for an urban extension within the district, but to be really effective in meeting the SA such a policy will need to be supported by a range of other policies in the Local Plan.

Our Economic Prosperity

Appraisal of EP3 - Provision of employment land

EP3 A - Use a lower figure of 24 ha net to plan for future employment land provision.

EP3 B - Use a higher figure of 38 ha net to plan for future employment land provision.

EP3 C - Seek to avoid setting employment land figures but rely on a criteria based policy approach to future employment land provision

D - Business as usual.

No alternative options were suggested during public consultation

SA Objective	EP3 A	Summary & Mitigation	EP3 B	Summary & Mitigation	EP3 C	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST:		ST:		ST:		ST:	
	MT:	There is no significant link between this objective and the amount of land to be allocated for employment uses. However it should be recognised that in general, the higher the land requirement for employment is, the more pressure there will be to find suitable sites for residential development.	MT:	There is no significant link between this objective and the amount of land to be allocated for employment uses. However it should be recognised that in general, the higher the land requirement for employment is, the more pressure there will be to find suitable sites for residential development.	MT:	There is no link between this objective and using a criteria-based policy for the development of land employment purposes.	MT:	There is no link between this objective and the existing employment allocations in the Local Plan
	LT:		LT:		LT:		LT:	
SA2: HEALTH	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	There is no link between this objective and the amount of land to be allocated for employment land.	LT:	There is no link between this objective and the amount of land to be allocated for employment land.	LT:	There is no link between this objective and the development of land employment purposes.	LT:	There is no link between this objective and the existing employment allocations in the Local Plan
SA3: GREEN SPACES & CULTURE	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	
	LT:	There is no link between this objective and the amount of land to be allocated for employment land.	LT:	There is no link between this objective and the amount of land to be allocated for employment land.	LT:	There is no link between this objective and the development of land employment purposes.	LT:	There is no link between this objective and the existing employment allocations in the Local Plan
SA4: COMMUNITY SAFETY	ST:		ST:		ST:		ST:	
	MT:	Increased economic prosperity could have positive effects for people's wealth and quality of life which could in turn have an indirect effect on crime levels in the area, however this is not clear.	MT:	Increased economic prosperity could have positive effects for people's wealth and quality of life which could in turn have an indirect effect on crime levels in the area, however this is not clear.	MT:	Increased economic prosperity could have positive effects for people's wealth and quality of life which could in turn have an indirect effect on crime levels in the area, however this is not clear.	MT:	There is no link between this objective and the existing employment allocations in the Local Plan
	LT:		LT:		LT:		LT:	
SA5: SOCIETY	ST:		ST:		ST:		ST:	
	MT:	Increasing prosperity could indirectly increase social exclusion and inequalities without appropriate intervention e.g. skills training for existing workforce, however this is not clear.	MT:	Increasing prosperity could indirectly increase social exclusion and inequalities without appropriate intervention e.g. skills training for existing workforce, however this is not clear.	MT:	Increasing prosperity could indirectly increase social exclusion and inequalities without appropriate intervention e.g. skills training for existing workforce, however this is not clear.	MT:	There is no link between this objective and the existing employment allocations in the Local Plan
	LT:		LT:		LT:		LT:	

SA6: BIODIVERSITY	LT:		Allocating land for employment development will have a negative effect upon this objective regardless of the figure used. Mitigation would include assessing each potential site for its biodiversity value and only allocating the most suitable sites. Site selection should avoid sites at risk or ensure appropriate mitigation through habitat creation and enhancement.
	MT:		
	ST:		
	LT:		Allocating land for employment development will have a negative effect upon this objective regardless of the figure used, however this option would have more of an effect than EP3 A. Mitigation would include assessing each potential site for its biodiversity value and only allocating the most suitable sites. Site selection should avoid sites at risk or ensure appropriate mitigation through habitat creation and enhancement.
	MT:		
	ST:		
	LT:		Using a criteria-based policy for employment developments would have a negative effect on this objective as economic growth puts pressure on the environment. However this approach would allow biodiversity to be taken into account on a site-by-site basis, (provided that one of the criterion relates to the environmental effect of the development) and appropriate mitigation sought.
	MT:		
	ST:		
SA7: BUILT & NATURAL ASSETS	LT:		The effect of this option upon the objective is uncertain. The allocation of sites for employment uses could be positive by enhancing attractiveness of the town, but could also lead to increased congestion and pressure for development. New buildings offer opportunities for creative designs but this may depend on other policies within the Local Plan.
	MT:		
	ST:		
	LT:		The effect of this option upon the objective is uncertain. The allocation of sites for employment uses could be positive by enhancing attractiveness of the town, but could also lead to increased congestion and pressure for development. New buildings offer opportunities for creative designs but this may depend on other policies within the Local Plan.
	MT:		
	ST:		
	LT:		Using a criteria-based policy for employment developments would allow the natural, cultural and built assets of the district to be taken into account on a site-by-site basis, (provided that one of the criterion relates to how the development integrates with and complements its surroundings). This would help secure development that increases the attractiveness of Mansfield as well as meeting the employment needs of the future.
	MT:		
	ST:		
SA8: NATURAL RESOURCES	LT:	+	Allocating land for employment development will have a negative effect upon this objective regardless of the figure used as economic growth puts pressure on existing natural resources. Mitigation could include sustainable urban drainage systems, combined heat and power etc.
	MT:	+	
	ST:	+	
	LT:	+	Allocating land for employment development will have a negative effect upon this objective regardless of the figure used as economic growth puts pressure on existing natural resources, however this option would have more of an effect than EP3 A. Mitigation could include sustainable urban drainage systems, combined heat and power etc.
	MT:	+	
	ST:	+	
	LT:		Using a criteria-based policy for employment developments would have a negative effect on this objective as economic growth puts pressure on natural resources. However this approach would allow natural resources to be taken into account on a site-by-site basis, (provided that one of the criterion relates to the environmental effect of the development) and allow mitigation of any negative effects to be tailormade to suit each site.
	MT:		
	ST:		
SA9: WASTE	LT:		Allocating land for employment development will have a negative effect upon this objective regardless of the figure used as more business development is likely to have an increased effect on waste generation. Mitigation could include waste recycling schemes.
	MT:		
	ST:		
	LT:		Allocating land for employment development will have a negative effect upon this objective regardless of the figure used as more business development is likely to have an increased effect on waste generation (however this option would have more of an effect than EP3 A). Mitigation could include waste recycling schemes.
	MT:		
	ST:		
	LT:		Using a criteria-based policy for employment developments would have a negative effect on this objective as more business development is likely to have an increased effect on waste generation. However this approach would allow waste management to be taken into account on a site-by-site basis, (provided that appropriate criteria are used) and allow mitigation to be tailormade to suit each site.
	MT:		
	ST:		
SA10: ENERGY	LT:	+	The effect of allocating land for employment purposes upon this objective is negative (significant) as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.
	MT:	+	
	ST:	+	
	LT:	+	The effect of allocating land for employment purposes upon this objective is negative (significant) as all development puts pressure on non-renewable resources, and this option would have a greater effect than EP3 A. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.
	MT:	+	
	ST:	+	
	LT:	+	The effect of using a criteria-based policy to provide land for employment purposes upon this objective is negative (significant) as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.
	MT:	+	
	ST:	+	
	LT:	+	Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation and have been earmarked for development since 1998. However the development of these sites would still lead to an increase in waste generation.
	MT:	+	
	ST:	+	
	LT:	+	Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation and have been earmarked for development since 1998. However the development of these sites would still put pressure on non-renewable resources. Mitigation is essential but there is currently no policy basis to require on-site renewable energy generation, or energy efficient buildings above and beyond the requirements of the Building Regulations. Therefore the 'business as usual' scenario has a significant negative effect upon this objective as Saved Policy U1 allows, but does not require, this.
	MT:	+	
	ST:	+	
	LT:		Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation and have been earmarked for development since 1998. However the development of these sites would still be likely to have a negative effect on the wildlife found there.
	MT:		
	ST:		
	LT:		Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation, however have been earmarked for development since 1998 without any interest.
	MT:		
	ST:		
	LT:		Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation and have been earmarked for development since 1998. However the development of these sites would still be likely to have a negative effect on natural resources as economic growth puts pressure on existing natural resources. Saved Policy NE17 of the Local Plan is used to prevent proposals which would have an adverse effect on air and / or soil quality, and Saved Policy U2 prevents proposals which would have one of a number of environmental effects, unless mitigation is proposed. Therefore, depending on mitigation, the 'business as usual' approach is likely to minimise the negative effect of employment development on this objective.
	MT:		
	ST:		

SA11: TRANSPORT	ST:		There is no link between this objective and the amount of land to be allocated for employment land as it would depend on where the sites are located, and upon other factors such as the level of housebuilding (as high levels of economic growth could encourage significant in-commuting unless economic progress is matched by enough houses of a type and size to meet the needs of a modern workforce).	ST:		There is no link between this objective and the amount of land to be allocated for employment land as it would depend on where the sites are located, and upon other factors such as the level of housebuilding (as high levels of economic growth could encourage significant in-commuting unless economic progress is matched by enough houses of a type and size to meet the needs of a modern workforce).	ST:		Using a criteria-based policy to control the development of land for employment purposes would ensure that sites are in accessible locations, however as with the other options, other factors such as housebuilding have influence over the ability of this option meeting the objective.	ST:		Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation, however have been earmarked for development since 1998 without any interest.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA12: EMPLOYMENT	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for more and better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. However a lower level of allocations may mean that job growth is limited and result in our working population having to 'out-commute' to other areas in the LT. In addition allocations may take a while to come forward through the Local Plan therefore the ST effect in unclear.	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for more and better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. However a higher level of allocations may result in sites being left undeveloped in the LT if the expected demand drops, as has happened with our remaining allocations from the 1998 Local Plan. In addition, allocations may take a while to come forward through the Local Plan therefore the ST effect in unclear.	ST:		Whilst the aim of this option is to allow land to be developed for employment purposes, and potentially provide more and better paid jobs, the fact that there are no allocations means that the Council is not being proactive in trying to secure employment development, but just reacting to proposals as and when they come forward, which is uncertain as it would rely on market conditions and an available workforce. No allocations may indicate that no development is required and lead to no proposals which would have a negative effect on this objective.	ST:		Remaining employment allocations in the Local Plan have been earmarked for development since 1998 without any interest for employment use.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA13: INNOVATION	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for business growth in high knowledge sectors. Allocations may take a while to come forward through the Local Plan therefore the ST effect in unclear. It is unlikely that this alone would raise educational attainment levels however may help to raise employment aspirations.	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for business growth in high knowledge sectors. Allocations may take a while to come forward through the Local Plan therefore the ST effect in unclear. It is unlikely that this alone would raise educational attainment levels however may help to raise employment aspirations.	ST:		The aim of this option is to allow land to be developed for employment purposes, therefore it meets this objective as there is potential for business growth in high knowledge sectors. It is unlikely that this alone would raise educational attainment levels however may help to raise employment aspirations.	ST:		Remaining employment allocations in the Local Plan have been earmarked for development since 1998 without any interest for employment use.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:		This option could involve land release for business development with associated improvements to transport infrastructure. Building on greenfield land offers the best opportunity for a viable development however this would need to be balanced with the need to regenerate key brownfield sites.	ST:		This option is likely to involve greenfield land release for business development with associated improvements to transport infrastructure. Building on greenfield land offers the best opportunity for a viable development, and a higher level of allocations will provide more choice of sites. However, unless the release of sites is phased, the regeneration of key brownfield sites could be jeopardised.	ST:		Greenfield sites (which provide the best means for meeting this objective) would need to be allocated in order to offer developers any certainty about suitability/acceptability. In addition, sites that are currently outside of the urban area would need to be allocated in order to justify moving the urban boundary. This criteria-based approach would put the emphasis on redeveloping key brownfield sites, but if this is not viable, a modern economic structure will not be achieved.	ST:		Remaining employment allocations in the Local Plan have been earmarked for development since 1998 without any interest for employment use.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		

Summary

The appraisal has found that all options, regardless of the quantum of employment development proposed, would have a negative or uncertain effect upon the environmental objectives (Objectives 6-10) due to the pressure that development puts upon biodiversity and natural resources, and its effect upon waste generation and energy use. However the SA has also highlighted that there is potential for these effects to be mitigated through the use of measures such as renewable energy, combined heat and power, sustainable urban drainage systems and habitat creation / enhancement. Generally Option EP3 C (using a criteria-based approach rather than adopting a specific target) was considered to be able to offer the best method of ensuring that mitigation measures are appropriate, as they would be related to particular sites that are promoted. However this approach is likely to have a negative effect in terms of Objective 12 (to create high quality employment opportunities) as relying on a criteria-based policy rather than making site allocations may indicate that no employment development is required over the plan period and mean that no proposals are forthcoming. This may also affect the soundness of the plan. This approach also performed badly against Objective 14 (to provide the physical conditions for a modern economic structure) as it would put emphasis on the development of brownfield sites, whereas greenfield sites adjoining of the urban boundary are likely to be the most deliverable in terms of providing the type of land and buildings required by modern businesses. However, by not making land allocations, these sites are unlikely to be contained within a revised urban boundary and therefore remain contrary to policy. Options EP3 A and EP3 B both performed well against the economic objectives (Objectives 12-14) although it needs to be recognised that allocating enough land for employment purposes is unlikely to raise educational attainment levels.

Our Economic Prosperity

Appraisal of EP4 - Protection of existing employment land.

- EP4 A - Identify and protect all existing sites for continued employment use.  
EP4 B - Identify and protect the best sites for continued employment use whilst at the same time adopting a more flexible approach to other existing employment sites.  
EP4 C - Adopt a flexible approach in deciding which existing employment sites are kept and released for employment purposes.  
D - Business as usual

No alternative options were suggested during public consultation

SA Objective	EP4 A	Summary & Mitigation	EP4 B	Summary & Mitigation	EP4 C	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	This option may result in a number of unsuitable employment sites in sustainable locations laying vacant which could otherwise be utilised as housing sites and help meet the districts housing needs.	ST: <div></div>	This option may result in a number of unsuitable employment sites in sustainable locations being utilised as housing sites which would help meet the districts housing needs.	ST: <div></div>	This option would result in a wider range of brownfield sites in sustainable locations potentially being available for housing, which would help meet the districts housing needs.	ST: <div></div>	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the protection of existing employment land.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the protection of existing employment land.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div>+</div>	This option may result in a number of unsuitable employment sites / premises laying vacant which could attract anti-social behaviour etc and increase crime and the fear of crime. This would have a significant negative effect upon the objective.	ST: <div></div>	Protecting the best existing employment sites and adopting a flexible approach towards the rest would mean that unsuitable sites are less likely to remain vacant and fall into disrepair as they could be utilised for alternative uses.	ST: <div></div>	Adopting a flexible approach towards th protection of existing employment sites would mean that unsuitable sites are less likely to remain vacant and fall into disrepair as they could be utilised for alternative uses.	ST: <div></div>	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
	MT: <div>+</div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div>+</div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the amount of existing employment land to be protected.	ST: <div></div>	There is no link between this objective and the protection of existing employment land.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	

SA6: BIODIVERSITY	LT:	MT:	ST:	Protecting all existing employment sites would ensure a ready supply of sites in the future should there be demand, however would mean more greenfield release (and potential loss of biodiversity) would be required for alternative uses.	LT:	MT:	ST:	Protecting the best employment sites and having a flexible approach to the rest would mean that some sites would be available for alternative uses such as housing, and that a number of suitable sites would be available should demand for employment land increase in the future. Therefore less greenfield release (and potential loss of biodiversity) should be required over the plan period.	LT:	MT:	ST:	Having a flexible approach to the protection of employment sites may be beneficial to biodiversity levels in that less greenfield sites would need to be released for alternative uses such as housing. However it could be detrimental in the LT if demand for employment land increases and sites have been redeveloped, meaning greenfield release is still required. Uncertain.	LT:	MT:	ST:	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
SA7: BUILT & NATURAL ASSETS	LT:	MT:	ST:	Protecting all existing land and buildings including those that are unsuitable and unattractive to modern business is likely to result in underused and vacant sites within the urban areas. Due to the number of sites involved it is likely to lead to environmental problems and widespread dereliction in the MT and LT. This is considered to have a significant negative effect upon the objective.	LT:	MT:	ST:	Protecting the best employment sites and having a flexible approach by allowing redevelopment of the rest would be likely to lead to townscape improvements and positive environmental benefits.	LT:	MT:	ST:	Having a flexible approach to the protection of employment sites and allowing redevelopment of unsuitable sites would be likely to lead to townscape improvements and positive environmental benefits.	LT:	MT:	ST:	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
SA8: NATURAL RESOURCES	LT:	MT:	ST:	Protecting all existing land and buildings including those that are unsuitable and unattractive to modern business is likely to result in problem sites with contamination issues etc remaining vacant. It will also mean that other sites will need to be built on for uses such as residential which is not an effective use of resources. This is considered to have a significant negative effect upon the objective.	LT:	MT:	ST:	The redevelopment of former industrial land could result in remediation and improvements in soil quality. Depending on the location, alternative uses such as housing may result in less travel and positive effects for noise, pollution etc. Where businesses have ceased, to allow alternative uses would result in beneficial use of previously-developed land. This would have a significant positive effect upon the objective.	LT:	MT:	ST:	The redevelopment of former industrial land could result in remediation and improvements in soil quality. Depending on the location, alternative uses such as housing may result in less travel and positive effects for noise, pollution etc. Where businesses have ceased, to allow alternative uses would result in beneficial use of previously-developed land. This would have a significant positive effect upon the objective.	LT:	MT:	ST:	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
SA9: WASTE	LT:	MT:	ST:	Protecting all existing land and buildings including those that are unsuitable and unattractive to modern business is likely to result in problem sites with contamination issues, hazardous waste etc remaining vacant. It would not represent the best use of previously developed land.	LT:	MT:	ST:	Protecting the best employment sites and having a flexible approach by allowing redevelopment and re-use of the rest would result in remediation of land affected by past industrial activity and potentially remove hazardous waste. However redevelopment for alternative uses such as housing is likely to increase the waste generation of the district..	LT:	MT:	ST:	Having a flexible approach to the protection of employment sites by allowing the redevelopment and re-use of former industrial land would result in the remediation of land affected by past industrial activity, and potentially remove hazardous waste. However redevelopment for alternative uses such as housing is likely to increase the waste generation of the district.	LT:	MT:	ST:	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
SA10: ENERGY	LT:	MT:	ST:	There is unlikely to be any link between the amount of existing employment land to be protected and the objective to minimise energy usage and reduce dependance on non-renewable resources. In addition the incorporation of renewable energy / energy efficient design - which is reliant on other policies in the Local Plan - is likely to be unviable on previously developed sites.	LT:	MT:	ST:	There is unlikely to be any link between the amount of existing employment land to be protected and the objective to minimise energy usage and reduce dependance on non-renewable resources. In addition the incorporation of renewable energy / energy efficient design - which is reliant on other policies in the Local Plan - is likely to be unviable on previously developed sites.	LT:	MT:	ST:	There is unlikely to be any link between the amount of existing employment land to be protected and the objective to minimise energy usage and reduce dependance on non-renewable resources. In addition the incorporation of renewable energy / energy efficient design - which is reliant on other policies in the Local Plan - is likely to be unviable on previously developed sites.	LT:	MT:	ST:	There is unlikely to be any link between the protection of existing employment land and the objective to minimise energy usage and reduce dependance on non-renewable resources. In addition the incorporation of renewable energy / energy efficient design - which is reliant on other policies in the Local Plan - is likely to be unviable on previously developed sites.
SA11: TRANSPORT	LT:	MT:	ST:	Protecting all existing land and buildings including those that are unsuitable and unattractive to modern business may result in a number of sites in sustainable locations laying vacant which could otherwise be utilised for alternative uses. This would not meet this objective as it would not make efficient use of the existing transport network.	LT:	MT:	ST:	Protecting the best employment sites and having a flexible approach by allowing redevelopment of the rest may result in a number of unsuitable employment sites in sustainable locations being utilised for alternative uses which may result in less travel by car and improve accessibility to jobs and services. This would have a significant positive effect upon the objective.	LT:	MT:	ST:	Having a flexible approach to the protection of employment sites and allowing redevelopment of unsuitable sites may result in a number of sites in sustainable locations being utilised for alternative uses which may result in less travel by car and improve accessibility to jobs and services. This would have a significant positive effect upon the objective.	LT:	MT:	ST:	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
SA12: EMPLOYMENT	LT:	MT:	ST:	Whilst it would appear that protecting all existing land and buildings would provide the most opportunities for more jobs and potential business growth in high knowledge sectors, if the protected sites are vacant because they no longer meet the demands of a modern economic structure this is likely to stifle economic growth and reduce job opportunities in the LT, having a significant negative effect upon the objective. ST no effect.	LT:	MT:	ST:	Allowing selective release/protection of employment sites should result in a balanced portfolio of sites that is attractive to a range of different business users eg. high-tech companies, engineering and manufacturing businesses, car repairers etc. This should have a significant positive effect upon the objective.	LT:	MT:	ST:	Having a flexible approach to the protection of employment sites would result in less opportunities for economic growth as it would be likely that a number of sites would be redeveloped for alternative uses. In the LT this may result in a lack of available employment land and require greenfield land release with employment located on larger strategic sites. This would be likely to result in less choice and range of sites particularly for small businesses.	LT:	MT:	ST:	Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.

SA13: INNOVATION	ST:		Whilst it would appear that protecting all existing land and buildings would provide the most opportunities for more jobs and potential business growth in high knowledge sectors, if the protected sites are vacant because they no longer meet the demands of a modern economic structure this is likely to stifle economic growth and reduce job opportunities in the LT, having a significant negative effect upon the objective. ST no effect.	ST:	+	Allowing selective release/protection of employment sites should result in a balanced portfolio of sites that is attractive to a range of different business users eg. high-tech companies, engineering and manufacturing businesses, car repairers etc. This should have a significant positive effect upon the objective.	ST:		Having a flexible approach to the protection of employment sites would result in less opportunities for economic growth as it would be likely that a number of sites would be redeveloped for alternative uses. In the LT this may result in a lack of available employment land and require greenfield land release with employment located on larger strategic sites. Whilst this would be likely to result in less choice and range of sites for small businesses, it may attract businesses within high knowledge sectors.	ST:		Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
	MT:	+		MT:	+		MT:			MT:		
	LT:	+		LT:	+		LT:			LT:		
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:	+	Protecting existing industrial sites that would be better used for alternative uses would not meet the needs of a modern economic structure and therefore have a significant negative effect upon the objective.	ST:	+	Allowing selective release/protection of employment sites should result in a balanced portfolio of sites that is attractive to a range of different business users eg. high-tech companies, engineering and manufacturing businesses, car repairers etc. This should have a significant positive effect upon the objective.	ST:		Large loss of existing industrial land would be likely to limit range and choice of readily available and serviced sites. Hence, this could limit job growth in certain sectors.	ST:		Policy E4 of the Local Plan seeks to protect existing employment land / premises from release, and proposals have to meet at least one criterion. Therefore the degree to which the 'business as usual' approach would meet this objective is uncertain as each proposal is determined on its merits.
	MT:	+		MT:	+		MT:			MT:		
	LT:	+		LT:	+		LT:			LT:		

Summary

The appraisal of this issue has found that Option EP4 A (which would identify and protect all employment sites) would have a negative effect upon most objectives. This is mainly due to the fact that it is likely to result in a number of sustainably located sites laying vacant because they are no longer suitable for employment but are protected from use for other purposes. This can stifle economic development, attract anti-social behaviour, put additional pressure onto greenfield land / environmental assets and not make efficient use of previously used land and buildings. Option EP4 B had a much more positive effect again the objectives due to the fact that it allows for the release of unsuitable employment sites for alternative uses, whilst providing protection for the district's larger employment areas. This helps to reduce the pressure on greenfield sites, whilst ensuring there is a choice of employment sites to meet the demands of a modern economic structure. It also means that brownfield sites which may have a history of contamination or anti-social behaviour (for example) have more chance of redevelopment. The development of these sites may also result in less travel by car and improve accessibility as the majority of sites are within sustainable locations. There were a number of uncertainties raised when Option EP4 C was appraised. These mainly relate to the implications of releasing a majority of employment sites and then finding that the demand for employment land starts to increase in the long term. This would also have a negative effect upon the objective to provide the physical conditions for a modern economic structure. The business as usual approach allows the release of sites provided that at least one criterion can be met. This was generally considered to be an uncertain approach.

Our Economic Prosperity

Appraisal of EP5 - Location of new employment land.

- EP5 A - Seek to allocate new employment sites in locations which maximise accessibility for the local population.
- EP5 B - Seek to allocate employment land at Market Warsop urban area with the remainder concentrated on new strategic employment sites as part of mixed use sustainable urban extensions to the Mansfield urban area.
- EP5 C - Focus employment land provision on new strategic employment sites as part of mixed use sustainable urban extensions to the Mansfield urban area.
- EP5 Alt 1 - Combine options EP5 A and EP5 C.

D - Business as usual

SA Objective	EP5 A	Summary & Mitigation	EP5 B	Summary & Mitigation	EP5 C	Summary & Mitigation	EP5 Alt 1	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the 'business as usual' approach to the location of employment development.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA2: HEALTH	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the 'business as usual' approach to the location of employment development.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the 'business as usual' approach to the location of employment development.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA4: COMMUNITY SAFETY	ST: <div></div>	This option could involve previously developed sites within the urban area and therefore help reduce the number of vacant buildings / sites (which can contribute to a perception that the area is unsafe) however at this stage this is unknown. Therefore the effect upon this objective is uncertain.	ST: <div></div>	This option would not address any of Mansfield's previously developed land / buildings (which can contribute to a perception that the area is unsafe). It would therefore have a negative effect on this objective, which seeks to improve community safety.	ST: <div></div>	This option would not address any of Mansfield's previously developed land / buildings (which can contribute to a perception that the area is unsafe). It would therefore have a negative effect on this objective, which seeks to improve community safety.	ST: <div></div>	This option could involve previously developed sites within the urban area and therefore help reduce the number of vacant buildings / sites (which can contribute to a perception that the area is unsafe) however at this stage this is unknown. Therefore the effect upon this objective is uncertain.	ST: <div></div>	Saved Policy E3 of the Local Plan allows employment development within the urban boundary provided that 6 criteria are met. One of these relates to ensuring relevant crime prevention measures are incorporated.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA5: SOCIETY	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the location of new employment land.	ST: <div></div>	There is no link between this objective and the 'business as usual' approach to the location of employment development.
	MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>		MT: <div></div>	
	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	

SA6: BIODIVERSITY	ST:		This option could involve previously developed sites within the urban area, however is likely to require greenfield development and the release of land outside the existing urban area with consequential effects on biodiversity value. Mitigation essential e.g. site selection should avoid most sensitive sites, conditions requiring habitat creation and enhancement.	ST:		This option would involve the release of land outside the existing urban areas with consequential effects on biodiversity value. Mitigation essential e.g. site selection should avoid most sensitive sites, conditions requiring habitat creation and enhancement.	ST:		This option would involve the release of land outside the existing urban areas with consequential effects on biodiversity value. Mitigation essential e.g. site selection should avoid most sensitive sites, conditions requiring habitat creation and enhancement.	ST:		This option could involve previously developed sites within the urban area, however is likely to also result in the release of land outside the existing urban areas with consequential effects on biodiversity value. Mitigation essential e.g. site selection should avoid most sensitive sites, conditions requiring habitat creation and enhancement.	ST:		The effect of the 'business as usual scenario' is uncertain as it would depend on the location of the site proposed. Saved Policy E2 of the Local Plan aims to protect the open countryside (and therefore potential biodiversity sites) by only allowing employment development outside of the urban boundary if proposals can meet at least 1 of 3 criteria. These relate to sites which are designated on the proposals map for specific employment purposes, re-use of permanent buildings, and rural diversification. Saved Policy E3 allows employment development within the urban boundary provided that 6 criteria are met. None relate to effect upon biodiversity.
	MT:			MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:			LT:		
SA7: BUILT & NATURAL ASSETS	ST:		This option is likely to involve a number of previously developed sites within the urban area, however could also require greenfield development and the release of land outside the existing urban areas with consequential effects on landscape quality and character. This may divert demand away from central areas which could affect the urban renaissance agenda.	ST:	+	This option is likely to involve greenfield development and the release of land outside the existing urban areas with consequential effects on landscape quality and character. This would have a significant negative effect upon the objective and may also divert demand away from central areas which could affect the urban renaissance agenda.	ST:	+	This option would involve the release of land outside the existing urban areas with consequential effects on landscape quality and character. This would have a significant negative effect upon the objective and may also divert demand away from central areas which could affect the urban renaissance agenda.	ST:	+	This option is likely to involve a number of previously developed and greenfield sites within the urban area and the release of land outside the existing urban areas with consequential effects on landscape quality and character. This would have a significant negative effect upon the objective and may also divert demand away from central areas which could affect the urban renaissance agenda.	ST:	+	The effect of the 'business as usual scenario' is uncertain as it would depend on the location of the site proposed. Saved Policy E2 of the Local Plan aims to protect the open countryside (and therefore potential biodiversity sites) by only allowing employment development outside of the urban boundary if proposals can meet at least 1 of 3 criteria. These relate to sites which are designated on the proposals map for specific employment purposes, re-use of permanent buildings, and rural diversification. Saved Policy E3 allows employment development within the urban boundary provided that 6 criteria are met.
	MT:			MT:	+		MT:	+		MT:	+		MT:	+	
	LT:			LT:	+		LT:	+		LT:	+		LT:	+	
SA8: NATURAL RESOURCES	ST:	+	Employment development, wherever it is located, will have a negative effect upon this objective as economic growth puts pressure on existing natural resources. Mitigation could include sustainable urban drainage systems, combined heat and power etc.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective as economic growth puts pressure on existing natural resources. Location within an urban extension may provide the best opportunity for successful mitigation which could include sustainable urban drainage systems, combined heat and power etc.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective as economic growth puts pressure on existing natural resources. Location within an urban extension may provide the best opportunity for successful mitigation which could include sustainable urban drainage systems, combined heat and power etc.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective as economic growth puts pressure on existing natural resources. Location within an urban extension may provide the best opportunity for successful mitigation which could include sustainable urban drainage systems, combined heat and power etc.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective as economic growth puts pressure on existing natural resources. Saved Policy NE17 of the Local Plan is used to prevent proposals which would have an adverse effect on air and / or soil quality, and Saved Policy U2 prevents proposals which would have one of a number of environmental effects, unless mitigation is proposed. Therefore, depending on mitigation, the 'business as usual' approach is likely to minimise the negative effect of employment development on this objective.
	MT:	+		MT:			MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:			LT:		
SA9: WASTE	ST:	+	Employment development, wherever it is located, will have a negative effect upon this objective regardless of the figure used as more business development is likely to have an increased effect on waste generation. Location within an urban extension may provide the best opportunity for successful mitigation which could include waste recycling schemes.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective regardless of the figure used as more business development is likely to have an increased effect on waste generation. Location within an urban extension may provide the best opportunity for successful mitigation which could include waste recycling schemes.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective regardless of the figure used as more business development is likely to have an increased effect on waste generation. Location within an urban extension may provide the best opportunity for successful mitigation which could include waste recycling schemes.	ST:		Employment development, wherever it is located, will have a negative effect upon this objective regardless of the figure used as more business development is likely to have an increased effect on waste generation. Location within an urban extension may provide the best opportunity for successful mitigation which could include waste recycling schemes.	ST:		Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation and have been earmarked for development since 1998. However the development of these sites would still lead to an increase in waste generation.
	MT:	+		MT:			MT:			MT:			MT:		
	LT:	+		LT:			LT:			LT:			LT:		

SA10: ENERGY	ST:	+	This option will have a significant negative effect upon this objective as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design and layout of new buildings.	ST:		This option will have a significant negative effect upon this objective as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design and layout of new buildings. However, location within an urban extension presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.	ST:		This option will have a significant negative effect upon this objective as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design and layout of new buildings. However, location within an urban extension presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.	ST:	+	Remaining employment allocations in the Local Plan would have been assessed during the plan's preparation and have been earmarked for development since 1998. However the development of these sites would still put pressure on non-renewable resources. Mitigation is essential but there is currently no policy basis to require on-site renewable energy generation, or energy efficient buildings above and beyond the requirements of the Building Regulations. Therefore the 'business as usual' scenario has a significant negative effect upon this objective as Saved Policy U1 allows, but does not require, this.
	MT:	+		MT:			MT:			MT:	+	
	LT:	+		LT:			LT:			LT:	+	
SA11: TRANSPORT	ST:		Allocating new employment sites in locations which maximise accessibility for the local population will provide most opportunities to make best use of the existing transport infrastructure and improve accessibility to jobs and services / reduce the need to travel etc.	ST:		This option would ensure both the northern and southern areas of the District receive some new employment, however the centre of Mansfield (which is the most accessible location) would not receive any allocations. This would have a negative effect upon this objective.	ST:		This option may provide accessible jobs and reduce the need to travel for residents living within the urban extension, however it would limit opportunities elsewhere and therefore there could potentially be large amounts of people travelling to the location of the urban extension. It is possible that some infrastructure improvements may be required to help reduce the number of people using private cars. The centre of Mansfield (which is the most accessible location) would not receive any allocations which would have a negative effect upon this objective.	ST:		Remaining allocations within the Local Plan have been earmarked for development since 1998 with little interest from the market, other sites may continue to be brought forward via planning applications however there is no guarantee over locations of proposals and accessibility would need to be considered. (It is criterion 5 of Saved Policy E3).
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA12: EMPLOYMENT	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for more and better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. New employment sites in accessible locations should be attractive to the market. Risk of labour shortage in the LT which could affect economic prosperity i.e. mismatch of skills.	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for more and better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. However new employment sites within Market Warsop may not be as attractive to the market / viable as Mansfield and therefore not come forward. There is also a risk of labour shortage in LT which could affect economic prosperity i.e. mismatch of skills. Concentrating the remainder of employment land within an urban extension should be attractive to the market.	ST:		The aim of this option is to provide land for employment purposes, therefore it meets this objective as there is potential for more and better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. New employment sites within an urban extension (and therefore greenfield land) should be attractive to the market. There is however a risk of labour shortage in the LT which could affect economic prosperity i.e. mismatch of skills.	ST:		Remaining allocations within the Local Plan have been earmarked for development since 1998 with little interest from the market, other sites may continue to be brought forward via planning applications however there is no guarantee over locations of proposals and accessibility would need to be considered. (It is criterion 5 of Saved Policy E3). However, on the basis that employment development is largely unviable without enabling development, the existing allocations from the 1998 Local Plan are unlikely to deliver 100% employment uses, and may not deliver any at all.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		
SA13: INNOVATION	ST:		New employment sites in accessible urban areas should be attractive to the market. Attracting high knowledge sectors to the area would help to develop a strong culture of enterprise and innovation, however there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the location of employment land if the educational attainment of Mansfield's population does not improve.	ST:		This option would provide employment land within Market Warsop with remaining land being allocated within an urban extension. As building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation, it's likely that this element of the option would meet the objective. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the location of employment land within an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		Building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the location of employment land within an urban extension here if the educational attainment of Mansfield's population does not improve.	ST:		The 'business as usual' option is unlikely to help meet the objective to develop a strong culture of enterprise and innovation if the educational attainment of Mansfield's population does not improve and jobs in high knowledge sectors are not attracted to the area. Remaining allocations within the Local Plan have been earmarked for development since 1998 with little interest from the market.
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	LT:			LT:			LT:			LT:		

SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:			ST:			ST:			ST:	
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## Our Economic Prosperity

Appraisal of EP7 - The need to conserve, enhance and manage all historic assets in the district.

**EP7 A** - Have one policy which sets out key issues relating to the protection and enhancement of historic assets which must be addressed in all proposals for development which affects Listed Buildings and / or Conservation Areas.

**EP7 B** - Have a policy which seeks to ensure that all historic assets within the district (including statutory and locally listed buildings) are effectively protected and managed with a proactive approach to recording, understanding and maximising their potential contribution to the historic environment.

**EP7 C** - Do not have a specific policy relating to the conservation and management of the historic environment.

**EP7 D** - A combination of options EP7 A and EP7 B.

**EP7 Alt 1** - Take a balanced approach to the protection of the historic environment against wider public benefits.

**E - Business as usual.**

SA Objective	EP7 A	Summary & Mitigation	EP7 B	Summary & Mitigation	EP7 C	Summary & Mitigation	EP7 D	Summary & Mitigation	EP7 Alt 1	Summary & Mitigation	E	Summary & Mitigation
SA1: HOUSING	ST:	This option, which aims to set out all key aspects which relate to the protection and enhancement of heritage assets, that would need to be addressed in all development proposals affecting listed buildings and conservation areas, is likely to mean that new homes proposed in these areas would be of high design quality. However this is likely to raise development costs, and therefore the provision of affordable housing may not be viable, meaning this objective (ensure the housing stock meets the needs of the district) is unlikely to be met in these areas. It may be that higher percentages of affordable housing could be required elsewhere to mitigate this.	ST:	This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected, and their contribution to the historic environment is maximised, is likely to mean that new homes proposed in the setting of these buildings would be of high design quality. However this is likely to raise development costs, and therefore the provision of affordable housing may not be viable, meaning this objective (ensure the housing stock meets the needs of the district) is unlikely to be met in these areas. It may be that higher percentages of affordable housing could be required elsewhere to mitigate this.	ST:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. This would still require new homes proposed in the setting of heritage assets to be of high design quality, and this is likely to raise development costs. Therefore the provision of affordable housing may not be viable, meaning this objective (ensure the housing stock meets the needs of the district) is unlikely to be met in these areas. It may be that higher percentages of affordable housing could be required elsewhere to mitigate this.	ST:	A combination of EP7 A and EP7 B is likely to have a negative effect on this objective. The higher design quality which would be required in developments affecting heritage assets is likely to affect development costs and mean that affordable housing is not viable. Without affordable units, a range of housing can not be provided. It may be that higher percentages of affordable housing could be required elsewhere to mitigate this.	ST:	This option, which follows the approach of national policy, would mean that substantial harm to, or loss of, heritage assets of significance would be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss). Therefore this option would meet the objective (ensure the housing stock meets the needs of the district) should the need for affordable housing (for example) in a particular area be so great that the only way of achieving it would be to remove buildings of historic value.	ST:	There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to protect and enhance the heritage assets of the district. These policies require proposals to be of a high design quality which compliments the historic asset/s, however this can increase development costs. A large number of heritage assets are located in the town centre, which has seen very little new residential development, (especially affordable units), and the White Hart scheme which had permission has lapsed.
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SA2: HEALTH	ST:	There is no link between this objective and the conservation of heritage assets.	ST:	There is no link between this objective and the conservation of heritage assets.	ST:	There is no link between this objective and the conservation of heritage assets.	ST:	There is no link between this objective and the conservation of heritage assets.	ST:	There is no link between this objective and the conservation of heritage assets.	ST:	There is no link between this objective and the conservation of heritage assets.
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	LT:		LT:		LT:		LT:		LT:			
SA3: GREEN SPACES AND CULTURE	ST:	This option, which aims to set out all key aspects which relate to the protection and enhancement of heritage assets, that would need to be addressed in all development proposals affecting listed buildings and conservation areas, is likely to have a significant positive effect on this objective as it would ensure that development which relates to heritage assets of the district (such as Listed Buildings and Conservation Areas) is of high quality design and contributes significantly to the character and appearance of the area. This would help provide better opportunities for people to value and enjoy the district's heritage.	ST:	This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected, and their contribution to the historic environment is maximised, is likely to have a significant positive effect on this objective. It would ensure that development which relates to heritage assets of the district (such as Listed Buildings and Conservation Areas) is of high quality design and contributes significantly to the character and appearance of the area. This would help provide better opportunities for people to value and enjoy the district's heritage.	ST:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. It is considered likely that this would have a positive effect on this objective as it would ensure that development which relates to heritage assets of the district (such as Listed Buildings and Conservation Areas) is of high quality design and contributes significantly to the character and appearance of the area. This would help provide better opportunities for people to value and enjoy the district's heritage. A lack of local detail within the policy context would make it essential to ensure the Conservation Area Management Plans are kept up to date.	ST:	The combination of EP7 A and EP7 B is likely to have a significant positive effect on this objective as it would ensure that development which relates to all heritage assets of the district is of high quality design and contributes significantly to the character and appearance of the area. This would help provide better opportunities for people to value and enjoy the district's heritage.	ST:	This option, which follows the approach of national policy, would mean that substantial harm to, or loss of, heritage assets of significance would only be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss) or that four criteria can be met. However, despite there being no local context used to determine proposals, it is considered that this approach would still meet the objective (provide better opportunities for people to value and enjoy the district's heritage) as an aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed.	ST:	The 'business as usual' approach has a significant positive effect on this objective as it ensures that development which relates to heritage assets of the district (such as Listed Buildings and Conservation Areas) is of high quality design and contributes significantly to the character and appearance of the area. This helps provide better opportunities for people to value and enjoy the district's heritage.
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	LT:		LT:		LT:		LT:		LT:			

SA4: COMMUNITY SAFETY	ST:			ST:		ST:	+		ST:		ST:	+		ST:	+	Saved Policy BE2 of the Local Plan allows demolition of listed buildings in exceptional circumstances, including when there are substantial benefits to the community such as economic regeneration and the enhancement of the environment. As with options EP7 C and EP7 Alt 1 this is likely to have a significant positive effect on this objective, as where a historic building has fallen into significant dereliction and is affecting community safety the policy does allow its loss. Saved Policy BE5 allows beneficial re-use of buildings in order that they do not fall into disrepair in the first place. Saved Policy BE7 (similarly to BE2) allows for the demolition of buildings within a conservation area where a replacement scheme would provide substantial benefits to the community that outweigh the loss.
	MT:	This option, which aims to set out all key aspects which relate to the protection and enhancement of heritage assets, that would need to be addressed in all development proposals affecting listed buildings and conservation areas, is likely to have a positive effect on this objective as it would include criteria relating to suitable conversion and re-use of historic buildings so they are less likely to become vacant and fall into disrepair, becoming magnets for anti-social behaviour. There may also be details over appropriate crime prevention measures.	MT:	This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected, and their contribution to the histoirc environment is maximised, is likely to have a positive effect on this objective as it would include criteria relating to suitable conversion and re-use of historic buildings so they are less likely to become vacant and fall into disrepair, becoming magnets for anti-social behaviour. There may also be details over appropriate crime prevention measures.	MT:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. This is likely to have a significant positive effect on community safety, as where a historic building has fallen into significant dereliction and is affecting community safety there are provisions allowing its loss (as a last resort) provided it would deliver substantial public benefits (which would outweigh the loss).	MT:		MT:		MT:	+	This option, which follows the approach of national policy, would mean that substantial harm to, or loss of, heritage assets of significance would be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss). Therefore this option is likely to have a significant positive effect on community safety, as where a historic building has fallen into significant dereliction and is affecting community safety there are provisions allowing its loss (as a last resort) provided it would deliver substantial public benefits (which would outweigh the loss).	MT:	+	
	LT:		LT:		LT:	+		LT:		LT:	+		LT:	+		LT:
SA5: SOCIETY	ST:			ST:		ST:			ST:		ST:			ST:		
	MT:			MT:		MT:		National policy promotes 'conservation and enjoyment' of the historic environment (NPPF Para 126). In order to value and enjoy the environment it is important to have an understanding of it. The NPPF requires applicants to record and advance understanding of the significance of any heritage assets to be lost and to make this information publicly accessible (NPPF para 141). Encouraging communities to learn about the past in this way can be capacity building and can contribute to growth in social capital.	MT:		MT:			MT:		
	LT:	There is no link between this objective and the conservation of heritage assets.	LT:	There is no link between this objective and the conservation of heritage assets.	LT:		LT:		LT:		LT:		There is no link between this objective and the conservation of heritage assets.	LT:		LT:
SA6: BIODIVERSITY	ST:			ST:		ST:			ST:		ST:			ST:		
	MT:	This option would include criteria relating to suitable conversion and re-use of historic buildings, and as such would appear to help to take the pressure off of greenfield sites (with potential biodiveristy value). However historic buildings may be biodiversity sites themselves so without investigation at the time, the effect is unclear.	MT:	This option would include criteria relating to suitable conversion and re-use of historic buildings, and as such would appear to help to take the pressure off of greenfield sites (with potential biodiveristy value). However historic buildings may be biodiversity sites themselves so without investigation at the time, the effect is unclear.	MT:	NPPF (para 126) states that, where possible, heritage assets should be put to an appropriate and viable use. This would appear to help to meet this objective, by taking pressure off of greenfield sites (with potential biodiversity value). However historic buildings may be biodiversity sites themselves so without investigation at the time, the effect is unclear.	MT:		MT:		MT:		This option would include criteria relating to suitable conversion and re-use of historic buildings, and as such would appear to help to take the pressure off of greenfield sites (with potential biodiveristy value). However historic buildings may be biodiversity sites themselves so without investigation at the time, the effect is unclear.	MT:		Saved Policy BE5 allows beneficial re-use of buildings in order that they do not fall into disrepair. As such this would appear to help to take the pressure off of greenfield sites (with potential biodiveristy value). However historic buildings may be biodiversity sites themselves so without investigation at the time, the effect is unclear.
	LT:		LT:		LT:		LT:		LT:		LT:			LT:		LT:



the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	protect and enhance the heritage assets of the district. These policies therefore help to meet this objective as keeping heritage assets in use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.
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[illegible]

SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:		ST:		ST:		ST:		ST:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance - in particular NPPF para 133 which states that substantial harm to, or loss of, heritage assets of significance would only be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss). An aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed, which includes re-use for alternative uses. Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.	ST:	
	MT:	This option, which aims to set out all key aspects relating to the protection and enhancement of heritage assets that need to be addressed in all development proposals affecting listed buildings and conservation areas, is likely to have a negative effect on this objective (provide physical conditions for a modern economic structure including infrastructure to support new technologies). Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.	MT:	This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected and their contribution to the historic environment is maximised, is likely to have a negative effect on this objective (provide physical conditions for a modern economic structure including infrastructure to support new technologies). Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.	MT:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. An aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed, which includes re-use for alternative uses. Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.	MT:	The combination of EP7 A and EP7 B is likely to have a negative effect on this objective (provide physical conditions for a modern economic structure including infrastructure to support new technologies). Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.	MT:	heritage assets is for them to be conserved and enjoyed, which includes re-use for alternative uses. Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.	MT:	There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to protect and enhance the heritage assets of the district. (Saved Policy BE5 in particular which allows beneficial re-use of buildings in order that they do not fall into disrepair). Whilst heritage assets can be re-used through conversion to employment facilities, it is unlikely that this will create jobs in high knowledge sectors or meet the demands of a modern economic structure.
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Summary

The appraisal of the policy options shows a general level of consistency between the policy options in terms of their potential to meet the sustainability objectives.

The least effective option would be a business as usual approach with reliance on existing saved policies, which would perform poorly in relation to meeting housing need, minimising energy usage and reducing reliance on non-renewable sources, and meeting economic development challenges. This to some extent reflects the age of the policies which were written a considerable time ago.

Options EP7C (relying on national policy) and EP7 Alt 1 (balancing the protection of the historic environment with wider public benefits) would be more effective in meeting objectives relating to minimising energy use, and reducing the dependency on non-renewable sources. This reflects their reliance on national policy which takes a broader perspective on climate change than individual policy options. In addition, Option C would also have more effect upon supporting and developing the growth of social capital, whilst Option Alt 1 could have greater effect upon ensuring that the housing stock meets the housing needs of the district.

However, neither of these two options would help meet the district's challenges in terms of creating high quality employment opportunities in modern environments to support the use of new technologies. Similarly, they would not necessarily provide full protection for all heritage assets, particularly those of local interest which do not receive statutory protection.

Safer Mansfield

Appraisal of SM2 - Reducing crime and disorder issues in the town centre evening economy.

- SM2 A - Seek to retain a concentration of venues in the Leeming St / Clumber St area.
- SM2 B - Allow a general dispersal of 'night time economy' uses across the town.
- SM2 C - Specify alternative areas for night time economy activities.
- SM2 Alt 1 - Adopt an approach which reflects policy guidance and the Council's Licensing Policy.
- D - Business as usual

SA Objective	SM2 A	Summary & Mitigation	SM2 B	Summary & Mitigation	SM2 C	Summary & Mitigation	SM2 Alt 1	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. However there is no link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. However there is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).
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SA2: HEALTH	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. The link to this objective (to improve health and wellbeing, and reduce health inequalities) is positive as this approach could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. The link to this objective (to improve health and wellbeing, and reduce health inequalities) is positive as this approach could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night. It could also cause people to walk more whilst within the town centre at night.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. The link to this objective (to improve health and wellbeing, and reduce health inequalities) is positive as reducing crime and disorder could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. This would have a positive effect as reducing crime and disorder could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night.	ST:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. Although it doesn't have a significant effect, this approach can help reduce crime and disorder by allowing the Police to concentrate resources and indirectly helping to improve people's wellbeing through them feeling safer whilst within the town centre at night.
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SA3: GREEN SPACES & CULTURE	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. It is perceived that some people who are intimidated by drunken behaviour are prevented from attending the Palace Theatre which is also located on Leeming Street. Therefore continuing this approach would have no significant effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) through participation in cultural activities.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There may be a positive effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) if it leads to an increase in Theatre visitors.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There may be a positive effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) if it leads to an increase in Theatre visitors.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. It is considered that if the perception of town centre safety was higher, it would provide better opportunities for people to value and enjoy the district's heritage.	ST:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is a perception that this prevents would-be theatre goers from attending due to drunken behaviour from people using the pubs and clubs nearby. Continuing this approach would have no significant effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) through participation in cultural activities.
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SA4: COMMUNITY SAFETY	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. This therefore meets the objective to improve community safety, reduce crime and fear of crime. In addition the Police have indicated that this is the best method of policing the town centre at night.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. This is likely to reduce the current problems caused by so many (drunken) people spilling onto the Clumber St / Leeming St at the end of the night, as they would be more dispersed. This therefore meets the objective to improve community safety, reduce crime and fear of crime, although uncertain in the ST as it could take a while for nightclubs in other parts of the town centre to be developed and become established.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. This is likely to reduce the current problems caused by so many (drunken) people spilling onto the Clumber St / Leeming St at the end of the night, as they would be more dispersed. This therefore meets the objective to improve community safety, reduce crime and fear of crime, although uncertain in the ST as it could take a while for nightclubs in other parts of the town centre to be developed and become established.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. The NPPF highlights the importance of meeting the needs of retail, leisure, office and other town centre uses in full. However,the most recent Statement of Licensing Policy includes a Saturation Zone Policy (IMP 3) which establishes a presumption against the approval new licensing applications for sale or supply of alcohol and/or late night refreshment in order to reduce the cumulative impact of these types of premises. It is considered that this approach meets the objective to improve community safety, reduce crime and fear of crime.	ST:		There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. This can help reduce crime and disorder by allowing the Police to concentrate resources most effectively, and therefore meets the objective to improve community safety, reduce crime and fear of crime. In addition the Police have indicated that this is the best method of policing the town centre at night.
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SA5: SOCIETY	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	ST:		There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. These policies also restrict community uses from the core retail area, although they can locate in more peripheral areas. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.
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SA6: BIODIVERSITY	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and increasing biodiversity levels across the district.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and increasing biodiversity levels across the district.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and increasing biodiversity levels across the district.	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and increasing biodiversity levels across the district.	ST:		There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link between this and increasing biodiversity levels across the district.
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SA7: BUILT & NATURAL ASSETS	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	ST:		There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).
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SA8: NATURAL RESOURCES	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	ST:		There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).
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SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:		This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:		There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).
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Summary

All options would meet the objective to improve community safety and reduce crime, either by concentrating these uses at Leeming Street / Clumber Street for more efficient policing, or dispersing the uses in order to reduce the number of people on Leeming Street at the end of the night. However, the SA also highlighted that the Council's Licensing Policy makes a presumption against granting new licenses for the sale or supply of alcohol and/or late night refreshment, meaning that the dispersal of uses would be less achievable. The Licensing Policy also states that application decisions should take account of the transport provision in the area and the likely means of public or private transport that will be used by customers. This is closely related to one of the SA objectives (SA11). The appraisal against this objective found that concentrating the uses made it easier for people to access the Nitebus service (5 routes picking up from Leeming Street at 12pm, 1am, 2am and 3am) and made the most efficient use of existing transport infrastructure. Dispersing the uses would create a need for more stops and changes to the routes which would need to be commercially viable for the bus operator. however, concentrating the uses had a negative effect upon SA3 as it may prevent people from participating in cultural activities at the Palace Theatre.

Our Town Centre

Appraisal of TC1 - Finding the right mix of town centre uses

- TC1 A - Maintain a primary shopping area, restricting new ground floor uses to A1 retail, with a balance of uses elsewhere in the town centre.
- TC1 B - Divide the town centre into distinct areas or zones to create a strong identity.
- TC1 C - Apply a minimum requirement of 75% A1 uses within primary shopping frontages, 50% within secondary frontages and a balance of uses elsewhere in the town centre.
- D - Business as usual.

No alternative options were suggested during public consultation

SA Objective	TC1 A	Summary & Mitigation	TC1 B	Summary & Mitigation	TC1 C	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST: <div></div>	Maintaining a primary shopping area, restricting new ground floor uses to A1 retail, but allowing a balance of alternative uses including residential in suitable locations elsewhere in the town centre would help to ensure that the housing stock meets the housing needs of the district.	ST: <div></div>	Dividing the town centre into district areas or zones to create a strong identity and allowing residential use in suitable locations would help to ensure that the housing stock meets the housing needs of the district. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST: <div></div>	Applying a minimum requirement of 75% A1 uses within primary shopping frontages, 50% within secondary frontages and a balance of uses including residential in suitable locations elsewhere in the town centre would help ensure that the hosing stock meets the housing needs of the district.	ST: <div></div>	Continuation of Policy R8 which allows for residential uses as an elements of retail development proposals, would continue to help ensure that the housing stock meets the housing needs of the district.
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SA2: HEALTH	ST: <div></div>	This option would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case.	ST: <div></div>	This option would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, although it might not be the best use in some of the quarters - such as the 'Shopping Quarter' (which would be unlikely location in any case). A more appropriate location may be within a quarter with a stronger focus on residential use.	ST: <div></div>	This option would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, although there would be limits to the amount of non-retail uses permitted within the primary shopping area (which would be unlikely location in any case), and the secondary shopping area.	ST: <div></div>	The 'business as usual' approach would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre in general, although Saved Policy MTC5 would not permit non-retail uses within the primary shopping area (which would be unlikely location in any case), and Saved Policy MTC6 would limit the amount of non-retail uses allowed within secondary shopping areas.
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	LT: <div></div>		LT: <div></div>		LT: <div></div>		LT: <div></div>	
SA3: GREEN SPACES & CULTURE	ST: <div></div>	This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre (which has many historical and cultural assets) and would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain.	ST: <div></div>	This option aims to divide the town centre into distinct zones to create a stronger identity. Zones which are distinctive but complementary, and where appropriate build upon the historic and cultural assets within the town centre, would help provide a unique shopping experience, and attract more shoppers and visitors, and would therefore help provide opportunities for this objective to be met. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST: <div></div>	This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre (which has many historical and cultural assets) and would therefore help provide opportunities for this objective to be met.	ST: <div></div>	The 'business as usual' approach aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 100% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre (which has many historical and cultural assets) and would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
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SA4: COMMUNITY SAFETY	ST: <div></div>	Maintaining a primary shopping area, by restricting new ground floor uses to A1 retail, is likely to mean that the core of the town centre remains quiet and unused throughout the evening and night-time period. This can make the area feel unsafe, and a lack of natural surveillance from night-time uses such as bars, restaurants and takeaways in this part of the town can add to this perception. Therefore this option has a negative effect on this objective (improve community safety, reduce crime and the fear of crime).	ST: <div></div>	This option aims to divide the town centre into distinct zones to create a stronger identity. Zones which are distinctive but complementary should help create a sense of place, and help deter vandalism and other anti-social behaviour. In addition, strong foot-fall between the 'Station Quarter' (location of rail and bus stations) and the 'Socilising Quarter' in the evenings would help ensure the Market Place is not as empty and quiet, and may even encourage restaurants / cafe bars to locate there and make the most of the foot-fall at this time of the day. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST: <div></div>	Maintaining primary and secondary shopping areas, but allowing non-retail uses up to 25% and 50% respectively, may result in the core of the town centre being used more throughout the evening and night-time period than it is currently, through the addition of non-retail uses such as restaurants and cafe bars etc. This could help address the current lack of natural surveillance from night-time uses and help reduce the perception that the town centre is unsafe. Therefore this option is likely to have a positive effect on this objective (improve community safety, reduce crime and the fear of crime).	ST: <div></div>	The 'business as usual' approach aims to maintain primary and secondary shopping areas (and allows 50% non-retail in secondary areas). However continuing with this approach is likely to mean that the core of the town centre remains quiet and unused throughout the evening and night-time period. This can make the area feel unsafe, and a lack of natural surveillance from night-time uses such as bars, restaurants and takeaways in this part of the town can add to this perception. Therefore this option has a negative effect on this objective (improve community safety, reduce crime and the fear of crime). (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
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SA5: SOCIETY	ST:		There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.
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SA6: BIODIVERSITY	ST:		There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.
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SA7: BUILT & NATURAL ASSETS	ST:		This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre and may help bring a number of historical assets back into use (through demand for space). This would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain.	ST:		This option aims to divide the town centre into distinct zones to create a stronger identity. Zones which are distinctive but complementary, and where appropriate build upon the historic and cultural assets within the town centre, would help provide a unique shopping experience, attracting more shoppers and visitors. This could create a demand for historic assets to be brought back into use, and would therefore help provide opportunities for this objective to be met. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST:		This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre and may help bring a number of historical assets back into use (through demand for space). This would therefore help provide opportunities for this objective to be met.	ST:		The 'business as usual' approach aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 100% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre and may help bring a number of historical assets back into use (through demand for space). This would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
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SA8: NATURAL RESOURCES	ST:		There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.
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SA9: WASTE	ST:		There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.	ST:		There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.
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SA10: ENERGY	ST:			ST:			ST:			ST:		
	MT:		This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), a vibrant retail area could create a demand for space and cause a number of historical assets to be brought back into use. This could therefore help provide opportunities for these buildings to be made more energy efficient. The opposite is also possible - deterring non-retail uses from the primary shopping area increases the risk of creating vacant units which could quickly fall into disrepair. The overall effect is uncertain.	MT:		This option aims to divide the town centre into distinct zones to create a stronger identity. This would be a long term project involving new buildings so there is potential for the energy efficiency of new buildings to be improved and renewable energy generated. This option could also create a more vibrant retail area, and therefore create a demand for space which could help bring a number of historical assets back into use and provide opportunities for these buildings to be made more energy efficient. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	MT:		This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), a vibrant retail area could create a demand for space and cause a number of historical assets to be brought back into use. This could therefore help provide opportunities for these buildings to be made more energy efficient. This option allows for flexibility in the primary area so is less likely to result in an increase in vacant units which could fall into disrepair.	MT:		The 'business as usual' approach aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 100% and 50% A1 retail respectively). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), a vibrant retail area could create a demand for space and cause a number of historical assets to be brought back into use. This could therefore help provide opportunities for these buildings to be made more energy efficient. The opposite is also possible - deterring non-retail uses from the primary shopping area increases the risk of creating vacant units which could quickly fall into disrepair. The overall effect is uncertain. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
	LT:			LT:			LT:			LT:		
SA11: TRANSPORT	ST:	+		ST:	+		ST:	+		ST:	+	
	MT:	+	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	MT:	+	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available). The option also specifically seeks to build strong connections between the train and bus station sites with new employment creating opportunities.	MT:	+	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	MT:	+	The 'business as usual' option (which aims to maintain primary and secondary shopping areas by restricting ground floor uses to 100% and 50% A1 retail respectively) aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore this approach has a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available). (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
	LT:	+		LT:	+		LT:	+		LT:	+	
SA12: EMPLOYMENT	ST:			ST:			ST:			ST:		
	MT:		This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail) in order to create a vibrant retail area with a demand for vacant space to be filled. This however is only likely to generate jobs in retail, and therefore not improve the diversity and quality of jobs. Other uses such as offices and financial services would have a choice of location within the more peripheral areas of the town centre, but current high levels of vacancies suggest that these may not be as attractive. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.	MT:		This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses through the use of zones. The option specifically seeks to build strong connections between the train and bus station sites to new employment creating opportunities within an office focused zone to help promote enterprise creation and job growth. Should this be successful it would help to meet the objective to create high quality employment opportunities. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	MT:		This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively) in order to create a vibrant, but flexible, retail area with a strong and diverse combination of stores which could create a demand for vacant space to be filled. The majority of jobs this would be likely to generate is jobs in retail, however allowing 25% non-retail uses within the primary areas should encourage more diversity. However without any specific focus on attracting new employers to the town centre and just allowing a choice of location within the more peripheral, less attractive, areas of the town centre (should the 25% and 50% limits be reached in the primary and secondary frontages) is unlikely to improve the diversity of jobs. In relation to the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here. Overall the effect is uncertain.	MT:		The 'business as usual' option (which maintains primary and secondary shopping areas by restricting ground floor uses to 100% and 50% A1 retail respectively) aims to create a vibrant retail area with a strong and diverse combination of stores. This generally only generates jobs in retail, and therefore does not improve the diversity and quality of jobs. Other uses such as offices and financial services have a choice of location within the more peripheral areas of the town centre, but there are currently many vacant units which suggests that these areas are not attractive to investing businesses. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.
	LT:			LT:			LT:			LT:		

SA13: INNOVATION	ST:	This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail) in order to create a vibrant retail area with a demand for vacant space to be filled. This however is only likely to generate jobs in retail, and not create jobs in high knowledge sectors or help increase qualification levels. Other uses such as offices and financial services would have a choice of location within the more peripheral areas of the town centre, but current high levels of vacancies suggest that these may not be as attractive. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.	ST:	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses through the use of zones. The option specifically seeks to build strong connections between the train and bus station sites to new employment creating opportunities within an office focused zone to help promote enterprise creation and job growth. Should this be successful it would help to meet the objective to develop a strong culture of enterprise and innovation. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST:	This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively) in order to create a vibrant, but flexible, retail area with a demand for vacant space to be filled. The majority of jobs this would be likely to generate is jobs in retail, however allowing 25% non-retail uses within the primary areas should encourage more diversity. Just allowing a choice of location within the more peripheral, less attractive, areas of the town centre (should the 25% and 50% limits be reached in the primary and secondary frontages), without any specific focus on attracting new employers to the town centre, is unlikely to create jobs in high knowledge sectors, or help increase levels of qualification. In relation to the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here. Overall the effect is uncertain.	ST:	The 'business as usual' option (which maintains primary and secondary shopping areas by restricting ground floor uses to 100% and 50% A1 retail respectively) aims to create a vibrant retail area with a strong and diverse combination of stores. This generally only generates jobs in retail, and does not create jobs within high knowledge sectors or help increase qualification levels. Other uses such as offices and financial services have a choice of location within the more peripheral areas of the town centre, but current high levels of vacancies suggest that these may not be as attractive. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.
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SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:		ST:	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses through the use of zones. The option specifically seeks to build strong connections between the train and bus station sites to new employment creating opportunities within an office focused zone which includes the office space at Arrival Square, and development opportunities at the former Queen's Head site, all of which could help promote enterprise creation and job growth. Should this be successful it would help to meet the objective to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST:		ST:	The 'business as usual' option (which maintains primary and secondary shopping areas by restricting ground floor uses to 100% and 50% A1 retail respectively) aims to create a vibrant retail area with a strong and diverse combination of stores. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. This would need to be located within the non-defined areas of the town centre (peripheral areas) in order to be found acceptable against our current policies, however these areas appear to be unattractive due to high levels of vacant units. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
	MT:	This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail) in order to create a vibrant retail area with a demand for vacant space to be filled. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. The way this option is currently worded would restrict this as it states that the rest of the town centre would remain balanced.	MT:		MT:	This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively) in order to create a vibrant, but flexible, retail area with a demand for vacant space to be filled. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. The way this option is currently worded would restrict this as it states that the rest of the town centre would remain balanced.	MT:	
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Summary

The appraisal of Issue TC1 (Finding the Right Mix of Town Centre Uses) found that maintaining the existing policy approach to restrict non-retail uses from the primary shopping area would have a negative effect upon community safety as the town centre would be quiet and unused in the evenings, and therefore not feel very safe. This approach can also increase the risk of creating vacant units through being too restrictive, which weakens the town centre and makes it less attractive to shoppers and investors. The SA found that reducing the target for retail uses in the primary shopping area from 100% to 75% (Option C) would have a positive effect as it was more flexible and would allow for uses such as cafés, bars and restaurants which would compliment the existing shops and can also open at night, allowing for natural surveillance and helping to reduce the perception that the town centre is unsafe. This allowance of other uses may also encourage some of Mansfield's historic buildings to be brought into beneficial use and less likely to fall into disrepair. Option B (zoning of the town centre) had a positive effect on most objectives as it would emphasise the historic and cultural features of the town centre and help Mansfield become more locally distinctive and vibrant, and the office-focused zone would help to promote enterprise creation and job growth around the transport hub. The other options do not specifically focus on developing high quality job opportunities, however having a vibrant town centre could increase the amount of people wanting to live in Mansfield; increasing the workforce and potentially attracting large employers. All options had a significant positive effect upon SA11 which aims to make best use of the existing transport infrastructure.

Our Town Centre

Appraisal of TC2 - Ensuring the scale, quality and choice of further retail and leisure provision in the town centre meets the needs of the district's residents and visitors.

- TC2 A - Maintain the existing town centre boundary.
- TC2 B - Maintain the existing town centre boundary, but introduce a more flexible approach for edge-of-centre developments.
- TC2 C - Extend the existing town centre boundary to allow more retail capacity (if need is demonstrated by a Retail Study).
- TC2 Alt 1 - Combine options TC2B and TC2C by reviewing and amending the boundary, but also take a more flexible approach in relation to uses permitted.
- D - Business as usual

SA Objective	TC2 A	Summary & Mitigation		TC2 B	Summary & Mitigation		TC2 C	Summary & Mitigation		TC2 Alt 1	Summary & Mitigation		D	Summary & Mitigation	
SA1: HOUSING	ST:		There is no significant link between maintaining the existing town centre boundary and ensuring that the housing stock meets the meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:		There is no significant link between maintaining the existing town centre boundary with flexibility on edge-of-centre sites and ensuring that the housing stock meets the meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:		There is no significant link between extending the existing town centre boundary and ensuring that the housing stock meets the meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:		There is no significant link between reviewing and amending the existing town centre boundary and taking a flexible approach to uses permitted, and the objective of ensuring that the housing stock meets the meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. This policy also sets the uses permitted within certain areas of the town centre and allows housing in the peripheral areas, provided applications meet Saved Policy H2. Conversion of upper floors of shops and commercial properties to residential use is permitted in the more central areas but would need to meet Saved Policies H12 and MTC8. Therefore this approach can help ensure that the housing stock meets the housing needs of the district.	
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SA2: HEALTH	ST:		Maintaining the existing town centre boundary would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case.	ST:		Maintaining the existing boundary and introducing a more flexible approach to edge-of-centre sites would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case. An indirect benefit may be that a larger town centre encourages people to walk further, however overall the effect is 'no significant link'.	ST:		Extending the existing boundary would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case. An indirect benefit may be that a larger town centre encourages people to walk further, however overall the effect is 'no significant link'.	ST:		There is no significant link between reviewing and amending the existing town centre boundary and taking a flexible approach to uses permitted, and the objective of reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case.	ST:	The 'business as usual' approach would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre in general, just from within the primary shopping area - which would be unlikely location in any case. Saved Policy R1 sets the town centre boundary, and uses allowed within it. Saved Policy MTC5 controls the uses within the primary shopping area.	
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SA3: GREEN SPACES & CULTURE	ST:		This option aims to maintain the existing town centre boundary to help consolidate retail uses in the area. A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, this would help provide better opportunities for people to value and enjoy the district's heritage and therefore meet SA Objective 3.	ST:		This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites in order to achieve a vibrant retail area with a strong and diverse combination of stores that attracts more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, it could help provide better opportunities for people to value and enjoy the district's heritage, and therefore meet SA Objective 3. However, being flexible on the edge of the town centre could increase vacancies in the central area if retailers start to move to more modern units, possibly with cheaper rent. This would effect on the vitality and viability of the town centre and make it a less desirable shopping destination with less visitors. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of edge-of-centre development that would create a such a negative effect.	ST:		This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. The aim of this would be to strengthen the role of the town centre and create a more attractive town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space this could provide better opportunities for people to value and enjoy the district's heritage. However, extending the town centre could increase vacancies in the central area if retailers start to move to more modern units, possibly with cheaper rent in more peripheral areas. This would effect on the vitality and viability of the town centre and make it a less desirable shopping destination with less visitors. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of development in peripheral areas that would create a such a negative effect.	ST:		This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This should help achieve a vibrant retail area with a strong and diverse combination of stores and associated uses (such as cafés) which would help attract more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, this would help provide better opportunities for people to value and enjoy the district's heritage and therefore meet SA Objective 3.	ST:	The 'business as usual' approach is the same as Option TC2 A. This aims to maintain the existing town centre boundary in order to help consolidate retail uses in the area, create a vibrant retail area with a strong and diverse combination of stores, and attract more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, the more shoppers / visitors there are to the town centre, the more opportunities there are for people to value and enjoy the district's heritage. Saved Policy R1 sets the town centre boundary, and uses allowed within it.	
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SA4: COMMUNITY SAFETY	ST:		This option aims to maintain the existing town centre boundary. The consolidation of the town centre could help reduce the number of vacant / derelict buildings which may be currently used for antisocial purposes, and therefore could help meet this objective over time (to improve community safety, reduce crime and the fear of crime).	ST:		This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites. Over time this may shift retail activity to the peripheral areas of the town centre, leaving vacant units behind which, depending on the amount, could create the perception that the central area is unsafe.	ST:		This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. Over time this may shift retail activity to the peripheral areas of the town centre, leaving vacant units behind which, depending on the amount, could create the perception that the central area is unsafe.	ST:		This option aims to review and amend the town centre boundary (based on the results of a capacity study), and to take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes only if required, as well as addressing any increase in vacant units as a result (or otherwise) by allowing a higher percentage of non-retail uses in the central area. This combination of actions could help reduce the number of vacant / derelict buildings in peripheral areas which may be currently used for antisocial purposes, as well as ensuring that vacancies within the central area do not become a problem and cause an unsafe perception amongst shoppers and visitors. This option could therefore help to meet this objective over time (to improve community safety, reduce crime and the fear of crime).	ST:	The 'business as usual' approach is to maintain the existing town centre boundary. The consolidation of the town centre could help reduce the number of vacant / derelict buildings which may be currently used for antisocial purposes, and therefore could help meet this objective over time (to improve community safety, reduce crime and the fear of crime). Saved Policy R1 sets the town centre boundary, and uses allowed within it.	
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SA5: SOCIETY	ST:		There is no significant link between maintaining the existing town centre boundary and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:		There is no significant link between maintaining the existing town centre boundary with flexibility on edge-of-centre sites and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:		There is no significant link between extending the existing town centre boundary and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:		There is no significant link between reviewing and amending the existing town centre boundary and taking a flexible approach to uses permitted, and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. This policy also sets the uses permitted within certain areas of the town centre and would allow community uses in the peripheral areas, provided applications meet Saved Policy ECH1. Therefore this approach can help promote and support the development of social capital across the district.	
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SA6: BIODIVERSITY	ST:		There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). There is a possibility that some brownfield sites / historic buildings will have some biodiversity value (such as being used by bats) so without investigation and careful conservation of any species found at the time of development, the effect of concentrating development within the existing town centre boundary could result in a loss of biodiversity.	ST:		There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). The effect of extending the town centre boundary would remove pressure to redevelop brownfield sites / historic buildings within the existing town centre boundary which may have some biodiversity value (such as being used by bats), however it is considered that this option would have a negative effect upon the objective as it would promote further development on sites outside the existing town centre boundary (the majority of which are also brownfield).	ST:		There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). The effect of reviewing the town centre boundary based on a retail study is uncertain at the moment, on the basis that we dont know what the outcome would be. However, in light of the appraisal of the other options, it would seem that both maintaining and extending the boundry is likely to have a negative effect on this objective.	ST:		There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area the 'business as usual' approach would not meet SA Objective 6 (which is to increase biodiversity levels across the district). All development currently needs to meet Saved Policy BE1 which has a criteria relating to how the development integrates with existing nature conservation features. This would cover any brownfield sites / historic buildings with possible biodiversity value (such as being used by bats) by triggering an investigation and careful conservation of any species found at the time of development.This can reduce the effect of concentrating development within the existing town centre boundary upon biodiversity levels. Overall the effect is uncertain on the basis that without a full ecological survey of the town centre we do not know the extent of any biodiversity value that is present on these sites / historic buildings.
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SA7: BUILT & NATURAL ASSETS	ST:		This option aims to maintain the existing town centre boundary. The consolidation of the town centre could help bring a number of vacant buildings back into use, many of which are of historical and cultural importance. This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district).	ST:		This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. The aim of this would be to strengthen the role of the town centre and create a more attractive town centre, which should help bring a number of vacant buildings back into use (many of which are of historical and cultural importance). This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district). However, extending the town centre could increase vacancies in the central area if retailers start to move to more modern units, possibly with cheaper rent in more peripheral areas. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of development in peripheral areas that would create a such a negative effect.	ST:		This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This should help bring a number of vacant buildings back into use as either shops or complimentary town centre uses (such as cafés). As many of the current vacant units are of historical and cultural importance, this would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district).	ST:		The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should help bring a number of vacant buildings back into use, many of which are of historical and cultural importance. This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district). The current levels of vacancies is closely linked to the economic recession and is a trend that is reflected across the country.
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SA8: NATURAL RESOURCES	ST:		This option aims to maintain the existing town centre boundary. The consolidation of the town centre should encourage the re-use of vacant land and buildings, and therefore would have a lesser effect on the use of natural resources than if there were pressure to develop on open land. However, due to the urban nature of the area, the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.	ST:		This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. Due to the urban nature of the area, the expansion of the town centre would encourage the re-use of vacant land and buildings in peripheral locations, and therefore would have a lesser effect on the use of natural resources as there would be limited pressure to develop open land. Maintaining the town centre would also meet this objective. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.	ST:		This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would therefore have a lesser effect on the use of natural resources than if there were pressure to develop on open land. Due to the urban nature of the area, being more flexible and allowing the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.	ST:		The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should encourage the re-use of vacant land and buildings, and therefore would have a lesser effect on the use of natural resources than if there were pressure to develop on open land. However, due to the urban nature of the area, the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.
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SA9: WASTE	ST:		This option aims to maintain the existing town centre boundary. The consolidation of the town centre should encourage the re-use of vacant buildings, therefore helping to minimise the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.	ST:		This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. Due to the urban nature of the area, the expansion of the town centre would encourage the re-use of vacant buildings in peripheral locations, therefore helping to minimise the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.	ST:		This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would therefore help avoid the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.	ST:		The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should encourage the re-use of vacant buildings, therefore helping to minimise the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.
	MT:			MT:			MT:			MT:		
	LT:			LT:			LT:			LT:		

SA10: ENERGY	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary. The consolidation of the town centre should encourage the re-use of vacant buildings (including historical assets). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), it could provide opportunities for these buildings to be made more energy efficient. The overall effect is uncertain.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites. The consolidation of the town centre should encourage the re-use of vacant buildings (including historical assets). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), it could provide opportunities for these buildings to be made more energy efficient. Due to the urban nature of the area, being more flexible and allowing the development of sites in peripheral locations is likely to have the same effect, although any new buildings would have the potential to support energy generation from renewable resources. The overall effect is uncertain.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. Due to the urban nature of the area, the expansion of the town centre would encourage the re-use of vacant buildings in peripheral locations which could present opportunities for these buildings to be made more energy efficient, as well as allowing for new buildings to be developed which would have the potential to support energy generation from renewable resources. However, expansion of the town centre may deter businesses from investing in the central area of the town. This could increase the number of vacant units which may then fall into disrepair and become non-efficient themselves over time.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would therefore allow for new modern development on the peripheral areas of the town centre which could incorporate renewable energy generation / energy efficiency measures within their design (if an expansion is justified in the retail study), and for older buildings to become more energy efficient on the basis that they could be re-used for a wider range of uses than currently.	ST: <div></div>	MT: <div></div>	LT: <div></div>	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should encourage the re-use of vacant buildings (including historical assets). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), it could provide opportunities for these buildings to be made more energy efficient. The overall effect is uncertain.
SA11: TRANSPORT	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary to help consolidate retail uses and create a vibrant retail area which is the focus for shopping, leisure and commercial uses. As the town centre is the most accessible and sustainable location for these uses, the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites to help consolidate retail uses and create a vibrant retail area which is the focus for shopping, leisure and commercial uses. As the town centre is the most accessible and sustainable location for these uses, the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. As the town centre is the most accessible and sustainable location for these uses, the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would help create a vibrant retail area which is the focus for shopping, leisure and commercial uses. As the town centre is the most accessible and sustainable location for these uses, the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	ST: <div></div>	MT: <div></div>	LT: <div></div>	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1, to help consolidate retail uses and create a vibrant retail area which is the focus for shopping, leisure and commercial uses. As the town centre is the most accessible and sustainable location for these uses, continuing this approach would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).
SA12: EMPLOYMENT	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary and create a vibrant retail area with a demand for vacant space to be filled. This however is only likely to generate jobs in retail, service, offices and financial services. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites to help consolidate retail uses and create a vibrant retail area with a demand for vacant space to be filled. This however is only likely to generate jobs in retail, service, offices and financial services. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to extend the existing town centre boundary in order to allow for additional retail floorspace and create a vibrant retail area. The aim of this would be to strengthen the role of the town centre and create a more attractive shopping environment. This however is only likely to generate jobs in retail, service, offices and financial services. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would help create a vibrant retail area which is the focus for shopping, leisure and commercial uses. This however is only likely to generate jobs in retail, service, offices and financial services. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.	ST: <div></div>	MT: <div></div>	LT: <div></div>	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1, to help consolidate retail uses and create a vibrant retail area which is the focus for shopping, leisure and commercial uses. This however is only likely to generate jobs in retail, service, offices and financial services. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.
SA13: INNOVATION	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary and create a vibrant retail area with a demand for vacant space to be filled. This however is not likely to generate jobs in high knowledge sectors or help increase qualification levels. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites to help consolidate retail uses and create a vibrant retail area with a demand for vacant space to be filled. This however is not likely to generate jobs in high knowledge sectors or help increase qualification levels. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to extend the existing town centre boundary in order to allow for additional retail floorspace and create a vibrant retail area. The aim of this would be to strengthen the role of the town centre and create a more attractive shopping environment. This however is not likely to generate jobs in high knowledge sectors or help increase qualification levels. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.	ST: <div></div>	MT: <div></div>	LT: <div></div>	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would help create a vibrant retail area which is the focus for shopping, leisure and commercial uses. This however is not likely to generate jobs in high knowledge sectors or help increase qualification levels. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.	ST: <div></div>	MT: <div></div>	LT: <div></div>	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1, to help consolidate retail uses and create a vibrant retail area which is the focus for shopping, leisure and commercial uses. This however is not likely to generate jobs in high knowledge sectors or help increase qualification levels. This option would therefore not meet the objective (to develop a strong culture of enterprise and innovation). For the rest of the district, having a vibrant town centre may contribute to an increase the amount of people wanting to live in the area and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is negative but uncertain in the LT.

SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:		ST:		ST:		ST:	
	MT:	This option aims to maintain the existing town centre boundary in order to create a vibrant retail area. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. In order to ensure the district's retailing needs are met as well as creating new, modern employment space, it is likely that higher density development would be required, however this would need to be done carefully in order to maintain the character of the town centre.	MT:	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites to help consolidate retail uses and create a vibrant retail area. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. Despite being flexible in peripheral areas, it is likely that higher density development would be required in order to ensure the district's retailing needs are met as well as creating new, modern employment space, however this would need to be done carefully in order to maintain the character of the town centre.	MT:	This option aims to extend the existing town centre boundary in order to allow for additional retail floorspace and create a vibrant retail area. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. Extending the town centre boundary (and identifying a suitable site for employment development) could enable the creation of new, modern employment space within this area whilst ensuring the district's retailing needs are also met.	MT:	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would help create a vibrant retail area which is the focus for shopping, leisure and commercial uses.
	LT:		LT:		LT:		LT:	

Summary

Issue TC2 provided a number of options in relation to the town centre boundary. The SA of these options highlighted that maintaining the existing boundary would help to consolidate the retail uses and help to create a strong and diverse combination of stores. It could also reduce the number of vacant units through an increasing demand for retail space over the plan period, w would have a number of benefits including helping to improve community safety, and bringing historic buildings back into beneficial use. The SA found that Options B and C were likely to increase the number of vacancies in the core of the town centre by allowing modern units to be developed in peripheral areas, either through more flexibility on the edge of the town centre, or through an expansion of the boundary. On the basis that there are already a number of vacancies it was considered that both these options would have a negative effect on objectives such as providing better opportunities for people to value and enjoy the district's heritage (SA3), improving community safety (SA4), and protecting and enhancing the cultural and built assets of the district (SA7). The alternative option to review and amend the boundary, but also be more flexible in relation to the uses permitted, was found to have mostly positive effects on the SA Framework. This was due to the fact that changes to the boundary would only be made if justified by an evidence base, and the flexibility of uses would help to address the number of vacant units. The only negative effects were (along with the other options) it not leading to an increase in biodiversity levels (SA6) and it being unlikely to generate jobs in high knowledge sectors (SA13).



# Appendix D

## Consultation Draft Policy Appraisals

S1 - Sustainable Development

SA Objective			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy interprets the core planning principles set out in the NPPF, ensuring that there is a presumption in favour of sustainable development. The policy is high-level, so there is no specific reference to housing, but this is covered in further plan policies. Overall, a neutral effect is predicted when this policy is assessed in isolation, as it does not provide the specific detail on how housing needs will be delivered.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy ought to ensure that new developments are designed to maximise opportunities for walking, that green infrastructure is included to help support healthy communities, and that pollution issues are addressed in order to contribute to the health and well being of the community. This ought to have a positive effect upon health and wellbeing. The effects are not considered to be significant as the policy detail is contained in other plan policies. In the absence of the Plan, there would be a need to consider the NPPF as a material consideration in decision making anyway, and thus positive effects on health would still be expected to occur.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy sets the framework for achieving a high quality and sustainable environment by encouraging a complementary mix of land uses, protecting and enhancing heritage assets and contributing to community cohesiveness through place making. The effects are not considered to be significant as the policy does not provide sufficient details to predict how and where effects would occur (though it is recognised that other Plan policies build upon S1 in respect of heritage)
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		The policy seeks to ensure that all applications contribute towards creating attractive, safe and inclusive places. Over time this ought to create safer communities by reducing the fear of crime and the potential for crime.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Criterion a of the policy seeks to maximise opportunities for walking to local services (which would include community facilities) whilst the policy also refers to contributing to a sense of community. This is positive in terms of supporting social capital.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Criterion b of the policy refers to the protection, creation and enhancement of green infrastructure, ecological networks and the achievement of a net gain in biodiversity. This provides a positive framework for environmental protection, but significant effects are unlikely given that the policy does not contain locally specific measures (it is acknowledged that other plan policies provide further detail).
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Criterion c of the policy refers to protection and enhancement of heritage assets. This provides a broad framework for heritage protection, but significant effects are unlikely given that the policy does not contain locally specific measures (it is acknowledged that other plan policies provide further detail).
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Criterion h of the policy refers to maximising the effective and efficient use of natural and physical resources. Whilst this is positive, it only sets broad principles, which are already established at a national level, therefore effects are not significant.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		There is no specific criterion within the policy in relation to the minimisation, re-use, recycling of composting of waste materials. However, standards for providing space for waste storage and collection are set out nationally, and thus effects are considered to be neutral.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Criterion h of the policy refers to maximising the effective and efficient use of natural and physical resources, including energy. This should help to encourage development proposals to consider how energy efficiency can be improved / how renewable energy could be incorporated. The policy does not provide locally specific direction and is unlikely to have a significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Criterion a of the policy seeks to minimise the distances that people need to travel and for developments to contribute to the improvement of sustainable travel. Whilst this sets a positive framework for development, these principles are already established in the NPPF, and the policy is unlikely to have a significant effect given that it does not provide locally specific interpretation of these principles. NB. It is acknowledged that other plan policies do provide this detail.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy seeks to attract investment and economic growth and prosperity to the District through improving Mansfield's image. Whilst this would have a positive effect by making it clear that sustainable economic growth is a priority, the effects are not significant as the policy does not provide any specific details.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		The policy seeks to attract investment and economic growth and prosperity to the District through improving Mansfield's image. Whilst this would have a positive effect by making it clear that sustainable economic growth is a priority, the effects are not significant as the policy does not provide any specific details.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy seeks to attract investment and economic growth and prosperity to the District through improving Mansfield's image. Whilst this would have a positive effect by making it clear that sustainable economic growth is a priority, the effects are not significant as the policy does not provide any specific details.
	MT		
	LT		

Summary

Although the policy provides a positive framework for development, the principles included are already established at national level through the NPPF and NPPG. The policy provides limited local interpretation of these principles and therefore the effects are not predicted to be significant. Having said this, it is acknowledged that further plan policies provide this detail.

S2 Scale of New Development

Policy - The plan will deliver the following (between 2014 and 2031) :

Comparison (non-food) retail floorspace (A1): A minimum of 25,200 sqm net sales area. Convenience (food) retail floorspace (A1): A maximum of 3,900 sqm net sales area. Food and drink leisure floorspace (A3, A4, A5): A minimum of 2,300 sqm net. Offices: 26,000 sqm between 2011 and 2033.

No reasonable alternatives

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy is predicted to have a significantly positive effect upon the objective, as it will increase the range and affordability of housing opportunities for communities. Where affordable housing contributions are made off-site this will contribute to reducing the number of unfit/empty homes and bringing them back into use as affordable homes. In addition there is a significant supply of housing sites which already have the benefit of planning permission and could come forward in the short term. The provision of employment and commercial land would have no significant effect upon this objective, though it is important to achieve a balance between jobs and homes, which ought to be achieved given.
	MT	+	
	LT	+	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		This policy would require the LPA to allocate enough sites for approximately 376 homes a year and means that there would be opportunities available for house building, and therefore contributions towards health, and sports facilities etc., to come forward at a higher rate than current trends. Depending on their size, and the capacity of existing health facilities nearby, some housing developments will be required to contribute towards improving health provision (the impact of new development upon health facilities would be considered as sites come forward, and financial contributions made towards new / improved facilities where appropriate). This would therefore have beneficial effects which would also benefit the existing population. The effects in the short term are uncertain as although there are a number of sites with planning permission, it is uncertain whether contributions towards the improvement of health facilities are to be made in all cases. The provision of employment and commercial land would have no significant effect upon this objective in the short term, although in the longer term there could be a positive effect as access to a good job is a key determinant of health.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		Whilst this policy would mean that there would be opportunities available for house building, and therefore contributions towards open spaces, green infrastructure etc., to come forward at a higher rate than current trends, it would result in loss of irreplaceable greenfield land to make way for development. This negative effect would be balanced out (to a degree) by the developer contributions which would be received to invest into improving existing green space / green infrastructure. This would therefore help this objective (to provide better opportunities for people to value and enjoy the district's green spaces and culture) to be met in the short and medium term. Rising population levels in the long term could put additional pressure on these spaces, both in terms of usage, and pressure for development, although the developer contributions may help counteract any additional maintenance required. Overall the effect is uncertain as it will depend on the mix of sites, and what improvements to green spaces / infrastructure are secured. The provision of employment and commercial land also has an uncertain effect as it would depend on site location.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		This policy requires greenfield land release to meet the housing target. This will increase the choice of sites for developers, however also increases the risk that greenfield sites will be developed ahead of problematic sites in need of regeneration. Also, depending on location, this level of housing could create higher density developments which could impact negatively upon this objective (to improve community safety, reduce crime and the fear of crime). High density developments would need to be designed well to avoid a rise in crime levels and to ensure there was not an increase in the amount of people who feel unsafe. Land stability would also need to be investigated. In relation to employment and commercial allocations, increased economic prosperity could have positive effects on people's wealth and quality of life which could in turn have an indirect effect on crime levels in the area, however there is not a significant link. On balance an uncertain effect is predicted.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		This policy means that there should be opportunities available for house building to come forward at a higher rate than current trends. The impact of new development upon community facilities is likely to be negative due to increasing pressure and would therefore consequences would need to be considered on each allocation, and contributions made towards new / improved facilities where appropriate. This would therefore provide opportunities to help this objective (to promote and support the development and growth of social capital across the district) to be met, although without knowing which sites will come forward it is uncertain. In addition, there are a number of sites with planning permission, but it is unclear whether contributions towards community facilities are to be made in all cases. In relation to employment and commercial sites, increasing prosperity could indirectly increase social exclusion and inequalities without appropriate intervention e.g. skills training for existing workforce, however this is not a significant link.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Allocating land for development could have a negative impact upon biodiversity due to the pressure this may put on greenfield land and wildlife sites adjacent to developments. At this scale of growth, there will be a requirement to release greenfield sites within and on the edge of the urban area. Mitigation could include assessing each potential site for its biodiversity value and only allocating the most suitable sites and / or securing mitigation and compensation. Site selection should avoid sites at risk or ensure appropriate mitigation through habitat creation and enhancement. At this scale of growth (having regard to the settlement hierarchy, it is possible that biodiversity could be under pressure around Market Warsop. However, it would be possible to accommodate most of this growth in and on the edge of Mansfield and Market Warsop urban areas, which would reduce the need for further greenfield release in villages on the edge of the district (which could put further pressure on the potential SPA). In this respect, the Policy should help to avoid significant negative effects that would be likely to occur with higher levels of growth.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The effect of the policy upon this objective (to protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district) is negative, on the basis that whilst the scale of new development could enhance the attractiveness of the town, it is likely to lead to deterioration of important assets if not mitigated appropriately. Mitigation would include assessing each potential site and avoiding those which are not suitable, and where enhancement would not counteract the impact of development. New buildings offer opportunities for creative design but this may depend on other policies within the Local Plan. Also, our heritage includes undeveloped land, therefore the loss of green space required to meet the development levels would result in the loss of natural assets. Allocating a Gypsy and Traveller site may remove the risk that certain sites of value are used as unauthorised pitches.
	MT		
	LT		

SA8 - to manage prudently the natural resources of the district	ST		The scale of growth planned for could put pressure on existing natural resources by increasing the amount of hardstanding (And thus increasing flood risk), increasing traffic along main routes (which could worsen air quality) and through the irreplaceable loss of agricultural land. Mitigation could include sustainable urban drainage systems, 'compensation' for agricultural land loss through the enhancement of allotment facilities, encouragement of sustainable and active travel. An uncertain effect is predicted at this stage, though the level of growth proposed is not predicted to have significant effects. It should also be noted that in the absence of a Local Plan, there would still be housing and employment development, albeit in a less controlled manner and perhaps a different scale.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		Development can lead to increased waste generation during construction and operation. However, It should also be noted that in the absence of a Local Plan, there would still be housing and employment development, albeit in a less controlled manner and perhaps a different scale. Mitigation could include waste recycling schemes, and design that supports efficient waste management. New development could be required to contribute to increased capacity at waste facilities to ensure that they can accommodate increased domestic waste. Therefore, a non-significant effect is predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Development can lead to an increase in energy use and the use of non-renewable resources. Mitigation is essential and will include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. It should also be noted that in the absence of a Local Plan, there would still be housing and employment development, albeit in a less controlled manner and perhaps a different scale. The efficiency and design of new housing will also be determined through national housing standards and Building Regulations. Therefore, a non significant effect is predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		There is no significant link between this objective and the amount of land to be allocated for development as it would depend on where the sites are located, (which will be considered through a Transport Study) and upon other factors such as the timing of development (as high levels of economic growth without the houses being in place, and vice versa, could encourage significant commuter traffic). It is likely that the scale of growth can be accommodated mostly in the urban areas, which would encourage good access to services, however, there would also be a need to release edge of urban sites, which could be more likely to involve car travel. An uncertain effect is predicted until transport studies are concluded.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy would have a positive effect upon this objective as there is potential for more and better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. The scale of growth would help to meet economic aspirations. In the longer term, the scale of growth may result in allocated sites being left undeveloped if the predicted demand drops, as has happened with the remaining allocations from the 1998 Local Plan. Therefore an uncertain effect is predicted. In addition, allocations may take a while to come forward through the Local Plan and therefore the short term effect is also unclear. The provision of housing land would have no significant effect upon this objective as the housing requirement is expected to provide enough homes to 'off-set' the ageing population and would result in the labour force remaining about the same as it is currently. Nevertheless, a positive effect is predicted in the medium term, as the targets for employment land and commercial floorspace will help to support job creation.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		The policy should have a positive effect as there is potential for business growth in high knowledge sectors. Allocations may take a while to come forward through the Local Plan therefore the short term effect is unclear. It is unlikely that employment development alone would raise educational attainment levels however it may help to raise employment aspirations. The provision of housing land would have no significant effect upon this objective as the housing requirement is expected to provide enough homes to 'off-set' the ageing population and would result in the labour force remaining about the same as it is currently.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The scale of development required by this policy is likely to involve some greenfield land release. Building on greenfield land offers the best opportunity for viable development schemes (provided there are no issues to overcome). However, unless the release of sites is phased, the regeneration of key brownfield sites could be jeopardised as there tends to be more issues with these sites such as contamination. Development could bring with it improvements to infrastructure such as highways improvements, broadband, sustainable travel and utilities.
	MT		
	LT		

**Summary**

In summary, this appraisal has found that the amount of development proposed would have a significantly positive effect upon SA1 as the policy requires enough land to be allocated to meet the district's housing needs, and includes a contribution towards affordable housing from all sites over 10 units. The policy would also have a positive effect upon the social objective which relate to health (SA2) due to improvements that are likely to be made as part of housing developments. Whilst these improvements would be primarily to meet the additional demands of those living in new homes, it is more than likely that the existing communities would also benefit. There were also positive effects found in relation to the economic objectives (SA12-14) as the policy allows opportunities for land to be used for a wide range of economic uses including high knowledge sectors, although it needs to be recognised that allocating enough land for economic purposes is unlikely to raise educational attainment levels. Finally, the appraisal found that there could be negative effects upon environmental objectives (SA6-7). This is due to the fact that greenfield land will be required to be developed in order to meet the level of development needed, and the pressure that this puts upon biodiversity, built and natural assets and natural resources. However the SA has also highlighted that there is potential for these effects to be mitigated through the use of measures such as sustainable urban drainage systems and habitat creation / enhancement. In terms of community safety sites in need of regeneration may be overlooked (as these are generally more problematic) and therefore create a negative image, and allow opportunities for anti-social behaviour. This can be mitigated through phasing of sites, to prioritise the redevelopment of brownfield land.

S3 Settlement Hierarchy

**Policy** - Focus housing and employment development at Mansfield Urban Area, followed, at a lesser scale, by Market Warsop Urban Area, followed by limited development in the Villages.

**Reasonable Alternative 1** - Focus the majority of housing and employment development at and around the Mansfield Urban Area, whilst supporting growth at Market Warsop Urban Area (I.e. limited development to the rural villages)

SA Objective	Policy			Summary & Mitigation	Alt 1			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			This policy would ensure that all areas of the District receive housing development proportionate to the size and function of the settlement, (for example Warsop Parish's proportion would be less than Mansfield's), which would provide opportunities for local housing needs to be met where they arise. Housing allocations may take a while to come forward through the Local Plan so the short term effect is unclear.	ST			This approach would ensure that the urban areas receive housing development proportionate to the size function and of the settlement, which would provide opportunities for local housing needs to be met in these locations. However this approach would exclude the rural villages and may mean that people need to move away to find a home that meets their needs. On balance, it is considered this would have a significant negative effect upon the objective. Housing allocations may take a while to come forward through the Local Plan so ST effect is unclear. Employment is not relevant to this objective.
	MT				MT		+	
	LT				LT		+	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			This policy would ensure that all areas of the District receive housing development proportionate to the size of the settlement. Therefore, depending on the levels of developer contributions received towards new / upgraded healthcare / recreational facilities, there is potential for this objective to be met, however more limited development levels in the Warsop area are unlikely to generate as much need for such facilities. Employment use is not relevant to this objective.	ST			This policy would ensure that the urban areas receive development proportionate to the size of the settlement. Therefore, depending on the levels of developer contributions received towards new / upgraded healthcare facilities and the need generated for new sport and recreational facilities, there is potential that this objective could be met in Mansfield. However more limited development levels in Market Warsop are unlikely to generate as much need for such facilities, and the villages would be excluded. Exclusion of growth in the villages could have mixed effects. On one hand it would not put further pressure on health and education facilities, whilst on the other it would not provide any opportunity to improve the viability of facilities.
	MT				MT			
	LT				LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect as it is largely the scale of development that will determine how much greenfield land is required.	ST			No significant effect as it is largely the scale of development that will determine how much greenfield land is required. Having said this, the majority of sites available in villages would be likely to be greenfield.
	MT				MT			
	LT				LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			Directing a large proportion of development to Mansfield urban area (as the highest order settlement) may create a perceived risk of overcrowding which could impact upon perceptions of community safety. Land stability would need to be investigated on a site by site basis. Therefore the effect is uncertain.	ST			Directing a large proportion of development to Mansfield urban area (as the highest order settlement) may create a perceived risk of overcrowding which could impact upon perceptions of community safety. Land stability would need to be investigated on a site by site basis. Therefore the effect is uncertain.
	MT				MT			
	LT				LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			Focusing the majority of new housing on Mansfield (as the highest order settlement) would mean that developer contributions received towards new / upgraded community facilities would be located there, which would also benefit the existing population. This is considered to have a positive effect, despite the fact that development levels of a lesser scale in Warsop Parish may not generate enough need for more facilities, which due to their nature (i.e. non commercial) may be unlikely to come forward otherwise.	ST			Focusing the majority of new housing on Mansfield (as the highest order settlement) would mean that developer contributions received towards new / upgraded community facilities would be located there, which would also benefit the existing population. This is considered to have a positive effect, despite the fact that development levels of a lesser scale in Market Warsop may not generate enough need for more facilities, which due to their nature may be unlikely to come forward otherwise. A lack of growth in the villages could be perceived as positive in terms of retaining community identity, although conversely, it could affect the population structure (fewer young people) in the longer term and have a negative effect on social capital.
	MT				MT			
	LT				LT			
SA6 - To increase biodiversity levels across the district	ST			Development could put pressure on the district's natural assets (including biodiversity sites) either through loss, or increased recreational use, wherever it is located. However, focusing the majority of new development at Mansfield (as the highest order settlement) would mean that less pressure is placed on sites in and adjacent Warsop Parish which are particularly sensitive due to the presence of SSSI and the potential SPA. Allowing a small level of development in villages is not likely to lead to significant effects on biodiversity, although it should be noted that some areas are adjacent to designated habitats.	ST			Development could put pressure on the district's natural assets (including biodiversity sites) either through loss, or increased recreational use, wherever it is located. However, focusing the majority of new development at Mansfield (as the highest order settlement) would mean that less pressure is placed on sites in and adjacent Warsop Parish which are particularly sensitive. This option would place further growth in Market Warsop and also a greater allowance in rural villages. For example, a local nature reserve runs alongside Meden Vale; Warsop Vale lies adjacent to a local wildlife site and non designated woodland; Sookholme lies adjacent to a SSSI and Local Wildlife site.
	MT				MT			
	LT				LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Development could put pressure on the district's built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the design of each development and how it fits into and compliments its surroundings should mitigate against this and limit the effects. Focusing development in the main urban areas ought to avoid negative effects on the character of villages, but an uncertain effect is predicted here as there will still be some development under this approach.	ST			Development could put pressure on the district's built, cultural, environmental and archaeological assets, wherever it is located. However careful consideration of the design of each development and how it fits into and compliments its surroundings should mitigate against this and limit the effects. This approach would direct development away from villages, which would help to protect the character of these areas from further development (they may be particularly sensitive to change due to their small sale). This is recorded as a positive effect. Conversely, this approach would require more development on the edge of Mansfield and Market Warsop, of which certain locations contain sensitive local landscapes. Therefore, a negative effect could be anticipated in these areas.
	MT				MT			
	LT				LT			
SA8 - to manage prudently the natural resources of the district	ST			Development could put pressure on the district's natural resources such as water, air and soil, wherever it is located, therefore this policy will have no significant effect upon the objective. Careful consideration of the sustainable design and location of each development should help mitigate against this and limit the effects.	ST			Development will put pressure on the district's natural resources such as water, air and soil, wherever it is located, therefore this policy will have no significant effect upon the objective. Careful consideration of the sustainable design and location of each development should help mitigate against this and limit the effects.
	MT				MT			
	LT				LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			Development will increase the number of households and businesses in the District, and therefore increase the amount of waste that is produced. As the Settlement Hierarchy policy doesn't allocate sites or set the level of development required, it is unlikely to have any significant effect against this objective.	ST			Development will increase the number of households and businesses in the District, and therefore increase the amount of waste that is produced. As this approach doesn't allocate sites or set the level of development required, it is unlikely to have any significant effect against this objective. However, focusing growth on more accessible built up areas such as Mansfield and Market Warsop could support a more efficient waste management regime as waste collection from villages and rural areas tends to be less efficient. This is recorded as a positive effect.
	MT				MT			
	LT				LT			

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		All development puts pressure on non-renewable resources, and whilst this policy won't have a significant effect upon the objective (as it doesn't allocate land or set development levels), it will be important for the Local Plan to include policies which require the generation / use of renewable energy and efficient design of new buildings.	ST			All development puts pressure on non-renewable resources, and whilst this approach won't have a significant effect upon the objective (as it doesn't allocate land or set development levels), it will be important for the Local Plan to include policies which require the generation / use of renewable energy and efficient design of new buildings.
	MT			MT			
	LT			LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	+	Directing a large proportion of development to Mansfield urban area (as the highest order settlement and also the most accessible location) would make the most effective use of the existing transport infrastructure and accessibility of jobs and services. This would therefore have a significant positive effect upon the baseline position associated with this objective. This would apply to windfall sites as well as allocations.	ST		+	Directing a large proportion of development to Mansfield urban area (as the highest order settlement and also the most accessible location) would make the most effective use of the existing transport infrastructure and accessibility of jobs and services. This would therefore have a significant positive effect upon the baseline associated with this objective. This would apply to windfall sites as well as allocations. This option directs more growth to Mansfield and Market Warsop rather than allowing some growth in the rural villages, and thus may be slightly more positive with regards to encouraging accessible development.
	MT	+		MT		+	
	LT	+		LT		+	
SA12 - To create high quality employment opportunities	ST		Concentrating most development within the main urban area (Mansfield), with a lesser scale of development within Warsop Parish, will mean that new employment sites ought to be in accessible locations and should be attractive to the market. It will also mean that new employers should have a ready supply of employees within easy access. There is potential for better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. However there is a risk of labour shortage in the LT due to the District's ageing population which could affect economic prosperity i.e. mismatch of skills. Overall the effect is positive in the short and medium term, and uncertain long term.	ST			Concentrating most development within the main urban area (Mansfield), with a lesser scale of development within Market Warsop, will mean that new employment sites will be in accessible locations and should be attractive to the market. It will also mean that new employers will have a ready supply of employees within easy access. There is potential for better paid jobs if land is taken-up by higher value added industries and businesses in particular growth sectors. However there is a risk of labour shortage in the LT due to the District's ageing population which could affect economic prosperity i.e. mismatch of skills. Overall the effect is positive in the short and medium term, and uncertain long term. A negative effect is also predicted in the long term to reflect the possibility that village economies could suffer as a result of a lack of housing growth (which could support new facilities and local spending.
	MT			MT			
	LT			LT			
SA13 - To develop a strong culture of enterprise and innovation	ST		Focusing new employment sites in accessible urban areas should be attractive to the market. Take up by high knowledge sectors would help to develop a strong culture of enterprise and innovation, however there may be a shortage in workforce / mismatch of skills and this is unlikely to be resolved by the location of employment land if the educational attainment of Mansfield's population does not improve. Overall the effect is uncertain. Residential uses would have no significant effect.	ST			Focusing new employment sites in accessible urban areas should be attractive to the market. Take up by high knowledge sectors would help to develop a strong culture of enterprise and innovation, however there may be a shortage in workforce / mismatch of skills and this is unlikely to be resolved by the location of employment land if the educational attainment of Mansfield's population does not improve. Overall the effect is uncertain. Residential uses would have no significant effect.
	MT			MT			
	LT			LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST		New employment sites in accessible urban areas should be attractive to the market, and in general, are likely to have most infrastructure in close proximity and suitable for connecting to. For this reason the effect is considered positive, however each development site will need to be considered individually. Residential uses would have no significant effect.	ST			New employment sites in accessible urban areas should be attractive to the market and, in general, are likely to have most infrastructure in close proximity and suitable for connecting to. For this reason the effect is considered positive, however each development site will need to be considered individually. Residential uses would have no significant effect.
	MT			MT			
	LT			LT			

<b>Summary</b>
The policy approach would have a positive effect on housing by providing proportionate approach to housing growth. Conversely, the alternative approach would have a significant negative effect as it would not allow for growth in the rural villages, which could lead to needs not being met here. The two alternatives perform similar against the majority of SA Objectives, with positive effects predicted for SA14 and SA11 and uncertainties for SA2, SA4, SA13, and neutral effects for SA3, SA8 and SA10. Differences are recorded for SA7. The Policy approach is predicted to have uncertain effects as there will be growth in and around the main settlements and smaller villages with potential for effects on heritage. However, the alternative approach is predicted to have mixed effects. On one hand it would see less growth in rural areas which ought to lead to positive effects here, but there could be greater growth in and on the fringe of the Mansfield and Warsop urban areas, and thus a negative effect is predicted.

S4 Distribution of New Development

Reasonable Alternative 1 - Urban (brownfield and greenfield) sites only.

Reasonable Alternative 2 - Mix of urban (brownfield and greenfield) sites, and sites adjoining the urban boundary.

Reasonable Alternative 3 - Mix of urban (brownfield only) and sites adjoining the urban boundary.

SA Objective	Alt 1			Summary & Mitigation	Alt 2			Summary & Mitigation	Alt 3			Summary & Mitigation
SA1: HOUSING		ST		This policy approach would have a positive effect upon the objective as it allows for a range of brownfield and greenfield sites to come forward in order that the district's dwelling requirements can be met. Type and affordability of dwellings will be matters for other policy areas; and employment / retail development would have no significant effect upon this objective. However, restricting growth to the urban areas could make it more difficult to achieve housing targets as it would limit the choice of sites, and some of which may be unsuitable/unviable.		ST	+	This option would have a significant positive effect upon the objective as it allows for a range of brownfield and greenfield sites to come forward in order that the district's dwelling requirements can be met. Type and affordability of dwellings will be matters for other policy areas; and employment / retail development would have no significant effect upon this objective.		ST	+	This option would have a significant positive effect upon the objective as it would allow for a range of brownfield urban sites, and greenfield (countryside) sites to come forward in order that the district's dwelling requirements can be met. Type and affordability of dwellings will be matters for other policy areas; and employment / retail development would have no significant effect upon this objective. To meet housing requirements under this approach it might be necessary to release larger amounts of land at the urban boundary as the availability and viability of brownfield sites in the urban area could be a limiting factor.
		MT				MT	+			MT	+	
		LT				LT	+			LT	+	
SA2: HEALTH		ST		The effect of this policy approach is dependant upon the levels of developer contributions received (if necessary) towards new / upgraded healthcare / recreational facilities from housing developments. There is potential for this objective to be met, however the higher costs that can be involved in the development of brownfield sites may affect viability. Employment / retail uses are not relevant to this objective.		ST		The effect of this option is dependant upon the levels of developer contributions received (if necessary) towards new / upgraded healthcare / recreational facilities from housing developments. There is potential for this objective to be met, however the higher costs that can be involved in the development of brownfield sites may affect viability. Employment / retail uses are not relevant to this objective.		ST		The effect of this option is dependant upon the levels of developer contributions received (if necessary) towards new / upgraded healthcare / recreational facilities from housing developments. There is potential for this objective to be met, however the higher costs that can be involved in the development of brownfield sites may affect viability. Employment / retail uses are not relevant to this objective.
		MT				MT				MT		
		LT				LT				LT		
SA3: GREEN SPACES AND CULTURE		ST		The development of urban greenfield sites is likely to result in the loss of publicly accessible green space / open space which would have a negative effect upon this objective. However, all sites that are allocated for housing purposes will be required (through the Planning Contributions policy and SPD) to contribute to the provision of new open space or the improvement of existing / remaining open space in order to ensure there is adequate open space and access to the green infrastructure network (if applicable), and this will mitigate this effect. Employment / retail uses will have no significant effect upon this objective.		ST		The development of both urban and rural greenfield sites is likely to result in the loss of a large amount of publicly accessible green space / open space which would have a significantly negative effect upon this objective. This is due to the likelihood that allowing the development of urban fringe sites will reduce the pressure on brownfield land, meaning that the loss of greenfield sites is greater. Despite this, all sites that are allocated for housing purposes will be required (through the Planning Contributions policy and SPD) to contribute to the provision of new open space or the improvement of existing / remaining open space in order to ensure there is adequate open space, and access to the green infrastructure network if applicable. This will mitigate the significant negative effect. Employment / retail uses will have no significant effect upon this objective.		ST		The development of rural greenfield sites is likely to result in the loss of publicly accessible green space which is used recreationally by dog walkers and cyclists for example. Although this approach would prevent development on urban greenfield sites, it would have a negative effect upon this objective overall. Despite this, all sites that are allocated for housing purposes will be required (through the Planning Contributions policy and SPD) to contribute to the provision of new open space and access to the green infrastructure network (if applicable). This will mitigate the negative effect.
		MT				MT				MT		
		LT				LT				LT		
SA4: COMMUNITY SAFETY		ST		This policy approach is considered to have a positive effect upon community safety as, although dependent upon urban design and other factors, this approach seeks to maximise brownfield land which in turn would help to reduce the number of vacant buildings / sites (which can contribute to a perception that the area is unsafe). The stability of land will be assessed on a site by site basis.		ST		Whilst this option seeks the redevelopment of brownfield land, it is considered that allowing development in urban fringe areas will prevent this from occurring in the short and medium term, and possibly in the long term as the easier sites are more likely to be developed first. This is considered to have a negative effect upon community safety as this would not address the number of vacant buildings / sites which affect the image of the area and fear of crime levels. The stability of land will be assessed on a site by site basis.		ST		Whilst this option seeks the redevelopment of brownfield land, it is considered that allowing development in urban fringe areas will prevent this from occurring in the short and medium term, and possibly in the long term as the easier sites will be developed first. This is considered to have a negative effect upon community safety as this would not address the number of vacant buildings / sites which affect the image of the area and fear of crime levels. The stability of land will be assessed on a site by site basis.
		MT				MT				MT		
		LT				LT				LT		
SA5: SOCIETY		ST		Locating all development within the urban areas of the district is likely to mean that any new or extended facilities required will also benefit existing residents and help to improve access and satisfaction / engagement levels.		ST		Locating some development on the edge of the urban area could mean that it is isolated with limited access to existing community facilities. Depending on the size of development, there may also be no requirement for additional facilities. This is likely to have a negative effect, but as it will depend on the circumstances of each site, the overall effect is considered uncertain.		ST		Locating some development on the edge of the urban area could mean that it is isolated with limited access to existing community facilities. Depending on the size of development, there may also be no requirement for additional facilities. This is likely to have a negative effect, but as it will depend on the circumstances of each site, the overall effect is considered uncertain.
		MT				MT				MT		
		LT				LT				LT		
SA6: BIODIVERSITY		ST		Generally, locating development within the built up area will take the pressure off areas of countryside with greater ecological value. However care needs to be taken that biodiversity-rich urban sites are not lost / affected. Sites will need to be assessed in detail before allocations are made.		ST		Generally, allowing urban fringe areas to be developed is likely to cause harm to the ecological value of these areas. For example, urban fringe sites in Market Warsop are adjacent to a SSSI, whilst sites to the east of Mansfield urban area are within close proximity to a potential SPA.		ST	+	Generally, allowing urban fringe areas to be developed is likely to cause harm to the ecological value of these areas. For example, urban fringe sites in Market Warsop are adjacent to a SSSI, whilst sites to the east of Mansfield urban area are within close proximity to a potential SPA. The effects are predicted to be significantly negative for this approach, as it is likely that a larger amount of land would need to be released at the urban boundary given that none would be developed in the urban areas.
		MT				MT				MT	+	
		LT				LT				LT	+	
SA7: BUILT & NATURAL ASSETS		ST		Generally, locating development within the built up area will help to protect natural and cultural assets of the district and take the pressure off areas with landscape character. However care needs to be taken that important historic urban sites / buildings are not lost / affected. Sites will be assessed in detail before allocations are made.		ST		Generally, allowing urban fringe areas to be developed is likely to cause harm to the landscape character of these areas and could result in the loss of natural assets. Mitigation measures ought to ensure that effects are not significant. Appropriate densities ought to be sought and delivered on sites at the urban boundary to ensure a more natural transition into the countryside.		ST		Generally, allowing urban fringe areas to be developed is likely to cause harm to the landscape character of these areas and could result in the loss of natural assets. The effects are predicted to be more negative for this approach (compared to option 2), as it is likely that a larger amount of land would need to be released at the urban boundary given that none would be developed in the urban areas. Conversely, seeking to maximise brownfield development could present more opportunities for regeneration which could improve the condition or setting of heritage assets.
		MT				MT				MT		
		LT				LT				LT		
SA8: NATURAL RESOURCES		ST		Generally the development of urban sites will have a positive effect as the re-use of brownfield sites means that the loss of soils is limited, and often there is opportunity for remediation / improvement. Also, most greenfield sites in the urban area are likely to have already lost agricultural grade soils. The impact upon water and air quality will need to be managed through the use of relevant DM policies, although in terms of flooding most of the district is within Flood Zone 1 and not at risk.		ST		Generally, the development of urban sites will have a positive effect upon this objective as the re-use of brownfield sites limits the loss of soils, and most greenfield sites are likely to have already lost agricultural grade soils. However building on land at the urban fringe that is likely to have agricultural grade soil would have a negative effect upon this objective. In addition, this land is often easier to develop, at the expense of brownfield sites. Phasing would be required to mitigate this. Overall the effect is considered to be neutral.		ST		Generally the development of urban sites will have a positive effect upon this objective as the re-use of brownfield sites means that the loss of soils is limited, and often there is opportunity for remediation / improvement. However building on land at the urban fringe that is likely to have agricultural grade soil would have a negative effect upon this objective. In addition, this land is often easier to develop, at the expense of brownfield sites. Phasing would be required to mitigate this. Overall the effect is considered to be neutral.
		MT				MT				MT		
		LT				LT				LT		
SA9: WASTE		ST		This policy approach is considered to have a positive effect upon the minimisation of waste as, although when built the waste generated by a development is dependent upon occupants and waste management methods, this approach seeks to maximise brownfield land which in itself is re-use / recycling. On that basis the effect of this policy upon this objective is considered positive overall.		ST		Whilst this option seeks the redevelopment of brownfield land (which is re-use / recycling of land), it is considered that allowing development in urban fringe areas will prevent this from occurring in the short and medium term, and possibly in the long term as the easier sites will be developed first.		ST		Whilst this option seeks the redevelopment of brownfield land (which is re-use / recycling of land), it is considered that allowing development in urban fringe areas will prevent this from occurring in the short and medium term, and possibly in the long term as the easier sites will be developed first.
		MT				MT				MT		
		LT				LT				LT		
SA10: ENERGY		ST		Whilst in general all development will increase energy consumption, there are areas within the urban area where there is enough heat demand / critical mass of buildings to support Combined Heat and Power (CHP) / district heating which can help to minimise energy usage. Concentrating development in the urban areas could have a positive effect as it may make CHP / district heating more achievable. Uncertain effects are predicted at this stage as it is unclear whether CHP is viable and feasible or whether the sites available in the urban area would be suitable to contribute to such schemes.		ST		Whilst in general all development will increase energy consumption, there are areas within the urban area where there is enough heat demand / critical mass of buildings to support CHP / district heating. Although this option includes both brownfield and greenfield urban sites, it also allows some development on the fringe of the urban areas where there is not such heat demand / critical mass. This represents a potentially missed opportunity and thus neutral effects are predicted.		ST		Whilst in general all development will increase energy consumption, there are areas within the urban area where there is enough heat demand / critical mass of buildings to support CHP / district heating. Although this option includes brownfield urban sites, it also allows for development on the fringe of the urban areas where there is not such heat demand / critical mass. This represents a potentially missed opportunity and thus neutral effects are predicted.
		MT				MT				MT		
		LT				LT				LT		
SA11: TRANSPORT		ST	+	Directing all development to the district's urban areas would make the most effective use of the existing transport infrastructure and allow good access to jobs and services by sustainable transport modes. This would therefore have a significantly positive effect upon the objective.		ST		This option would result in a large proportion of development being directed to the district's urban areas (using brownfield and greenfield sites), with some adjoining land at the edge of the boundary being developed. The development of the urban sites would make effective use of the existing transport infrastructure and allow good access to jobs and services by sustainable transport modes. There would be a small amount of development in more isolated areas at the edge of the urban area, however, overall this option is likely to have a positive effect upon the objective.		ST		This option would result in some development being directed to the district's urban areas (using brownfield sites), with adjoining land at the edge of the boundary being developed. The development of the brownfield land would make good use of the existing transport infrastructure and allow access to jobs and services by sustainable modes of transport, however the development of more sites at the edges of the urban area are likely to be more isolated, and it is probable that this would increase car use. This would have a negative effect on the objective, which seeks to reduce the need to travel by car.
		MT	+			MT				MT		
		LT	+			LT				LT		
SA12: EMPLOYMENT		ST		Land close to the MARR is likely to be attractive for high quality job opportunities, which would have a positive effect upon the economy. There are also a number of sites within the urban area which can be developed for employment purposes and help reduce unemployment, however, these sustainable locations may get overlooked in the short to medium term if land outside the boundary is released.		ST		Land within and around the edge of the urban area, close to the MARR is likely to be attractive for high quality job opportunities, which would have a positive effect on the objective. There are also a number of sites within the urban area which can be developed for employment purposes and help reduce unemployment, however, these sustainable locations may get overlooked in the short to medium term if land outside the boundary is released.		ST		Land within and around the edge of the urban area, close to the MARR is likely to be attractive for high quality job opportunities, which would have a positive effect on the objective. There are also a number of sites within the urban area which can be developed for employment purposes and help reduce unemployment, however, these sustainable locations may get overlooked in the short to medium term if land outside the boundary is released.
		MT				MT				MT		
		LT				LT				LT		
SA13: INNOVATION		ST		Focusing new employment sites in accessible urban areas should be attractive to the market, and land close to the MARR is most likely to attract high knowledge sectors. Whilst this would help to develop a strong culture of enterprise and innovation, there may be a shortage in workforce / mismatch of skills. This is unlikely to be resolved by the location of employment land if the educational attainment of Mansfield's population does not improve. Overall the effect is uncertain. Residential uses would have no significant effect.		ST		Focusing new employment sites in accessible urban areas should be attractive to the market, and land close to the MARR is most likely to attract high knowledge sectors. Whilst this would help to develop a strong culture of enterprise and innovation, there may be a shortage in workforce / mismatch of skills. This is unlikely to be resolved by the location of employment land if the educational attainment of Mansfield's population does not improve. Overall the effect is uncertain. Residential uses would have no significant effect.		ST		Focusing new employment sites in accessible urban areas should be attractive to the market, and land close to the MARR is most likely to attract high knowledge sectors. Whilst this would help to develop a strong culture of enterprise and innovation, there may be a shortage in workforce / mismatch of skills. This is unlikely to be resolved by the location of employment land if the educational attainment of Mansfield's population does not improve. Overall the effect is uncertain. Residential uses would have no significant effect.
		MT				MT				MT		
		LT				LT				LT		
SA14: BUSINESS LAND & INFRA-STRUCTURE		ST		New employment sites in accessible urban areas should be attractive to the market and, in general, are likely to have most infrastructure in close proximity and suitable for connecting to. For this reason the effect of this policy approach is predicted to be positive, however each development site will need to be considered individually. Residential uses would have no significant effect.		ST	+	New employment sites in accessible urban areas should be attractive to the market and, in general, are likely to have most infrastructure in close proximity and suitable for connecting to. There would be a small amount of development in more isolated areas at the edge of the urban area which may be more difficult to service as new infrastructure would be required, however this is the type of location that is most likely to appeal to large blue chip / national companies, and so a significant positive effect is predicted. Residential uses would have no significant effect.		ST		This option would result in some development being directed to the district's urban areas (on brownfield sites), with most new development directed to adjoining land at the edge of the boundary. The brownfield sites would be well located and likely to have most infrastructure in close proximity and suitable for connecting to, which should ensure sites are attractive to the market, however any remediation work required is likely to affect the viability of schemes. In addition, although the development of land at the edge of the urban area is likely to be difficult to service as new infrastructure would be required, this is also the type of location that is most likely to appeal to large blue chip / national companies. Overall this option is considered to have a positive effect upon the objective (taking into account all the factors discussed) Residential uses would have no significant effect.
		MT				MT	+			MT		
		LT				LT	+			LT		

<b>Summary</b>
The appraisal of this issue found that concentrating development within the Mansfield urban area (Reasonable alternative 1) would make the best use of the existing transport infrastructure and provide good access to jobs and services, as well as providing opportunities for greater levels of development contributions to be sought and reinvested in the area to counteract loss of greenfield land and pressure on facilities. The appraisal also highlighted that directing the majority of housing to Mansfield (and meeting the housing needs of this larger area), would mean that there are less sites identified in Warsop to meet the future housing needs there. However, should more development be directed to Warsop, it would not be particularly sustainable and could encourage more car-borne journeys into Mansfield and / or Shirebrook (in Bolsover) for jobs and services. Strengthening the role of Market Warsop (Reasonable alternative 2) is considered to be more favourable in terms of reducing the need to travel, compared to allowing development within the surrounding villages (Reasonable alternative 3). Although all options would help generate developer contributions towards improvements to open spaces, increased development levels would put pressure on the natural environment.

**S5 Affordable housing**  
**S6 Specialist housing**

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	+		The SHMA (2015) suggests a policy requirement of 30% affordable housing would be appropriate to address the level of need identified. However this has been modified to 20% as a result of the Whole Plan Viability Assessment 2015. The SHMA records that market signals evidence for the district shows increasing in-affordability; reduced levels of mortgage access; increased over crowding; and increased levels of houses in multiple occupation. These signals suggest that such a policy is important in order to have a significant positive effect on the baseline.
	MT	+		
	LT	+		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Policy S5 ought to have positive effects on health and wellbeing for residents able to benefit from the provision of affordable housing. Policy S6 would have positive effects for elderly residents and vulnerable groups.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effect.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effect.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			No significant effect.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST			No significant effect.
	MT			
	LT			

Summary
<p>The policy approaches are likely to have a significant positive effect on the baseline with respect to objective SA1 which relates to housing needs. No other significant effect is recorded, though there ought to be knock on positive effects in terms of health and wellbeing. On-site provision of affordable housing may assist with community integration and thus have a minor positive indirect effect on community wellbeing and cohesion (SA2). <b>Recommendation:</b> Further text could be inserted in the supporting text to identify the likely appropriate split between social or affordable rented and intermediate tenures that will be sought, as identified by the SHMA - recognising that this will change over time, and thus the split that will be sought will be informed by the latest SHMA at the time the policy is being applied.</p>

S7 Custom and self build dwellings

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy is likely to have a positive effect on housing, as it allows for a way to widen housing choice, and in doing so provides people with the ability to build and create homes they want.	
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect.	
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect.	
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect.	
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy may have a slight positive effect on social capital in the longer term, as custom and self build homes encourage creativity, and there have been cases of people in a community coming together and building their own homes. The effects of this are uncertain at this stage however. What is more certain is that with more custom built homes there is an increased likelihood of people remaining in the area for longer periods of time, due to the investment in both time and finances they will have made.	
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST		No significant effect.	
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		No significant effect.	
	MT			
	LT			
SA8 - To manage prudently the natural resources of the district	ST		No significant effect.	
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect likely	
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect is predicted although custom build homes can incorporate sustainability measures which may be above and beyond national guidelines, such as including solar panels or harnessing wind energy. This is not likely to have a significant effect however.	
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect.	
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST		No significant effect.	
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.	
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST		No significant effect.	
	MT			
	LT			
Summary				
The policy is likely to lead to a positive effect overall in terms of housing; as allowing a percentage of sites for custom builds ought to be beneficial for housing choice and community development.				

**S8 Accomodation for Gypsies, Travellers and Travelling Showpeople**

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The latest evidence suggests that there is no current need for a site to be provided for gypsy or traveller communities. Should a need to develop a site be demonstrated at some point over the plan period, the policy seeks to address the housing requirements of this community. However the effect on the baseline would not be significant, given the tiny minority of the district's population that such a site would serve, and the extent of housing needs for the 'bricks and mortar' population.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		Should a need to develop a site be demonstrated at some point over the plan period, the policy seeks to address the health requirements of this community, by seeking to locate such a site within proximity of community facilities such as health infrastructure. However the effect on the baseline would not be significant, given the tiny minority of the districts population that such a site would serve and the extent of health deprivation of the 'bricks and mortar' population.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		No significant effect.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect.
	MT		
	LT		

Summary
The policy may have a minor positive effect on the baseline in relation to addressing housing and health inequalities (SA1 and SA2), however this is only likely if a need is identified and such a site is developed in the future. The latest evidence (Traveller Accommodation Needs Assessment and Strategy - April 2015) suggests there is no current need for such a site to be developed and hence the effects are not significant, especially as such a site would only benefit a few individuals, when considered against the overall housing needs of the district.

Policy S9: Development in the Countryside

The policy sets out what forms of development are considered suitable outside the urban and village boundaries. No reasonable alternatives have been identified.

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		Restricting parts of the district from development for housing could restrict the total number of new affordable homes to be provided in rural areas. However this is balanced out by focussing development on areas in need of development / redevelopment which can involve unfit properties.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		By directing development towards urban areas and the villages rather than open countryside it increases the likelihood that people will live close to health providers. The policy allows development of employment and tourism opportunities where appropriate which could help to improve local job opportunities for villages.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		All new housing developments of 6 or more dwellings would be required to provide towards new open space, whether on or off site regardless of location. Restricting development in the countryside could mean that larger developments are seen to be inappropriate, so it could be harder to secure open space enhancement in the countryside. On balance, a neutral effect is predicted.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		As this policy helps to direct development towards the urban areas of the district it can help to regenerate less desirable areas of the district through regeneration which may help reduce crime and/or the fear of crime. An uncertain effect is predicted.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy will help to protect community spirit and identity in rural areas, but could restrict opportunities for enhancement to community facilities through new development. By directing development towards urban areas and the villages rather than open countryside it increases the likelihood that people will live close to community facilities and therefore engage in facilities. On balance a neutral effect is predicted.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Although the policy is basically a protection policy and could be seen as preserving the countryside, restricting development can be seen as limiting opportunities to enhance areas through contributions. The conclusion therefore is that opportunities to enhance are countered by preservation leading to no significant effect.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		A restrictive policy is generally favourable in terms of protection but can restrict opportunities to enhance. The conclusion is therefore neutral and as a result is seen as having no significant effect.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Protecting the countryside from development is likely to positively safeguard quality soils from development. Development that would be acceptable in the Countryside is likely to be low key and therefore be neutral in terms of air and water quality.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		Preventing large scale development in the countryside and directing development into the urban areas will encourage the re-use of previously developed land and therefore contribute positive to recycling of land. It will also minimise the amount of waste generated in rural areas, which is typically more difficult (costly) to collect.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Allowing the redevelopment of properties in the countryside ought to help improve the energy efficiency of older buildings; having a beneficial effect on energy usage. Restricting development in the countryside ensures that the majority of development is focused on the urban areas that provide better opportunities for district heating. <b>Recommendation</b> - Redeveloped properties ought that are not connected to the main's gas and electricity network ought to be connected if possible and make use of low carbon technologies. Suggest that low carbon energy schemes could be suitable uses of land in the countryside provided that they meet the requirements of other plan policies such as CC2.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Restricting development in the countryside will reduce reliance upon the private motor vehicle in that development will be concentrated into those areas best provided for in terms of public transport, essential services, jobs and retail. Allowing only limited residential development in the countryside will reduce the need for travel and distances travelled by private motor vehicle.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The Policy allows for tourist related development and alternative use of existing buildings in the countryside which contributes towards job creation and diversification. The effects are not considered to be significant on a district-wide level, but could have major benefits for certain communities.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect. This is because although many business Parks that provide for high tech industries are located on Greenfield land, this policy only restricts development outside the urban and settlement boundaries. Therefore using Lindhurst as an example which it is envisaged will bring forward some knowledge sector jobs, this policy would not constrain such uses as the Lindhurst site will be included within the new urban boundary.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Can help in diversifying jobs available through the creation of less traditional jobs in that it can be seen as encouraging tourism related development. However will not directly provide land more commonly associated with innovation and new technology.
	MT		
	LT		

Summary
The policy is likely to have positive effect on rural communities by limiting development to acceptable small scale uses. This should protect the character of settlements, whilst ensuring that local needs for housing can be met as well as supporting appropriate economic activity. Generally, restricting development in the countryside ought to reduce the number of properties located in poorly accessible areas. The policy seeks to strengthen this principle by promoting new tourism development close to the urban area wherever possible. The policy is broadly positive, but could be improved with respect to climate change/energy by including low carbon energy schemes as potentially suitable uses in the countryside and encouraging developments to connect to mains gas and electricity where this is possible.

S10 Employment Areas

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The policy could restrict housing on safeguarded employment areas, but this is unlikely to affect the delivery of housing, nor is it likely to be desirable in certain locations. There would also be potential for less important employment areas to be considered for housing development.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			There is no link between this objective and the quantity and quality of existing employment land to be protected.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			There is no link between this objective and the quantity and quality of existing employment land to be protected.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			Protecting the best existing employment sites and adopting a flexible approach towards the rest would mean that unsuitable sites are less likely to remain vacant and fall into disrepair as they could be utilised for alternative uses. There is no explicit mention of how non-safeguarded sites would be dealt with though, so an uncertain effect is predicted.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			There is no link between this objective and the quantity and quality of existing employment land to be protected.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			Protecting the best employment sites and allowing for expansion ought to reduce the need for employment land elsewhere, and thus the potential for pressure on greenfield land (with potential value for biodiversity). The effects are uncertain though.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Protecting the best employment sites and allowing for expansion ought to reduce the need for employment land elsewhere, and thus the potential for pressure on land for development would be reduced. This ought to help ensure a neutral effect on the baseline position. Allowing development on non-safeguarded areas would also present opportunities for regeneration of underused land and buildings.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			Safeguarding existing high quality employment sites ought to ensure that there is less demand for greenfield land. This could help to reduce effects on soil, air and water.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effects identified.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			There is unlikely to be any link between the quantity and quality of existing employment land to be protected and the objective to minimise energy usage and reduce dependence on non-renewable resources. In addition the incorporation of renewable energy / energy efficient design is reliant on other policies in the Local Plan.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			Protecting the best employment sites and having a flexible approach by allowing redevelopment of the rest may result in a number of unsuitable employment sites in sustainable locations being utilised for alternative uses which may result in less travel by car and improve accessibility to jobs and services. Similarly, employment sites that are suitable and attractive to the market are likely to provide good opportunity for people to live close to where they live thereby cutting down on travel to work. This is predicted to have a significant positive effect upon the objective.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			Allowing selective release/protection of employment sites should result in a balanced portfolio of sites that is attractive to a range of different business users e.g.. high-tech companies, engineering and manufacturing businesses, car repairers etc. This should have a significant positive effect upon the objective.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			Allowing selective release/protection of employment sites should result in a balanced portfolio of sites that is attractive to a range of different business users e.g.. high-tech companies, engineering and manufacturing businesses, car repairers etc. This should have a significant positive effect upon the objective.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			Allowing selective release/protection of employment sites should result in a balanced portfolio of sites that is attractive to a range of different business users e.g.. high-tech companies, engineering and manufacturing businesses, car repairers etc. This should have a significant positive effect upon the objective.
	MT			
	LT			

Summary
The policy ought to have a significant positive effect on economic objectives by protecting the most accessible, higher quality employment sites from other development. Allowing for the flexible re-use of other employment sites (though not explicitly stated in the policy) should also help to reduce pressure on greenfield land, which would have positive implications for landscape, biodiversity and environmental quality and help to reuse derelict land and buildings. <b>Recommendation</b> - The policy ought to state that a flexible approach to the reuse of lower quality employment sites will be promoted.

S11 Retail areas

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effects.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		Health facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. This policy would result in the inclusion of a range of new centres into the retail hierarchy (providing ideal areas for new health facilities to be developed, if required), as well as the opportunity to amend the existing retail hierarchy to ensure centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future. The short term effect is considered uncertain as developments may take a while to come forward.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		This policy would result in the inclusion of a range of new centres into the retail hierarchy (which provides opportunities to ensure that the mix of uses is appropriate to ensure active use and natural surveillance), as well as the opportunity to amend the existing retail hierarchy to ensure centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future. Centres with vacant units etc. may be 'demoted' and tighter boundaries drawn in order to allow other uses to occupy the vacant units and limit the negative impact they can have on community safety. The short term effect is considered uncertain as changes may take a while to happen. Overall the medium term and long term effect is positive although it should be noted that the effect in relation to the impact test is uncertain as it would depend on the condition of the proposed site.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Community facilities are often located within, or close to, local centres as they are the most accessible and sustainable locations to meet the needs of the local area. Therefore, this policy would have a positive effect as it allows for a range of new centres into the retail hierarchy (providing ideal areas for new community facilities to be developed, if required), as well as the opportunity to amend the existing retail hierarchy to ensure centres are classified appropriately to provide the range of shops and services required to meet the needs of their catchment areas into the future.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		This policy would result in the inclusion of a range of new centres into the retail hierarchy (which could put pressure on greenfield / potential biodiversity sites however the overall the effect of this option on the objective is uncertain as it depends on the sites that are proposed. Focusing development into urban areas ought to avoid effects in the countryside and edge of settlements too, which would be positive.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		This policy would result in the inclusion of a range of new centres into the retail hierarchy which may put pressure on natural, cultural, built environmental and archaeological assets. There would need to be appropriate assessments carried out before any new development took place, particularly if there is expansion and if there could be a significant character change. Overall the impact of this option on the objective is uncertain as it depends on the sites involved. Focusing development into urban areas ought to avoid effects in the countryside and edge of settlements though, which would be positive.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect predicted.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect predicted although naturally with new development comes the likelihood of new waste and it will be important to ensure measures are put in place to recycle and re-use as much as possible.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect predicted although naturally with new development comes the likelihood of increased energy use. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		This policy would help to provide new retail development in existing centres of the retail hierarchy which would maximise accessibility to jobs and services for the existing local population, reduce the need to travel and make the best use of the existing transport infrastructure. Similarly, the inclusion of a range of new centres could provide similar outcomes, which is considered to be a significant positive effect in the medium and long term.
	MT	+	
	LT	+	
SA12 - To create high quality employment opportunities	ST		This policy is predicted to have a negative effect on the creation of high quality employment opportunities as the policy promotes service sector jobs, possibly with a large amount of part time workers rather than high quality employment opportunities that could be created if the land was allocated for uses such as business parks. The impact assessment threshold has no significant effect. The effects are not considered to be significant as there ought to be sufficient land available elsewhere to support high quality accessible employment opportunities. Town centres may also be less suitable for business that require good access to strategic road networks.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect.
	MT		
	LT		
Summary			
This appraisal has found that the policy would have a significant positive effect upon SA11 which relates to the efficient use of the existing transport network and reducing the need to travel by car. Other positive effects relate to the provision of health and other community facilities close to the communities they serve, and in relation to community safety. Negative effects are predicted for SA12, due to the fact that any jobs created are likely to be in the retail and service sector, rather than the 'high qualities jobs' which SA12 seeks to achieve.			

S12 Neighbourhood Parades

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		There would be no significant effect on housing.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		Suitably located neighbourhood parades are accessible by foot and cycle for the local communities they serve. This ought to encourage local access to services by active modes of travel, which could have beneficial effects on health. Most neighbourhood parades also include chemists.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		There would be no significant effect on access to green space and culture.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		There would be no significant effect on community safety. However, shopping parades can be a hotspot for antisocial behaviour.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Neighbourhood parades provide local shops and other community facilities. This policy would have a positive effect as it provides opportunities for the expansion of these parades which would enable facility / service usage and satisfaction levels to increase.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect on biodiversity, as it is unlikely that extensions to shopping parades would affect areas of importance for wildlife.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		This policy would protect existing neighbourhood centres, as well as allow for new centres. Many 'new' centres are already in existence but have not been recognised previously. However, those which are built / extended as a result of this policy may put pressure on the district's natural, cultural, built environmental and archaeological assets, (depending on location). Overall the impact of this policy is uncertain as it depends on the sites involved.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		This policy would protect existing neighbourhood centres, as well as allow for new centres. Many 'new' centres are already in existence but have not been recognised previously. However, those which are built / extended as a result of this policy may put pressure on the district's natural resources if they are built on greenfield sites. Overall the impact is uncertain as it depends on the sites involved. In any case, the effects would not be anticipated to be significant.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		New retail development is likely to have an increased impact on waste generation. However, this would be the case irrespective of location. Mitigation could include provision of space for recycling both for retailers and members of the public. However, the uptake of such schemes. It should be noted that the designation of an existing group of shops would have no significant effect.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		New retail development will put pressure on non-renewable resources, and lead to increased energy use during the construction and operational stages. If there were no local retail units, then residents would be more likely to travel to nearby supermarkets, which are already built and use energy to function irrespective of demand. Mitigation ought to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. New neighbourhood parades could provide good opportunities to make use of solar panels. It should be noted that the designation of an existing group of shops would have no significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		This policy should have a significant positive effect upon the objective as it would protect existing neighbourhood parades, as well as allow for new centres in suitable locations. This would maximise accessibility to shops and services for existing and new communities, and help to reduce the need to travel. It is predicted that this would have a significant positive effect upon the objective in the medium and longer term as new facilities are built out.
	MT	+	
	LT	+	
SA12 - To create high quality employment opportunities	ST		This policy would have no significant effect on the objective as it is likely to create a small number of service sector jobs, rather than high quality job opportunities. It is unlikely that the amount of land which would be involved could realistically accommodate uses such as business parks.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		This policy would protect existing neighbourhood centres, as well as allow for new centres. The policy therefore allows for land and buildings of a type required by small scale retailers to come forward. Whilst this doesn't improve the diversity of jobs, it does help contribute towards the objective.
	MT		
	LT		
Summary			
The appraisal of this policy has found that there would be significant effects in relation to SA11 (reduce the need to travel by car). There would also be positive effects upon SA2 (improve health), SA5 (community facilities) and SA14 (allowing land required by business). The appraisal found negative effects which were due to the fact that new development would increase energy use, but it is recognised that other plan policies could be used to help mitigate this.			

S13 Local Shops and Community Facilities

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The presumption against the loss of local shops and community facilities will reduce flexibility for the owners of the local shops and community facilities and potentially prevent the conversion of local shops and community facilities into residential dwellings. In addition the need for a community facility element to be retained as part of the redevelopment of a site may affect the viability of a scheme. A not significant negative effect is predicted, as the overall effect on housing delivery would be minor.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The loss of community facilities, including health centres etc., will not be permitted unless it can be demonstrated that the loss of a specific community use would not create or add to a short fall in the provision or quality of such uses in the locality. The policy should ensure that at the very least the current provision of health centres and facilities is maintained.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy will contribute towards ensuring that participation in sport and recreation and cultural activities is maintained and potentially increased, if new facilities are secured.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		The policy will confirm that community facilities are an important component of a vibrant community and built environment and the protection of such facilities will support the development of social capital across the district. This can have a positive effect on community safety, by providing the facilities for diversionary activities for potential offenders. Whether these effects would occur is unclear though, so an uncertain effect is predicted.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST	+	The policy will confirm that community facilities are an important component of a vibrant community and built environment and the protection of such facilities will support the development of social capital across the district. This is likely to have a significant positive effect on the baseline position.
	MT	+	
	LT	+	
SA6 - To increase biodiversity levels across the district	ST		No significant effect
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		No significant effect
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		By ensuring that local shops and community facilities are located in neighbourhoods (and not just within defined centres) essential facilities and services will be accessible by walking and cycling, helping to increase the level of journeys undertaken by sustainable modes.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The protection of community facilities may be contrary to type of land and buildings required by businesses. However the criteria within the policy allows for the loss of local community facilities if it can be demonstrated that the continued use of the site as a local community facility is not viable. The effects are therefore recorded as uncertain at this stage.
	MT		
	LT		

Summary
The policy will have a significant positive effect upon SA5 (Society) ensuring that social capital is a priority within the Local Plan and helping to promote and enhance social capital and the provision of community facilities within the district. Additionally, the policy will have positive affects upon SA2 (Health), SA3 (Green Spaces & Culture) and SA11 (transport). There is a negative effect upon SA1 housing as the requirement to retain community facilities could add to build costs for redevelopment, affect viability and restrict a flexible approach to conversion from retail /community use to residential.

S14 Hot food takeaways

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effect.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy ought to have a positive effect by minimising hot food takeaways near to schools. This should help to discourage children from eating unhealthily, though a range of other factors clearly play a role. The policy sets a buffer zone of '400m radius' or a '10 minute walk'. <b>Recommendation</b> - It is considered that a 10 minute walk is typically more than 400m ( <i>based upon an average walking speed of 3 metres per second</i> ). Reference to a 10min walk should be removed to avoid confusion.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		The policy ought to have a positive effect by ensuring that potential safety issues are minimised through the design, location and layout of hot food takeaways.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		No significant effect.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect
	MT		
	LT		

Summary
The policy ought to have a positive effect on health and wellbeing by minimising hot food takeaways near to schools. This should help to discourage children from eating unhealthily, though a range of other factors clearly play a role. It should also help to ensure community safety. There are no significant effects for any other SA Objectives.

M1 Urban Regeneration

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		+	This policy approach provides support for residential development, both regeneration and new build, within the Mansfield Urban Area. This policy should have a significant positive effect upon the baseline for this objective when applied alongside other policies in the plan which address the appropriate range of housing - given the particularly poor housing stock within the Mansfield Urban Area.
	MT		+	
	LT		+	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The focus of the policy is on housing regeneration and economic development, however improving conditions of both is likely to have an indirect positive effect on the baseline in relation to health and well-being, especially as un-fit housing has a major impact on health and wellbeing, as does the ability to find employment at a 'living wage'.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect, although indirectly, upgrading the older/less popular housing areas is likely to have a positive impact on the baseline for this objective. In particular, regeneration of older areas provides an opportunity to achieve greater security (reduce the 'broken windows effect') and reduce the increasing levels of burglaries, although this positive effect is reliant on the application of development management policies related to 'secured by design' principles. Mansfield's central area 'renaissance' has potential to improve safety perceptions through regeneration, an improved public realm and increased footfall. This is likely to be a longer term process though.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect, although addressing issues such as poor housing and economic opportunity are likely to have a positive indirect effect. Regeneration in Mansfield centre could have positive effects on the variety of services accessible to people, as well as regenerating the central area to increase its visual appeal. As a result of this, residents could feel more inclined to participate in community events/activities, and increase their satisfaction with regard to Mansfield's ability to host these in a desirable central space. Whilst positive, this is not considered a significant effect on the baseline.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effect - this issue is addressed by Policy M2.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy approach seeks to maximise the redevelopment of previously developed land in the Mansfield urban area and under-utilised urban greenfield sites, which should have a positive effect on the baseline for this particular natural resource. Other natural resources are addressed by Policy M2.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effect - although a more compact urban form, associated with a brownfield first approach will indirectly minimise energy usage.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The encouragement of urban regeneration will have an indirect positive effect (by encouraging a more compact urban form) but this is not considered a significant effect. The promotion of mixed use developments in the central core should assist to make efficient use of the existing transport infrastructure, reduce the need to travel by private vehicle and encourage more journeys by walking, cycling, public transport. Over time this should have a positive effect on the baseline, although it is difficult to predict whether this will be significant.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST		+	The policy approach seeks to promote economic development, especially priority sectors identified by the Mansfield-Ashfield Economic Masterplan, which should have a significant effect on the baseline, when applied alongside other policies in the plan.
	MT		+	
	LT		+	
SA13 - To develop a strong culture of enterprise and innovation	ST			The policy approach seeks to support the growth of new and expanding businesses through a framework provided by the Mansfield and Ashfield Joint Economic Masterplan.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		+	The explanatory text to the policy identifies a number of employment locations/sectors which will be the focus for economic growth and the policy provides general support for such development.
	MT		+	
	LT		+	

Summary

The policy approach is expected to have a significant positive effect on the baseline in relation to addressing housing and economic growth and regeneration, as captured by SA objectives 1, 2, 12, 14, and positive indirect effects on health and well-being, management of natural resources and an efficient transport infrastructure, through a focus on regenerating the urban core.

## M2 Infrastructure and environmental resources

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Provision of community infrastructure would have a positive effect on health, as it would ensure that new development is supported by sufficient healthcare and other facilities and services.
	MT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The preservation and enhancement of the historic environment in the Mansfield urban area outlined within this policy is likely to have a positive effect in terms of ensuring the cultural value of historic buildings and features are protected. A character based approach to managing development would ensure more positive effects. As worded, the policy is predicted to have negligible effects as it does not provide specific detail beyond Policies BE1-BE6.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect
	MT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect
	MT			
SA6 - To increase biodiversity levels across the district	ST			The policy stipulates the need to avoid development within areas at risk from flooding and to positively manage flood risk and low flows by promoting sustainable urban drainage systems. Where habitats are located in areas at risk of flooding, the delivery of this policy would have a positive effect through protecting those habitats (through enabling flooding processes to continue).The effects are not significant.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy specifically aims to preserve and enhance the historic environment of the Mansfield urban area, which reflects guidance provided at the national level through the NPPF and NPPG. The implementation of this policy would likely have a positive effect in terms of protecting and enhancing the historic environment.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy stipulates the need to avoid development within areas at risk from flooding and to positively manage flood risk by promoting sustainable urban drainage systems. Delivery of the policy would have a neutral effect on the baseline associated with this SA objective through minimising flood risk in the Mansfield urban area. This policy is reflective of guidance outlined in the NPPF and NPPG. However, restoring flows in the low flow catchment ought to have a positive effect on the water environment.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect
	MT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			The policy ought to have a positive effect by encouraging development to explore opportunities for low carbon energy generation, particularly within the heat opportunity areas.
	MT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The policy supports the principles of ST1 in achieving sustainable travel patterns. This is positive, but not significant, as the policy detail is provided in ST1 and not here.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect
	MT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect
	MT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			The policy should help to ensure that development in Mansfield brings with it the infrastructure required to support a modern economy.
	MT			
	LT			

### Summary

This policy broadly reflects guidance outlined in the NPPF and NPPG and sets a framework for Mansfield linked to other Plan policies. Although details are provided elsewhere in the plan, the policy still ought to have positive implications with regards to the encouragement of infrastructure improvements and environmental protection. Consequently, a positive effect is predicted against SA objectives SA2, SA6, SA7, SA8, SA10, SA11 and SA14.

## M3 Allocations for New Homes in Mansfield

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	+	The policy highlights a range of sites allocated for new housing in Mansfield. Delivering housing in these locations would have a significant positive effect in terms of ensuring that housing is delivered to meet the housing needs of the district. The majority of housing sites are located in the urban area close to a range of existing services and jobs.
	MT	+	
	LT	+	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The housing provision could be specialist housing, (for example M3u is anticipated to be sheltered accommodation), which may improve the health and well being of the community. Furthermore, the delivery of this policy may have an indirect positive effect as new housing development can bring s106 or CIL funding as part of the schemes, which could be used to provide GP services or recreation opportunities to encourage more active lifestyles. The majority of sites are within close proximity to a GP, though the capacity of some is being exceeded and so contributions towards new provision will be required.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy is likely to produce a direct negative effect in the short term on providing opportunities for people to enjoy the district's green spaces, as a number of the sites include greenfield land and/or open space (for example open space at Bellamy Road and Westfield Lane and school playing fields). However, it should be noted that most sites have good access to existing green and open space. New development should also support the creation/enhancement of green space which should have a positive effect in the longer term.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect likely, although with new development, it could be designed in line with relevant best practice principles such as the Police's 'Secured by Design'.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy will encourage new residents to the area, which will help the growth of the community. It will also provide the opportunity for existing residents who are unable to find a house at this stage to get onto the property ladder. This will help develop further the social capital already in the area, and provide people with the opportunity to start their own homes and become more active in the community in years to come. All of the sites allocated are adjoined by existing neighbourhoods which they have the potential to integrate with. To encourage this integration, it is advised that properties are sensitively designed and do not 'enclose' themselves. The majority of sites have good access to community facilities.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Allocated sites in the urban area are mostly unlikely to have a direct effect on biodiversity as they are not within close proximity of wildlife sites. However, there are some sites in the urban area adjacent to Local Nature Reserves with the potential for negative effects. Sites on the edge of the urban area are also adjacent to Local Wildlife Sites and / or within close proximity to the potential SPA, so effects on wildlife in these areas are also possible. Overall, the effects are considered uncertain at this stage as it may be possible to secure biodiversity protection and enhancement measures as part of the development. Sites that fall within biodiversity enhancement opportunity areas ought to include the requirement to secure improvements as part of the development brief.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The majority of allocated sites in the urban area are not likely to have a significant affect on landscape character. However, there are a number of sites on the urban edge that are within or adjacent to local landscape designations -these may have negative effects on character. It may be possible to provide mitigation measures as part of the development however this is currently uncertain. In the main, it is unlikely that scheduled monuments or listed buildings will be affected by allocated sites. However, a handful of sites are adjacent to listed buildings and the Conservation Areas, and so development could affect their setting. Site M3v is adjacent to Stanton's Mill which is a Grade II listed building. Although there is screening between the site, the openness of surrounding land would be affected by development, so it will be important to ensure that design respects this characteristic by ensuring lower density and/or landscape buffers.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Whilst there is likely to be increased resource usage as a result of the new housing development, it is predicted that there will be no significant effect as it is likely that housing would come forward anyway in the absence of allocations. There is a possibility to explore opportunities with district heating as there is a heat priority area reasonably close to some housing and employment sites (for example M3(a). This regeneration area could present opportunities to secure district heating, but the effects at this stage are uncertain.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		Whilst the provision of new homes may produce more waste in Mansfield, no significant effect is likely due to the scale of development and the existing infrastructure in place. It is likely housing sites would come forward in absence of the Plan therefore allocating sites close to existing neighbourhoods will help continue or expand the existing services more easily.
	MT		
	LT		

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Through focussing new housing in Mansfield, the need to travel should be reduced through ensuring housing is located in close proximity to retail (shops) and employment (job opportunities) developments. This would have a direct positive effect in terms of reducing the need to travel, which in turn would minimise carbon emissions. There is a possibility to explore opportunities with district heating as there is a heat priority area reasonably close to some housing and employment sites (for example M3(a). This regeneration area could present opportunities to secure district heating, but the effects at this stage are uncertain.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect likely.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect likely although providing new homes alongside new employment opportunities increases the chance of high skilled workers wanting to move to the area if there is a good housing offer.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect predicted.
	MT		
	LT		

<b>Summary</b>			
<p>The policy aims to direct new housing across Mansfield with a number of sites across the district. These allocations will have a significant positive effect in helping Mansfield District Council reach their housing targets over the plan period. The sites are reasonably sustainably located, either within the urban area or on the rural urban fringe, therefore are placed close to existing amenities. The development gives the opportunity for new and existing residents to help develop community cohesion as the influx of people and facilities provided can help bring communities together. Depending on the type of housing, there may be potential for local people to get on the property ladder or provide new homes for people who need care too.</p> <p>Although the policy is likely to bring positive effects, there is a negative effect associated with the allocations. It is important to note that biodiversity sensitivities will need to be investigated on certain sites, particularly in the south east. There also is likely to be a loss of public open space/green space as a result too. These losses would need to be avoided where possible, and replaced and enhanced as part of development contributions.</p>			

## M4 Allocations for Employment Land in Mansfield

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effect. Housing requirements can be met without pressure to release employment land.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	+	The new employment sites should provide an opportunity to improve access to jobs which is beneficial for health and wellbeing. The number of jobs created ought to amount to a significant positive effect, though access to sites may not be equitable, as they are not within the urban centres. Therefore, those without private cars may be less advantaged in terms of accessing jobs in these areas.
	MT	+	
	LT	+	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect is predicted, though it is noted that employment sites may have effects on surrounding green space.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect likely.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect likely.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST	+	It is likely that development on a number of the allocated sites would lead to the loss of habitats, which could have negative effects on biodiversity. In particular, sites at Ratcher Quarry are adjacent to a potential SPA, and could therefore lead to disturbance to birds/wildlife. A mitigating factor is that these sites are already occupied, and expansion is in part onto land already previously developed or being used as car parking. Nevertheless, significant negative effects are predicted at this stage. It will be necessary to undertake local ecological surveys to determine the effects more accurately and identify appropriate mitigation.
	MT	+	
	LT	+	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Development is unlikely to have a significant effect on landscape character or heritage as sites are expansions of existing business parks which are already built up in nature. Having said this, development would lead to the loss of open/green land which could have negative implications locally. A uncertain effect is predicted at this stage, though good design ought to ensure that effects are negligible.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Development is mainly clustered around existing employment sites along Southwell Road, Further growth in this area is unlikely to have a significant effect on water quality or soil resources. However, increased trips along Southwell Road could contribute to increased emissions of pollutants from motor vehicles. The effects are uncertain at this stage and would be better understood through traffic modelling.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		Whilst the development of employment sites may produce more waste in Mansfield, it is considered that waste generation would increase as part of any natural growth, and therefore simply allocating would have no effects. with a lot of industry already in the area, it is expected a lot of the existing infrastructure in place would be utilised. This currently caters for the proposed uses of B1, B2 and B8 usages.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The site allocations encourage development to the south east of Mansfield, close to the high heat demand at Bellamy Road Industrial Estate. It is possible a district heating network could be explored in order to create a more sustainable location. With development of this nature and scale, it is likely to increase resource usage. This has the potential to create a minor negative effect however it is possible that sites would come forward in absence of the Plan, as part of the natural growth of Mansfield, therefore the effects here are seen as neutral. Alongside this extra resource use, it is considered that in conjunction with other policies in the Plan, such as those on sustainable design, they will help mitigate against potential negative effects.
	MT		
	LT		

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Through focussing new employment in Mansfield, the need to travel to work for residents should help to reduce travel times and car journeys for residents, which in turn would minimise carbon emissions. Access to these employment sites is likely to be dominated by car travel though, so effects are unlikely to be significant.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST	+	The new employment sites will provide opportunities for jobs which will be a significant positive effect. The diversity of uses, the scale of allocations alongside the existing businesses in the location should help to ensure that high skilled jobs become available in Mansfield.
	MT	+	
	LT	+	
SA13 - To develop a strong culture of enterprise and innovation	ST		Depending on the type of business which goes onto the employment sites, there is potential to expand knowledge based industries. Given that allocated sites are reasonably close together and on established employment areas, there is the potential to create clusters of knowledge based industries.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect likely although the type of industry that takes up the employment sites may be able to contribute positively to this SA objective.
	MT		
	LT		

### Summary

The policy aims to direct new employment to sites in Mansfield. This will have a significant positive effect in terms of job creation and also improve the wellbeing of the community with the increased access to jobs. The scale of the employment sites also increases the likelihood of bigger companies who require high skilled workers to Mansfield. The location of the sites creates the potential for similar industries to locate. This could bring increased innovation and lead to more sites and jobs being created. There is potential for the development to become more sustainable with the introduction of a district heating network although the likelihood of this is currently uncertain.

## MCA1 Mansfield Central Area

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			This policy doesn't specifically relate to housing although it supports and gives emphasis to the key development sites within the Central Area which contain a number of residential proposals between them and support for residential uses above ground floor retail.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			By seeking to create stronger walking and cycling routes this policy is likely to help increase opportunities for active travel which ought to have beneficial effects on health and wellbeing.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			This policy doesn't specifically relate to the improvement of green spaces or helping people to increase their participation in cultural activities although it supports enhancements to the town centre environment.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The redevelopment of key sites is likely to improve the image of the area, increase surveillance and help reduce perceptions that the town centre is unsafe.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy aims to improve the attractiveness of the central area of Mansfield by strengthening the vitality and viability of the town centre with the development of new shops, offices, leisure and community facilities. This would be to the benefit of the district's communities and would help to meet this objective.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			Development within the Central Area of Mansfield is unlikely to have a significant effect upon biodiversity, although may be subject to the findings of any protected species surveys that may be required as part of individual developments.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The overarching policy aims to enhance the town centre environment, which includes its heritage assets and civic areas which give it a sense of place. Whilst development could affect the character and setting of historic buildings, it is likely that these will be positive changes if the principles of the policy are achieved (i.e. pedestrianisation, landmark buildings, reintroducing historic frontages). In the longer term this could lead to a significant positive effect.
	MT			
	LT		+	
SA8 - to manage prudently the natural resources of the district	ST			The overarching policy aims to enhance the central area of Mansfield, and includes improving the area's resilience to climate change (more specifically flood risk), if this is applicable to a particular planning proposal. It also seeks the redevelopment of sites which helps to minimise the loss of soils and may even reduce the amount of land that has the potential to be contaminated. As such this policy could have a positive effect upon the objective, however three of the development sites are within flood risk areas. The policy seeks to reduce risk of flooding, which could have positive effects in the longer term.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			The overarching policy supports the redevelopment of eight key brownfield sites . This policy approach is considered to have a positive effect upon the minimisation of waste as it seeks to maximise brownfield land which in itself is re-use / recycling.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			The overarching policy should ensure that resilience to climate change, and energy efficiency is considered on each central area planning application. There is also the requirement for high quality sustainable design at allocated sites. These requirements may not always be applicable (for example new shopfronts) however this is allowed for within the policy.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The overarching policy seeks to strengthen the vitality and viability of the town centre by improving traffic arrangements, and creating stronger walking and cycling links. This is supported by the 'Accessing the Town Centre' policy.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			The overarching policy seeks to strengthen the vitality and viability of the town centre through new development and provide an environment that encourages investment. This is likely to have a positive effect upon the number and quality of job opportunities in the long term.
	MT			
	LT			

SA13 - To develop a strong culture of enterprise and innovation	ST		The overarching policy seeks to strengthen the vitality and viability of the town centre through new development and provide an environment that encourages investment. Whilst this is unlikely to increase qualification levels or high knowledge sectors, having a thriving town centre is likely to help inspire enterprise and mean that entrepreneurs feel confident enough in the area to start a business there. This is likely to have a positive effect upon the objective in the medium to long term.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The overarching policy seeks to strengthen the vitality and viability of the town centre through new development and provide an environment that encourages investment. The development of new retail / office units to meet modern requirements is likely to have a positive effect upon this objective in the medium to long term.
	MT		
	LT		

#### Summary

Due to the limited nature of this policy, the effects of the policy approach on the baseline are largely uncertain or not significant at present, because they rely on development coming forward, and the specific nature of that development. However should the required investment be secured, this policy should have a positive effect on the baseline with regard to a number of the objectives, including in particular those relating to improving services and facilities and employment opportunities.

MCA2 Town Centre Improvements

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		No significant effect predicted, though housing could be a suitable use above shop premises.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		The policy ought to have beneficial effects on wellbeing by creating a more attractive and accessible town centre. However, effects are not predicted to be significant.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		The policy identifies the need for proposals for development within the town centre to positively contribute to the image of the town and the quality of the town centre environment through a range of measures that should help to provide opportunities for people to value the town's culture. In particular, the policy incorporates measures such as the provision of public art, enhancements to the Town Hall and reinstatement of the historic architectural detail. Overall, the delivery of this policy would have a positive effect in terms of providing opportunities for the local population to value the culture of Mansfield.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		No significant effect, though securing improvements to the town centre environment could discourage anti-social behaviour.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		Delivery of the policy should help to improve access to community facilities and services in Mansfield town centre through the enhancement of permeability through the town centre and improvements to the pedestrian environment. This would have an indirect positive effect on the baseline relating to this SA objective.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		No significant effect predicted.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		The policy incorporates a requirement for proposals for development in the town centre to positively contribute to the image of the area through measures to: suitable lighting of historic and key buildings; enhancements to the Town Hall; and reinstatement and enhancement of historic architectural detail. Through these measures, the historic environment in Mansfield town centre will be protected, enhanced and restored. Overall, this would lead to a direct positive effect on the town centres historic environment, which could be significant in the longer term.
		MT		
		LT	+	
SA8 - to manage prudently the natural resources of the district		ST		No significant effect, though reuse of vacant buildings and infill sites ought to discourage the development of new buildings on greenfield land.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		No significant effect.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST		No significant effect.
		MT		
		LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST		Delivery of the policy should help to improve access to jobs and services in Mansfield town centre through the enhancement of permeability through the town centre and improvements to the pedestrian environment. This would have an indirect positive effect on the baseline relating to this SA objective.
		MT		
		LT		
SA12 - To create high quality employment opportunities		ST		The policy identifies the need for proposals for development within the town centre to lead to the refurbishment of the Four Seasons Shopping Centre and Beales Department Store amongst other changes to improve the town centre. These measures should lead to a positive effect in terms of creating employment opportunities by encouraging new businesses to locate in the town centre in modern premises.
		MT		
		LT		
SA13 - To develop a strong culture of enterprise and innovation		ST		No significant effect predicted.
		MT		
		LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST		No significant effect predicted.
		MT		
		LT		

Summary
The policy identifies a range of specific improvements that will be supported by the Council in terms of bringing forward proposals for development within the town centre. The delivery of these improvements will help to improve the physical environment of the town centre including the historic environment, public realm/civic spaces, the Four Seasons Shopping Centre and Beales Department Store. The delivery of these measures throughout the town centre should help encourage new businesses to locate in the area, which in turn would provide job opportunities.

MCA3 Accessing the Town Centre

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		No significant effect
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		The policy supports the creation and enhancement of pedestrian and cycle routes into and out of the town centre and identifies a series of locations where specific improvement measures will be implemented. These improvements would have an indirect positive effect on the health of the local population through encouraging them to walk and cycle when accessing the town centre, which would have health benefits.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		Opening up the River Maun for riverside walks and enhancement of green infrastructure ought to have a positive effect.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		Improved safety of roads ought to have a positive (but minor) effect.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		No significant effect.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		Opening up the River Maun for riverside walks could have mixed effects on biodiversity. On one hand, it could lead to increased disturbance of wildlife habitats. Conversely, enhancements to green infrastructure could help to protect and enhance biodiversity. An uncertain effect is predicted at this stage.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		Avoidance of street clutter and supporting pedestrianisation measures ought to have a positive effect on the setting of heritage assets.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		No significant effect.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		No significant effect.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST		The policy incorporates measures for encouraging sustainable travel to and from the town centre, including pedestrian and cycle access (via the creation and enhancements of pedestrian and cycle routes) and bus provisions (implementation of bus lanes). The delivery of this policy should have an indirect positive effect on minimising energy usage as a result of encouraging the use of sustainable transport methods as opposed to the private car.
		MT		
		LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST	+	The policy incorporates measures for encouraging sustainable travel to and from the town centre, including pedestrian and cycle access (via the creation and enhancements of pedestrian and cycle routes) and bus provisions (implementation of bus lanes). The implementation of this policy should have a significant positive effect through encouraging the local population to use sustainable transport methods when travelling to and from Mansfield town centre.
		MT	+	
		LT	+	
SA12 - To create high quality employment opportunities		ST		No significant effect.
		MT		
		LT		
SA13 - To develop a strong culture of enterprise and innovation		ST		No significant effect .
		MT		
		LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST		No significant effect.
		MT		
		LT		

Summary
The policy incorporates measures for encouraging sustainable travel to and from the town centre, including pedestrian and cycle access (via the creation and enhancements of pedestrian and cycle routes) and bus provisions (implementation of bus lanes). This policy would contribute towards promoting the use of sustainable travel when accessing the town centre, which in turn would minimise energy usage. The policy would also have an indirect positive effect on the health of those people travelling into the town centre using the new and enhanced pedestrian and cycle routes.

MCA4 Town centre mix of uses

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST	No significant effect
		MT	
		LT	
SA2 - To improve health and wellbeing, and reduce health inequalities		ST	No significant effect
		MT	
		LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST	No significant effect
		MT	
		LT	
SA4 - To improve community safety, reduce crime and the fear of crime		ST	No significant effect
		MT	
		LT	
SA5 - To promote and support the development and growth of social capital across the district		ST	No significant effect
		MT	
		LT	
SA6 - To increase biodiversity levels across the district		ST	No significant effect
		MT	
		LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST	No significant effect
		MT	
		LT	
SA8 - to manage prudently the natural resources of the district		ST	No significant effect
		MT	
		LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST	No significant effect
		MT	
		LT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST	No significant effect
		MT	
		LT	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST	The delivery of this policy would have an indirect positive effect in terms of reducing the need to travel through ensuring that retail uses are focussed within Mansfield town centre. This would ensure that retail uses are provided in an accessible location, especially when delivered in combination with Policy MCA3 (Accessing the town centre).
		MT	
		LT	
SA12 - To create high quality employment opportunities		ST	The focus of retail uses in Mansfield town centre would have a direct positive effect on the baseline relating to this SA objective in terms of creating job opportunities in the area.
		MT	
		LT	
SA13 - To develop a strong culture of enterprise and innovation		ST	No significant effect
		MT	
		LT	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST	No significant effect
		MT	
		LT	

Summary
<p>The policy identifies that Mansfield town centre shall be the focus for all town centre uses with retailing being a particular focus within the primary shopping area. Delivery of retailing uses would have a direct positive effect in terms of ensuring residents are satisfied with the level of retail services provided in the town centre. When delivered alongside Policy MCA3 (Accessing the town centre), the policy would ensure that retail uses are provided in accessible location. Additional job opportunities would also be delivered in the retail sector through the implementation of this policy.</p>

MCA5 Primary shopping area

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		Conversion of upper floors of properties will be fully supported, which would have a positive effect. The numbers involved do not generate a significant positive effect.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Through ensuring Mansfield primary shopping area is made up of appropriate class A uses, access to shops (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5) for the local population would be enhanced over the plan period. This should have a positive effect in terms of ensuring residents are satisfied with the level and mix of services provided in the primary shopping area within Mansfield town centre.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The policy should ensure that the characteristics of the town centre are maintained and enhanced with regards to retaining a retail core. This ought to have beneficial effects upon the built environment and heritage.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effects.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The delivery of this policy should have an indirect positive effect in terms of reducing the need to travel by ensuring that class A uses are focussed within the primary shopping area in Mansfield town centre. This would ensure that class A uses are provided in an accessible location, especially when delivered in combination with Policy MCA3 (Accessing the town centre).
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The focus of class A uses in the primary shopping area in Mansfield town centre would have a direct positive effect on the baseline relating to this SA objective in terms of retaining premises that support retail jobs.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect.
	MT		
	LT		

Summary
The policy identifies that class A uses (shops (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5)) would be delivered in the primary shopping area in Mansfield town centre. The delivery of this policy should help to ensure that residents are satisfied with the level and mix of services provided in the primary shopping area within Mansfield town centre. Furthermore, the delivery of this policy should have a positive effect in terms of reducing the need to travel by ensuring that class A uses are focussed within the primary shopping area in Mansfield town centre.

MCA6 Mansfield's Cultural Hub

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effect.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		This policy would have a significant positive effect upon the baseline associated with this objective as it aims to increase use of the theatre, museum and old library by allowing development that would enhance them. It also seeks to protect these uses for future generations and create a cultural hub if opportunities arise.
	MT	+	
	LT	+	
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		These facilities host a number of community activities / shows / exhibitions etc throughout the year. Therefore it is considered that a policy which aims to improve them is likely to increase satisfaction and engagement levels and have a significant positive effect upon this objective. Improvements could be achieved throughout the plan period, with cumulative benefits accruing over time.
	MT	+	
	LT	+	
SA6 - To increase biodiversity levels across the district	ST		No significant effect
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	+	This policy would have a significant positive effect upon this objective as it aims to protect and enhance the theatre, museum and old library which are all cultural assets that could otherwise be at risk of damage to their character and function.
	MT	+	
	LT	+	
SA8 - to manage prudently the natural resources of the district	ST		No significant effect
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		There is potential for improvements to also be made to the energy efficiency of the buildings but at this stage this is unknown.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Although there is a bus stop directly outside of the buildings it is unlikely that improvements and future protection would affect this objective significantly.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect, though protection of these assets ought to retain a small number of associated jobs.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Improving the rear of the theatre would help provide a building which can accommodate a wider range of performances, and as a result become a more attractive entertainment venue for a wider range of audiences. This would have a positive impact upon the town centre economy.
	MT		
	LT		
Summary			
This policy would have significant positive effects upon SA3 and SA5 which relate to providing opportunities to increase participation in cultural activities, and increasing satisfaction levels. There is also a significant positive effect in relation to SA7 as the policy's aim is to protect and enhance existing cultural assets. There is also a positive effect in relation to SA14 and no negative effects were found by the appraisal.			

MWDC1 - District Centre Mix of Uses (both Mansfield Woodhouse and Market Warsop)

**Policy** - Allows a range of main town centre uses (at ground floor level) provided that the percentage of A1 units does not drop to under 40% of all units.

**Reasonable Alternative 1** - Allow a range of main town centre uses (at ground floor level) regardless of the percentage of A1 units. (Business as usual)

SA Objective	Policy		Summary & Mitigation	Alt 1		Summary & Mitigation
SA1: HOUSING	ST		This policy option will have no significant effect upon the objective to meet housing needs as the areas in question are already established retailing areas. Despite this, residential uses can play an important role in ensuring the vitality of centres and proposals to convert upper floors would be supported in principle.	ST		This policy option will have no significant effect upon the objective to meet housing needs as the areas in question are already established retailing areas. Despite this, residential uses can play an important role in ensuring the vitality of centres and proposals to convert upper floors would be supported in principle.
	MT			MT		
	LT			LT		
SA2: HEALTH	ST		This policy option ought to have a positive effect by improving health and wellbeing, and reducing health inequalities. Both district centres already have doctors and dentist surgeries either within the centre or in close proximity. This policy option would allow new practices to open in accessible locations (provided A1 remains the predominant use), as well as helping the centres to remain vibrant which would encourage linked trips / physical activity.	ST		This policy option ought to have a positive effect by improving health and wellbeing, and reducing health inequalities. Both district centres already have doctors and dentist surgeries either within the centre or in close proximity. This policy option would allow new practices to open in accessible locations, as well as helping the centres to remain vibrant which would encourage linked trips / physical activity.
	MT			MT		
	LT			LT		
SA3: GREEN SPACES & CULTURE	ST		No significant effect as the areas in question are already established retailing areas.	ST		No significant effect as the areas in question are already established retailing areas.
	MT			MT		
	LT			LT		
SA4: COMMUNITY SAFETY	ST		No significant effect as the areas in question are already established retailing areas. However, if this policy helps encourage take up of vacant units it may help reduce fear of crime levels which may be caused by the poor image that vacant units can project.	ST		No significant effect as the areas in question are already established retailing areas. However, if this policy helps encourage take up of vacant units it may help reduce fear of crime levels which may be caused by the poor image that vacant units can project.
	MT			MT		
	LT			LT		
SA5: SOCIETY	ST		This policy option ought to have a positive effect upon the objective to support the development and growth of social capital across the district. This policy option would allow new community facilities / services to open in accessible locations (provided A1 remains the predominant use), as well as helping the centres to remain vibrant which could help increase satisfaction levels / boost community spirit.	ST		This policy option ought to have a positive effect upon the objective to support the development and growth of social capital across the district. This policy option would allow new community facilities / services to open in accessible locations, as well as helping the centres to remain vibrant which could help increase satisfaction levels / boost community spirit.
	MT			MT		
	LT			LT		
SA6: BIODIVERSITY	ST		No significant effect as the areas in question are already established retailing areas.	ST		No significant effect as the areas in question are already established retailing areas.
	MT			MT		
	LT			LT		
SA7: BUILT & NATURAL ASSETS	ST	+	This policy option should ensure that the district centres retain their traditional and historic role in serving the communities that have developed around them. Both are also designated conservation areas with many listed buildings (which will be protected under other policies) however this policy will have a significant positive effect as it will protect and enhance these centres which are in themselves cultural assets, and their sense of place.	ST	+	This policy option ensures that the district centres retain their traditional and historic role in serving the communities that have developed around them. Both are designated conservation areas with many listed buildings (which will be protected under other policies) however this option will have a positive effect as it will protect and enhance these centres which are in themselves cultural assets, and their sense of place. Not stipulating a target percentage of A1 units may (over time) mean that the traditional retailing role of the centres changes to be more leisure or business focussed, which could affect the character of these areas - the extent of these effects is uncertain at this time.
	MT	+		MT		
	LT	+		LT		
SA8: NATURAL RESOURCES	ST		No significant effect as the areas in question are already established retailing areas.	ST		No significant effect as the areas in question are already established retailing areas.
	MT			MT		
	LT			LT		
SA9: WASTE	ST		No significant effect as the areas in question are already established retailing areas, and changes of use are unlikely to impact upon waste generation levels.	ST		No significant effect as the areas in question are already established retailing areas, and changes of use are unlikely to impact upon waste generation levels.
	MT			MT		
	LT			LT		
SA10: ENERGY	ST		No significant effect as the areas in question are already established retailing areas, and changes of use are unlikely to impact upon energy usage / generation levels.	ST		No significant effect as the areas in question are already established retailing areas, and changes of use are unlikely to impact upon energy usage / generation levels.
	MT			MT		
	LT			LT		
SA11: TRANSPORT	ST		This policy option should have a positive effect upon this objective which seeks sustainable transport. Both district centres are already well served by public transport and are surrounded by residential areas, the inhabitants of which are largely within a manageable walking distance. This policy option would allow new businesses to start up in accessible locations (provided A1 remains the predominant use), as well as helping the centres to remain vibrant which could encourage more linked trips and discourage trips elsewhere which may require a less sustainable transport mode.	ST		This policy option should have a positive effect upon this objective which seeks sustainable transport. Both district centres are already well served by public transport and are surrounded by residential areas, the inhabitants of which are largely within a manageable walking distance. This policy option would allow new businesses to start up in accessible locations, as well as helping the centres to remain vibrant which could encourage more linked trips and discourage trips elsewhere which may require a less sustainable transport mode.
	MT			MT		
	LT			LT		
SA12: EMPLOYMENT	ST		This policy option would have no significant effect upon the objective to create high quality job opportunities, as although new business starts ups would create jobs, these are likely to be in the retail/service sector due to the location.	ST		This policy option would have no significant effect upon the objective to create high quality job opportunities, as although new business starts ups would create jobs, these are likely to be in the retail/service sector due to the location.
	MT			MT		
	LT			LT		
SA13: INNOVATION	ST		Allowing a range of uses at the District Centres allows for new businesses to start up which helps to develop enterprise. Although it won't necessarily lead to increased qualification levels or create jobs in high knowledge sectors, this would have a positive effect against the baseline associated with this objective.	ST		Allowing a range of uses at the District Centres allows for new businesses to start up which helps to develop enterprise. Although it won't necessarily lead to increased qualification levels or create jobs in high knowledge sectors, this would have a positive effect against the baseline associated with the objective.
	MT			MT		
	LT			LT		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST		Many of the existing buildings within the District Centres were originally workers cottages and are quite limited in terms of their size. In addition a number are listed buildings which restricts their capacity to be altered. Due to the local nature of shopping in the District Centres this is not a significant problem but may (in the medium to long term) prevent growing businesses from expanding / selling a wider range of goods within the area, and cause them to move elsewhere. Allowing the development of larger units within or on the edge of the centres will help to mitigate this effect.	ST		Many of the existing buildings within the District Centres were originally workers cottages and are quite limited in terms of their size. In addition a number are listed buildings which restricts their capacity to be altered. Due to the local nature of shopping in the District Centres this is not a significant problem but may (in the medium to long term) prevent growing businesses from expanding / selling a wider range of goods within the area, and cause them to move elsewhere. Allowing the development of larger units within or on the edge of the centres will help to mitigate this effect. This option is slightly less restrictive on the use of ground floor premises, so the effects are likely to be lesser than the preferred policy in this respect.
	MT			MT		
	LT			LT		

Summary
The appraisal has found that the effects of both policy options are very similar, and are generally positive. The only difference between the options is that Option A includes a minimum level of A1 units in order to ensure that the district centres retain their historic retailing function. This meant that Option A was determined to have a significant positive effect upon SA7 (which relates to protecting and enhancing the various assets of the district) whereas Option B had an uncertain long term effect. The only negative effect was recorded against SA14 which relates to providing the physical conditions for business. The appraisal found that the existing conditions of the District Centres (i.e. small, listed buildings) may over time restrict the ability of businesses to grow. This effect may be lesser for Option B, which is more relaxed about town centre uses.

**MWDC2 Mansfield Woodhouse District Centre Improvements**  
**MWDC3 Allocations for Retail at Mansfield Woodhouse District Centre**

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy identifies the need for proposals for development to improve the pedestrian environment and the general appearance of Mansfield Woodhouse district centre. This is likely to have an indirect positive effect in terms on the well being of people using Mansfield Woodhouse district centre over the plan period.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy sets out the need to improve the pedestrian environment, reduce the impact of vehicular traffic and reduce visual clutter through the rationalisation of traffic signage and pedestrian guard rails. These measures are likely to have a positive effect in terms of enhancing pedestrian safety within the Mansfield Woodhouse district centre.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Policy MWDC2 specifically identifies the need for proposals for development within Mansfield Woodhouse district centre to incorporate a range of measures to reinstate and enhance the historic architectural detail in the area. This would have a direct positive effect in terms of protecting and enhancing the historic environment in the Mansfield Woodhouse district centre. Although allocated commercial sites (MWDC3) are in a Conservation Area. The policy states proposals will take into account Conservation Area and therefore should not create a negative impact.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			Whilst the provision of a café/restaurant and an extension to Morrisons may produce more waste in Mansfield Woodhouse, no significant effect is likely due to the scale of development and the existing infrastructure in place.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			No significant effect
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			No significant effect
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			The commercial allocations may provide some job opportunities but these are likely to be service sector, lower skilled jobs.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect
	MT			
	LT			

Summary
Policy MWDC2 identifies a range of measures that proposals for new development will be required to adhere to that would improve the appearance of the Mansfield Woodhouse district centre. These measures would have a positive effect in terms of the well being and safety of people when shopping/working/accessing community facilities located within the district centre. The policy also emphasises the need to protect and enhance the historic environment as part of bringing forward proposals for new development. Linked to Policy S4, which sets out a requirement for new retail floor space to be provided within the Mansfield Woodhouse district centre, Policy MWDC3 allocates new commercial sites in the centre. This should have a minor positive effect in terms of job creation (SA12) and also improve the wellbeing of the community with the increased local service offer (SA2). It is unlikely to have an effect on the majority of other SA objectives. Mansfield Woodhouse district centre is in a Conservation Area and development within it should be sensitively developed.

## W1 Warsop Parish

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The policy highlights that new housing within the Parish of Warsop will be focussed at Market Warsop. The delivery of housing in this location would have a direct positive effect in terms of ensuring that housing is delivered towards sustainable locations that reduce the need for people to travel due to the range of services that are/will be available at present and over the plan period in Market Warsop.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The delivery of this policy would have an indirect positive effect in terms of improving the health and wellbeing of the local population by protecting greenfield land. This would ensure that suitable leisure/recreational opportunities are provided in the Parish of Warsop, which in turn would encourage active lifestyles in the area.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The delivery of this policy would have a direct positive effect in terms of protecting existing areas of open space as well as ensuring greenfield land is protected. This would ensure that green spaces are provided within the Parish that would encourage people to participate in sport, recreation and cultural activities.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy emphasises the need to maintain/strengthen the District Centre and support Market Warsop's role as a service centre for the surrounding villages through focussing retail and employment growth in the area. This would have a direct positive effect in relation to the baseline associated with this SA objective through improving access to retail and employment services.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			A focus on Market Warsop should help to reduce pressure on areas of countryside with biodiversity value in Warsop Parish such as around villages to the north east and the north. In the main, the most sensitive locations ought to be avoided by focusing on urban containment/regeneration. However, sites allocated on the south eastern edge of Market Warsop could also have potential for negative effects - for example upon <i>Hills &amp; Holes</i> & <i>Sookholme Brook</i> SSSI. Landscape/habitat buffers may be required to mitigate impacts on areas of wildlife value.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Directing development to Market Warsop with a focus on regeneration ought to have a positive effect on the built environment by encouraging the reuse of buildings and land. It should also avoid effects on the character of villages which are more likely to be sensitive to change.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			Through focussing new development on Market Warsop, the need to travel should be reduced through ensuring housing is located in close proximity to retail (shops) and employment (job opportunities) developments. This would have a direct positive effect in terms of reducing the need to travel, which in turn would minimise carbon emissions.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			The policy highlights that new retail and employment growth would be focussed at Market Warsop. This would have a direct positive effect in terms of increasing job opportunities within the area and ensuring that they are in an accessible location close to existing and new housing.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect
	MT			
	LT			

Summary
The policy aims to direct new housing, retail and employment growth towards Market Warsop. This would ensure that new housing, shopping facilities and job opportunities are located in a sustainable location that is accessible to people living within Warsop and in the surrounding villages. This would help reduce the need to travel.

W2 Allocations for New Homes in Warsop Parish

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		+	The policy allocates four sites for new housing in Warsop Parish. The delivery of housing in these locations would have a direct positive effect in terms of ensuring that housing is delivered towards sustainable locations, as the sites are close to a range of existing services that would mean car journeys will be minimised. The new sites will help contribute to the overall housing that Mansfield District requires and more specifically the needs of Warsop.
	MT		+	
	LT		+	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The housing provision could be specialist housing, such as care homes, which may improve the health and well being of the community. Furthermore, the delivery of this policy may have an indirect positive effect as new housing development can bring s106 or CIL funding as part of the schemes, which could be used to provide GP services or recreation opportunities to encourage more active lifestyles. Conversely there is no GP within walking distance of any of the sites, which is a minor negative effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			Each site has good access to greens space and could secure improvements through developer contributions. However, W2(a) would lead to the loss of an existing recreational facility, which would have a negative effect, at least in the short term.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect likely.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy will provide local housing, which will help the growth of the community. It will also provide the opportunity for existing residents who are unable to find a house at this stage to get onto the property ladder. This will help develop further the social capital already in the area, and provide people with the opportunity to start their own homes and become more active in the community in years to come. In general, there is good access to community facilities from the allocated sites.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST		+	Two sites are adjacent to a SSSI and therefore present the risk of significant negative effects on biodiversity. There will be a need to provide significant buffers between the developed part of the site and the SSSI. Opportunities to enhance the SSSI and the buffer should also be pursued, as the sites fall within biodiversity opportunity areas for wetland and calcareous natural grassland. At this stage, significant negative effects are predicted, but mitigation could reduce these.
	MT		+	
	LT		+	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Development in the urban area would be unlikely to have a negative effect on landscape quality or heritage. However, site W2c is adjacent to a local landscape designation and any development would need to be sensitively designed to avoid negative effects. A negative effect has been predicted at this stage, but mitigation ought to ensure a negligible effect.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			Whilst the provision of new homes may produce more waste in Market Warsop, no significant effect is likely due to the scale of development and the existing infrastructure in place.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			Through focussing new housing in Market Warsop, the need to travel should be reduced as housing allocations are located in close proximity to retail (shops) and employment (job opportunities). This should have a positive effect in terms of reducing the need to travel, which in turn would minimise carbon emissions. There are no current opportunities in Market Warsop for district heating.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect as the allocations are for housing. However, provision of sufficient local housing will help to house a local labour force to serve current and future businesses in the area.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect
	MT			
	LT			

Summary
The policy aims to direct new housing to Market Warsop by allocating four housing sites. This will have a significant positive effect in helping Mansfield District reach its housing targets over the plan period. The sites are located within the urban area and well placed to existing amenities, although one site would lose open space as a result of development and access to a GP on foot is not ideal. The development could help bring new and existing residents together and develop community cohesion. Depending on the type of housing, there may be potential for local people to get on the property ladder or provide new homes for people who need care. There is potential for negative effects on biodiversity and landscape character, but opportunities for mitigation and enhancement exist that could minimise these effects.

W3 Allocations for Employment Land in Warsop Parish

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		No significant effect.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		The new employment sites will provide an opportunity to improve access to jobs which is a direct positive effect on wellbeing. The scale of the employment sites however are not large enough to illicit a significant positive effect. Both allocated sites are within a 1300m walking distance of Market Warsop centre.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		No significant effect.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		No significant effect likely.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		No significant effect likely.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		The sites are fairly small scale and unlikely to have a direct effect on designated sites. However, the potential SPA is within close proximity as well as local wildlife sites. The potential for negative effects is unclear at this stage. There are also biodiversity opportunity areas adjacent to the site that could be enhanced through section 106 contributions.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		No significant effect is predicted as there are no heritage or landscape designations in close proximity to the sites, and neither is particularly sensitive to change.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		Development falls into land classified as Grade 2/3 agricultural land. However, the land on site is either previously developed or possibly contaminated. Therefore, negative effects are unlikely. In fact, development of site W3b presents the opportunity to remediate a former tyre storage area, which constitutes a positive effect.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		Whilst the provision of employment sites may produce more waste in Market Warsop, no significant effect is likely due to the scale of development and the existing infrastructure in place (assuming they are B1, B2 and B8 usages).
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST		Through focussing new employment in Market Warsop, the need to travel to work for residents should help to reduce travel times and car journeys for residents, which in turn would minimise carbon emissions. Both allocated sites are within a 1300m walking distance of Market Warsop centre, though car use would still be anticipated. On balance neutral effects are predicted. Development is outside a heat demand area, but development is small scale and B2/B8 uses would be less likely to support heat networks.
		MT		
		LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST		
		MT		
		LT		
SA12 - To create high quality employment opportunities		ST		The new employment sites will provide opportunities for jobs which will be a significant positive effect.
		MT		
		LT		
SA13 - To develop a strong culture of enterprise and innovation		ST		Depending on the type of business which goes onto the employment sites, they may have the potential to support knowledge based employment and skills enhancement. However, the sites are less likely to support such uses, so an uncertain effect is predicted.
		MT		
		LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST		There are infrastructure constraints that will need to be overcome to support development on the allocated sites (contamination, highways works and land stability for example). This could present issues in the short term, but in the longer term positive effects should be realised as infrastructure improvements are secured.
		MT		
		LT		

Summary
The policy aims to direct new employment to sites to Market Warsop. This will have a significant positive effect in terms of job creation and also improve the wellbeing of the community with the increased access to jobs. Development of the sites should secure remediation of potential contamination as well as ensuring that infrastructure exists to support future economic activity. Effects on biodiversity are unclear - whilst there are designated sites nearby, effects would be indirect, and there may also be potential for enhancement as part of development agreements.

WDC1 Market Warsop district centre mix of uses

WDC2 Market Warsop District Centre Improvements

WDC3 Proposed allocations for commercial sites

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Policy WDC1 identifies the need for proposals for development to improve the pedestrian environment and improve the general appearance of Market Warsop district centre. This is likely to have an indirect positive effect in terms on the well being of people using Market Warsop district centre over the plan period.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			Policy WDC1 makes reference to the need to consider public safety in considering proposals in Market Warsop district centre. Policy WDC2 sets out the need to improve the pedestrian environment, reduce the impact of vehicular traffic and reduce visual clutter through the rationalisation of traffic signage and pedestrian guard rails. These measures are likely to have a positive effect in terms of enhancing pedestrian safety within the Market Warsop district centre.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			Policy WDC1 aims to facilitate the delivery of town centre uses (retail, non retail services (banks, building societies, restaurants and takeaways) and local public facilities (doctor's surgery, dentist, opticians, post office and library)) within Market Warsop district centre whilst ensuring that the level of retail units remains above 40%. This policy is likely to have a direct positive effect in terms of encouraging a range of services to be provided within Market Warsop that would improve access to community facilities and services.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Policy WDC2 specifically identifies the need for proposals for development within Market Warsop District Centre to incorporate a range of measures to reinstate and enhance the historic architectural detail in the area. This would have a direct positive effect in terms of protecting and enhancing the historic environment in the Market Warsop District Centre. In the long term this is predicted to have a significant positive effect.
	MT			
	LT	+		
SA8 - to manage prudently the natural resources of the district	ST			No significant effect
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			No significant effect
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			Through the delivery of a mix of uses in Market Warsop district centre, the need to travel should be reduced through ensuring that retail is located in an accessible location for the local population and those living in surrounding villages. This would have a direct positive effect in terms of reducing the need to travel in order to access key community facilities, which in turn would minimise carbon emissions.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			The delivery of retail allocations (WDC3) and town centre uses in Market Warsop district centre should have a positive effect in terms of creating employment opportunities in the area. The scale of development is minor, and so the effects are not predicted to be significant.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			The commercial allocations in WDC3 may provide some job opportunities but these are likely to be service sector, low skilled jobs. Therefore, effects are not anticipated to be significant.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect
	MT			
	LT			

Summary

Policy WDC2 identifies a range of measures that proposals for new development will be required to adhere to that would improve the appearance of the Market Warsop district centre. These measures would have a positive effect in terms of the well being and safety of people when shopping/working/accessing community facilities located within the district centre. The policy also emphasises the need to protect and enhance the historic environment as part of bringing forward proposals for new development. Linked to Policy S4, which sets out a requirement for new retail floor space to be provided within the Mansfield Woodhouse district centre, Policy WDC3 allocates new commercial sites in the centre. This should have a minor positive effect in terms of job creation (SA12) and also improve the wellbeing of the community with the increased local service offer (SA2). It is unlikely to have an effect on the majority of other SA objectives.

ST1 Protecting and improving our Sustainable Transport Network

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		There is no significant link between this policy approach and housing delivery.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		Protecting and enhancing the sustainable transport network offers the opportunity for increased physical activity and lower emissions by encouraging and enabling active travel such as walking and cycling. Both have likely consequential positive health benefits for the district's residents.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		Protecting and enhancing the sustainable transport network offers the opportunity for improved access to the network of walking and cycling routes across the District and therefore allows better accessibility to the green infrastructure network. This would have positive implications.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		Protecting and enhancing the sustainable transport network by including new walking and cycling routes within new developments offers the opportunity for natural surveillance on streets and other public spaces with consequential positive benefits for reducing crime and the fear of crime. Therefore this policy approach would have a positive effect.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Protecting and enhancing the sustainable transport network by including new walking and cycling routes within new developments, and identifying priority areas for sustainable transport solutions / highway improvements offers the opportunity for improved accessibility to community facilities with consequential positive benefits for their long term sustainability. Therefore this policy approach would have a positive effect.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Protecting and enhancing the sustainable transport network would include improvements to the multi-user trails that form part of the green infrastructure network - and could have positive biodiversity benefits. But increasing pressure from recreational users on these natural assets could adversely affect wildlife and the effects are therefore uncertain. A shift towards ultra-low emission vehicles could (over time) have a positive effect on habitats that are particularly sensitive to air pollutants, though the significance of effects is unlikely to be great.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Protecting and enhancing the sustainable transport network would include improvements to the multi-user trails that form part of the green infrastructure network - and could have positive benefits for the natural environment. But an increase in pressure from commuters and recreational users could adversely affect these assets and / or the landscape character of an urban fringe area and therefore the effect on this SA objective is considered to be uncertain. Please note that designated heritage / cultural assets are unlikely to be affected.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Protecting and enhancing the sustainable transport network offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. It is unlikely that the effects on the baseline would be significant, perhaps except in the long term when a network of low emissions charging points has been strengthened and public transport improvements have been secured.
	MT		
	LT	+	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		There is no significant link between this policy approach and waste management.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Protecting and enhancing the sustainable transport network would include the provision of facilities to support the use of ultra low emission vehicles. This (along with other sustainable transport modes such as walking and cycling) offers the opportunity to reduce the dependency on non-renewable resources used in the power of conventionally fuelled vehicles. This could have a <b>significant positive effect</b> upon the objective in the longer term.
	MT		
	LT	+	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Supporting sustainable travel though the protection and enhancement of the sustainable transport network will help to ensure that there are various opportunities to reduce reliance on the private car and minimise the effect of travel on the environment. This could have a <b>significant positive effect</b> upon the objective in the longer term.
	MT		
	LT	+	
SA12 - To create high quality employment opportunities	ST		Improved public transport, walking and cycling links ought to encourage better access to job opportunities.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant link.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy approach is likely to have a positive effect upon this objective as it seeks to ensure that the existing transport infrastructure is improved along the District's main arterial routes / public transport corridors which would mean that businesses can be served effectively. It also seeks to protect and enhance the sustainable transport network (which can be attractive to businesses who are conscious about being 'green') and support the shift towards ultra-low emission vehicles by encouraging the provision of infrastructure such as electric vehicle charging points. As such it is considered that the policy approach would help to ensure that the physical conditions for a modern economic structure are provided.
	MT		
	LT		

Summary
The policy is predicted to help reduce transport emissions by encouraging and facilitating public transport, walking, cycling and the infrastructure for ultra low emissions vehicles (I.e. charging points). This ought to have a <b>significant positive effect</b> in the long term on the baseline associated with SA11 Transport' and SA 11 Energy. There would also be beneficial effects for health and wellbeing by supporting access to green space. There is some uncertainty about the effects on biodiversity and built and natural heritage. On the one hand, development of trails and routes could improve access to nature as well as providing opportunities for enhancement. Conversely, this increased access could put recreational pressure on wildlife. It is likely that Plan policies ought to mitigate potential negative effects though.

ST2 Encouraging Sustainable Transport

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		Development in the urban area ought to have good links to transport modes, but for sites that are not well connected it may affect the attractiveness of housing in these locations due to the need to improve transport links. This is not considered likely to have a significant effect though.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		Promoting sustainable transport including walking, cycling and public transport in new developments offers the opportunity for physical activity with likely health benefits for the district's residents.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		Promoting sustainable transport which may enhance the network of walking and cycling routes across the District offers the opportunity to enhance and allow better accessibility to the green infrastructure network and would therefore have positive effects. Walking and cycling sit at the top of the hierarchy.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		Well designed environments that make provision for travel by a range of sustainable transport modes including walking, cycling and public transport offer the opportunity for natural surveillance on streets, off-road routes and other public spaces with consequential positive benefits for reducing crime and the fear of crime.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Well designed environments that make provision for travel by a range of sustainable transport modes including walking, cycling and public transport offer the opportunity for improved accessibility to community facilities with consequential positive benefits for their long term sustainability. Therefore this policy approach would have a positive effect upon the baseline associated with this objective.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Encouraging sustainable transport solutions through new development offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with the potential for beneficial effects on biodiversity. Increasing pressure from recreational users on these natural assets could disturb wildlife habitats and the effect on this SA objective is therefore predicted to be uncertain.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Encouraging sustainable transport solutions through new development offers the opportunity to enhance the provision of green corridors, routes and other features of the district's green infrastructure with positive benefits for the natural environment. But an increase in pressure from commuters and recreational users could adversely affect these assets and / or the landscape character of an urban fringe area and therefore the effect on this SA objective is considered to be uncertain. Please note that heritage / cultural assets are unlikely to be affected.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Encouraging sustainable transport solutions including walking, cycling and public transport as alternatives to the private car offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. This ought to have a significant positive effect upon the baseline associated with this objective in the long term.
	MT		
	LT	+	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		There is no significant link between this SA objective and encouraging sustainable transport.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		Encouraging sustainable transport solutions which (in addition to walking, cycling and public transport) could include the provision of facilities to support the use of ultra low emission vehicles offers the opportunity to reduce the dependency on non-renewable resources used in the power of conventionally fuelled vehicles. This would have a significant positive effect upon the baseline associated with this objective in the medium to longer term.
	MT	+	
	LT	+	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	+	Creating development that is accessible to all and by different modes of transport especially walking, cycling and public transport offers the opportunity to reduce reliance on the private car and minimise the effect of travel on the environment. This would have a significant positive effect upon the baseline associated with this objective.
	MT	+	
	LT	+	
SA12 - To create high quality employment opportunities	ST		There is no significant link between this SA Objective and encouraging sustainable transport.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		There is no significant link between this SA Objective and encouraging sustainable transport.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy approach would ensure that developments make provision for the satisfactory access and manoeuvring of commercial deliveries and specialist service vehicles. As such it would help to ensure that the physical conditions for a modern economic structure are provided, which ought to have a positive effect.
	MT		
	LT		
Summary			
This appraisal has found that the policy approach would have likely significant positive effects upon SA11 (to reduce the need to travel by the private car), SA10 (minimise energy consumption), and SA8 (manage natural resources prudently). In addition, it was also found that encouraging sustainable travel performed well in terms of improving people's health and well-being (SA2), improving better opportunities to value the district's green spaces (in particular green infrastructure) (SA3), helping to reduce crime and the fear of crime (SA4), and improving access to and use of community facilities (SA5). It was also found that the preferred policy would be likely to help to ensure that the physical conditions for a modern economic climate are provided, which meets SA14. There were no negative effects found although uncertain effects were recorded against some of the environmental objectives where increasing pressure from commuters and recreational users arising from more sustainable travel may be likely to cause adverse impacts upon the natural environment (SA7) and biodiversity levels (SA6).			

ST3 Impact of Development upon Highway Network

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The effect on housing is predicted to be insignificant.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Ensuring that highways remain safe is beneficial to wellbeing, but the effects of this policy would be negligible given that developments that made the highways network unsafe would be unlikely to gain permission anyway due to national policy / guidelines and likely opposition from transport bodies.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			There is no link between highways safety and access to green space.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy will contribute towards a safe and secure built environment. Where identified highway safety concerns issues cannot be suitably addressed through either a condition or planning agreement, planning permission will not be granted for developments that endanger highway safety, including access / egress from the highway and internal movements within a site, or have a significant impact on the satisfactory functioning of the highways network. The effects are not predicted to be significant given that without safe access to highways and safe functioning of the highways network developments would be unlikely to be granted permission anyway.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			There is no link between highways safety and building social capital
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			There is no link between highways safety and biodiversity.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			There is no link between highways safety and heritage / landscapes.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			There is no link between highways safety and natural resources.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			There is no link between highways safety and waste management.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			There is no link between highways safety and energy use and efficiency.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			No significant effect. The policy will be a tool for ensuring that development is not harmful for highway safety. The policy will not specify or encourage the development to promote or incorporate sustainable modes of transport.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			There is no link between highways safety and the creation of jobs.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			There is no link between highways safety and energy use and efficiency.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			A safe highways network is important to ensure that businesses and employees have good access to premises. The policy is beneficial in this respect, but effects are not predicted to be significant given that developments that made the highways network unsafe would be unlikely to gain permission anyway due to national policy and guidelines and likely opposition from transport bodies.
	MT			
	LT			
Summary				
The policy is unlikely to have any significant negative or positive effects, as many of the issues would be covered in absence of the plan. However, the policy is predicted to have broadly positive implications for health and wellbeing, infrastructure and community safety.				

ST4 Parking provision

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			No significant effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy outlines the need for parking provision to provide a safe and secure environment which is positive, but not significant.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effect.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effect.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The policy makes reference to a parking standards SPD, which is in draft format and will be consulted upon alongside the Local Plan. Without sight of the SPD at this stage, it is assumed that a positive effect is likely, acknowledging that some parking provision will be necessary in new developments, and that managing parking provision can encourage journeys by other modes than private vehicles, as part of a comprehensive package of actions to discourage private vehicle use. It is difficult to predict whether this will be a significant effect, without sight of the SPD.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST			No significant effect
	MT			
	LT			

Summary

Without reviewing the Parking Standards SPD it is difficult to predict the significance of effects on the baseline with respect to SA11 - which is the objective of most relevance to this policy, although a positive effect is assumed. No significant effects are predicted in relation to the baseline with respect to any of the other objectives, although a positive effect is likely in relation to community safety and the prevention of crime, given that this is one of the stated requirements in the consideration of new parking developments.

CC1 Climate Change and New Development

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		This policy approach would ensure that all development contributes to mitigating and adapting to climate change, including through the sustainable location of development, energy and water efficient design and construction, and efficient use of natural resources. In the short term the need to build to meet stricter standards may affect viability, but this should have less impact in the long term as the standards required through the building regulations are increased. It is unclear whether there would be negative effects, as viability would be likely to be a factor in development decisions (though this is not clear from the policy).
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy ought to ensure that new developments are designed to be in sustainable locations with good access to a range of community facilities allowing increased opportunities for walking and cycling, and which include green infrastructure which can help support healthy communities. Buildings ought to be more resilient to climate change, such as rising temperatures, ensuring comfortable environments for living and working benefitting the well being of the most vulnerable groups. There would be a positive effect in the longer term as the stock of sustainable housing increases.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy would seek to reduce carbon emissions and promote adaptation measures in new development. This could help to protect heritage assets and make them more resilient to the effects of climate change such as increased flood risk and heat. The creation of green infrastructure could promote improved access to heritage assets, although the likelihood of these effects occurring is unclear.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		Although the policy requires the creation of green infrastructure (which could have positive implications in terms of establishing safe routes of travel), the effect on community safety are expected to be neutral as the focus of the policy would do little to reduce crime and fear of crime.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy requires building monitoring systems, which could improve engagement and awareness of environmental issues. The potential for district heating schemes and green infrastructure enhancement could also help to bring communities together to influence and benefit from these schemes. The effects are considered to be uncertain at this stage, as the policy does not (and cannot) ensure that community groups would engage in climate change adaptation and mitigation schemes.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		The policy requires development to include measures to mitigate and adapt to climate change including enhancements to the district's network of green infrastructure. This could have positive effects for biodiversity, but it is unclear what adaptation measures would be secured at this stage and the extent to which they would benefit biodiversity. The policy does not explicitly state that adaptation should take account of effects on biodiversity, but these factors are dealt with comprehensively in policy NE7.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The policy requires development to consider layouts and building designs which should provide improved resilience to climate change. This ought to have a positive effect on the built environment by reducing risk to flooding and heat stress. Adaptation measures such as green infrastructure improvements could also help to enhance the environment.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		National standards already set requirements for energy and water efficiency in new developments, and it is unlikely that developments would significantly surpass these standards unless it was feasible and attractive for developers to do so. However, the policy does require all development to consider passive design, monitoring systems and district heating, which would potentially reduce carbon emissions beyond those requirements set by national standards. The policy is therefore predicted to have a positive effect on natural resources in the short to medium term. It is expected that the requirements to deliver low carbon developments will continue to increase over the plan period, and thus the measures outlined in this policy are more likely to become standard practice in the longer term.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy requires development to consider how waste reduction can be achieved onsite which ought to have beneficial effects in terms of reducing the amount of waste that is generated and sent for disposal.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		National standards already set requirements for energy and water efficiency in new developments, and it is unlikely that developments would significantly surpass these standards unless it was feasible and attractive for developers to do so. However, the policy does require all development to consider passive design, monitoring systems and district heating, which would potentially reduce carbon emissions beyond those requirements set by national standards. The policy is therefore predicted to have a positive effect on natural resources in the short to medium term. It is expected that the requirements to deliver low carbon developments will continue to increase over the plan period, and thus the measures outlined in this policy are more likely to become standard practice in the longer term.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy focuses on site based measures to help mitigate and adapt to climate change. Although some measures such as green infrastructure enhancement can encourage walking and cycling, the policy does not deal with the location of development, and thus the effects on transport are negligible.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		This policy will support and encourage the development of higher quality buildings that ought to be more attractive to potential occupiers. However, this is not linked to the quality and diversity of jobs on offer, and thus the effects are considered to be neutral on employment.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		This policy aims to ensure that all development includes measures to mitigate and adapt to climate change, including reducing CO2 emissions. It is unlikely that this alone would raise educational attainment levels or specifically create jobs in high knowledge sectors and is therefore considered to have no significant impact upon this objective.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		This policy aims to ensure that all development includes measures to mitigate and adapt to climate change, including adopting energy efficient, water efficient, and low carbon building design and layout. This is likely to contribute to the design and construction quality of new employment units which are of a type required by businesses which ought to have a positive effect upon the quality of buildings and infrastructure.
	MT		
	LT		

Summary for CC1
The policy approach is likely to have a positive effect on energy, waste and natural resources by minimising the requirement for resource use. There could also be positive effects on the built and natural environment by helping to enhance green infrastructure and create more resilient developments.

CC2 Standalone and community-wide energy generation

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		Energy schemes are unlikely to have an effect on housing, as the land suitable for energy scheme development would be unlikely to be favourable for housing. Energy schemes would also be unlikely to gain approval where there would be effects on residential amenity. Therefore, neutral effects are predicted.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy incorporates measures that stipulate the need for proposals for renewable energy developments to avoid or mitigate any adverse impacts on the local visual and recreational amenity. This should help ensure that the health and wellbeing of the local population is protected/maintained as part of proposals. However, these are principles that are contained in the NPPF, so the effects in this respect would be neutral. Nevertheless, the policy does provide particular support for schemes that bring benefits to local communities. This would include provision of heat and power to local communities, which could have a positive effect on health, especially in areas of fuel poverty.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy protects areas of value for landscape and biodiversity; which should ensure that access to existing areas of recreational value are protected. Nevertheless, the effects of the policy are considered to be neutral because these requirements would be in place anyway through national planning policy (i.e. the NPPF) and the baseline position would not be expected to change significantly in the absence of this policy.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		There is no link between levels of crime and the development of renewable energy schemes.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy gives particular support to community-led schemes, which may encourage local community groups to work in partnership with energy companies to bring forward local schemes. This activity would help to foster community spirit, having a positive effect in specific communities. The effects are not considered significant, as the policy would only facilitate such schemes where strong groups already existed.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on biodiversity. In the absence of this policy, protection would still be afforded to biodiversity (through national policy and legislation), hence a neutral effect is predicted. However, the policy also seeks to enhance biodiversity where opportunities exist, which would have a positive effect.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on landscape, heritage assets in the area and their settings. In the absence of this policy, protection would still be afforded to landscape and heritage (through national policy and legislation), but this may not be as thorough at the local level as the policy identifies the need to refer to landscape character zones. Therefore a minor positive effect is predicted.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on agricultural land classification. It is assumed that this relates to best and most versatile agricultural land, but clarity ought to be provided. A neutral effect is predicted, as protection for natural resources would be a requirement of energy schemes in the absence of this policy (i.e. through national policy and legislation). The decommissioning arrangements should also take account of the previous use of land, and whether this can be reinstated (for example, if high grade agricultural land has been developed for a solar farm can it be returned to agricultural use if appropriate). This has been taken into account in the explanatory text following recommendations in previous rounds of appraisal.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The development of composting and energy from waste schemes could help to manage waste within the district. The policy is not proactive in planning for such facilities, so a neutral effect is predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy would help to facilitate the delivery of renewable energy development in suitable locations throughout Mansfield. The policy identifies a series of impacts that proposals are required to address to ensure that schemes are acceptable. This policy is broadly reflective of national policy and guidance and would not be expected to encourage renewable energy schemes substantially above that what would be anticipated to come forward in the absence of the policy. Nevertheless, there is particular support for community led schemes (again reflecting NPPF guidance on local plans), hence a positive effect is predicted over the longer term as the total installed capacity for Mansfield would be expected to have increased.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on the use of the local transport network. This would help to ensure that there neutral effects on the baseline relating to this SA objective. It is unlikely that schemes would affect traffic or patterns of travel, as many energy schemes (turbines/solar farms for example) do not typically generate a large number of on-site jobs once operational.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy is unlikely to lead to such an increase in renewable energy schemes that there would be a significant increase in job creation. A neutral effect is predicted.
	MT		
	LT		

SA13 - To develop a strong culture of enterprise and innovation	ST		Support for renewable energy schemes (as and when they come forward) is unlikely to lead to a significant increase in employment in high knowledge sectors. A neutral effect is predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		An increase in renewable energy infrastructure will be important to move towards a modern economy that is more energy secure, and helps to mitigate climate change. In this respect, the policy is positive, but the effects would not be expected to be significant, as the policy is not proactive, rather it is supportive of schemes that come forward as and when (providing there are no overriding impacts on other factors).
	MT		
	LT		

Summary

The policy provides support for the delivery of renewable energy development in suitable locations throughout Mansfield, with a particular emphasis on community led-schemes. This would have a positive effect on **health and wellbeing** (SA2) for certain communities by helping to provide heat and power locally at a favourable rate. It would also encourage community groups to work together to bring forward proposals, which is a **positive effect** on community development (SA5). In terms of renewable energy generation (SA10), the policy ought to have a **positive effect** in the longer term as installed capacity increases. This would have **positive effects** for the economy (SA14) by helping to move towards a more resilient energy network to support modern business. Although the NPPF requires that energy schemes provide protection for a range of environmental factors, this policy is more locally specific by referring to the need to respect 'local character zones', this should help to ensure that landscape of local value is protected, which is a **positive effect** for natural and built environment (SA7).

Recommendations were made as follows:

- The policy could be improved through incorporating a requirement for proposals to incorporate measures to enhance biodiversity (where appropriate).
- The policy should make it clear that proposals for renewable energy development should avoid or mitigate any adverse impacts on best and most versatile agricultural land. Decommissioning arrangements should also consider the previous use of land and whether it can be returned to its former use if appropriate.

CC3 Flood risk

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy is unlikely to affect the delivery of housing targets set within the local plan, as the objectively assessed need would be met through allocations and committed development. Having said this, some allocations in Mansfield urban area fall within areas of indicative low permeability and surface water run off and will need to be developed carefully to manage risk on and off site. Neutral effects are predicted.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy reflects the NPPF and national legislation relating to flood management, thus it is unlikely to have a significant effect in terms of providing further protection from flooding than would be expected in the absence of the Local Plan (i.e. the baseline position), hence non significant positive effects are predicted.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		Managing the development of land subject to flooding would discourage development on land on floodplains, which can be used for recreation. The policy will therefore have positive implications, but no direct effects have been identified.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		There is no link between the management of flood risk and levels of crime.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The ability of communities to develop and flourish is unlikely to be affected by flood management of new development.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Development on areas at risk of flooding would be avoided, which is likely to be positive for biodiversity associated with flood plains. However, the exception test would need to be applied in the absence of this policy, so it would be unlikely that development on areas at risk of flooding would be much different in the absence of this policy.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Allowing development on areas at risk of flooding where regeneration would be achieved could be positive for the built environment if it helps to bring vacant land and buildings back into productive use and minimise the risk of flooding on that site as a result of mitigation. Consequently a positive effect is predicted.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The policy broadly reflects national guidance (NPPF and NPPG) relating to managing flood risk in considering proposals for development. The policy sets out the need for site-specific flood risk assessments to be prepared for all applicable developments in areas likely to flood.  Overall, it is considered that the policy would have a neutral effect on the baseline relating to this SA objective given that it reflects existing national guidance.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect
	MT		
	LT		

Summary
The policy broadly reflects national guidance (NPPF and NPPG) relating to managing flood risk in considering proposals for development. The policy sets out the need for site-specific flood risk assessments to be prepared for all applicable developments in areas likely to flood.

CC4 Impact of Development on Water

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy could add to development costs through the requirement for SuDS, and wildlife enhancements. This is not likely to have an effect on the ability to meet housing needs as the majority of housing will be delivered through allocations and committed development, although this may need to be monitored as time goes on.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect predicted.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy could improve access to green space by integrating SuDS into new developments, and improving amenity space. The effects are not considered to be significant as they would mostly be minor in magnitude, and the focus is on wildlife rather than recreation.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect predicted.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect predicted.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		The policy highlights the need for development adjacent to a watercourse to provide a green buffer providing biodiversity enhancements, including wildlife connectivity enhancements. The inclusion of these measures would have a direct positive effect on the baseline relating to this SA objective by delivering enhancements to biodiversity.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		No significant effect predicted.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The policy incorporates a range of measures that are aimed at managing and conserving water and improving water quality in bringing forward development within Mansfield. The implementation of this policy is likely to have a significant positive effect in terms of ensuring no deterioration in and improvements in water quality across the Mansfield District. The delivery of SUDS as part of new development is also likely to ensure that the potential risk of flooding is minimised.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect is predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependancy on non-renewable source	ST		No significant effect is predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect is predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect is predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect is predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect is predicted.
	MT		
	LT		
Summary			
The policy incorporates a range of measures that are aimed at managing and conserving water and improving water quality in bringing forward development. The implementation of this policy is likely to have a direct positive effect in terms of ensuring no deterioration in and improvements in water quality across the Mansfield area.			

## NE 1 Landscape Character

### Reasonable Alternative 1

Take a sequential approach to development with regards to Landscape Character in the District.

### Reasonable Alternative 2

To not include the sequential approach to development with regards to Landscape Character in the District.

SA Objective	Alt 1			Summary & Mitigation	Alt2			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The Local Plan approach to development is an 'urban containment' approach: therefore, this policy's impact on housing numbers will be limited as it mostly relates to development in the countryside. The requirement relating to development within but adjoining the settlements, may slightly reduce the number of houses planned for within a given area due to the need to require layouts that accommodate visual and character enhancements. It may reduce the short-term viability of sites but in the longer term may improve the value of properties.	ST			This alternative would not distinguish between the landscape value of land and therefore would be less restrictive in terms of what sites might be permitted to be developed on the edge of settlements and in the Countryside.
	MT				MT			
	LT				LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The enhancement and protection of landscape character and visual amenity is related to local distinctiveness and enhancing 'sense of place' for local residents and visitors. The countryside also offers opportunities for recreation. Landscape character and amenity protection and enhancement through development is closely linked with green infrastructure protection and enhancement and may, depending on location, have a positive impact on improving opportunities for recreational physical activity.	ST			By including a sequential approach to landscape character, this helps conserve those areas of greater quality and strength and directing acceptable development to those area that are likely to be in need of greater improvements, thereby potentially increasing opportunities for improving access to the countryside and improving amenity of these areas. Conversely, by not including a sequential approach, this may reduce these opportunities and thus negative effects could occur.
	MT				MT			
	LT				LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The enhancement and protection of landscape character and visual amenity is related to local distinctiveness and enhancing 'sense of place' for local residents and visitors. The countryside also offers opportunities for recreation. Landscape character and amenity protection and enhancement through development is closely linked with green infrastructure protection and enhancement and may, depending on location, have a positive impact on improving opportunities for recreational physical activity.	ST			By including a sequential approach to landscape character, this helps conserve those areas of greater quality and strength and directing acceptable development to those area that are likely to be in need of greater improvements, thereby potentially increasing opportunities for improving access to the countryside and improving amenity of these areas. Conversely, by not including a sequential approach, this may reduce these opportunities and thus negative effects could occur.
	MT				MT			
	LT				LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The protection and enhancement of landscape and landscape features may improve the quality of a development by ensuring a more positive, safe and stable environment.	ST			The protection and enhancement of landscape and landscape features may improve the quality of a development by ensuring a more positive, safe and stable environment.
	MT				MT			
	LT				LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			This policy approach is more likely to facilitate rather than actively encourage engagement in community services by, for example, helping to protect and enhance green infrastructure and sense of place through design.	ST			This policy approach is more likely to facilitate rather than actively encourage engagement in community services by, for example, helping to protect and enhance green infrastructure and sense of place through design.
	MT				MT			
	LT				LT			
SA6 - To increase biodiversity levels across the district	ST	+		The NPPF requires that biodiversity is planned for (protected and enhanced) on a 'landscape scale'. This alternative would facilitates and reinforce this approach by protecting areas identified as most sensitive; thus a significant positive effect is predicted.	ST			Although a positive effect is predicted, it is not significant as this approach may reduce protection of the most intact and higher quality landscape areas and features
	MT	+			MT			
	LT	+			LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	+		This alternative would have direct impacts on conserving and enhancing the archaeological, historical, cultural and overall settings of these resources within the District. A sequential approach to development would also ensure that the most sensitive landscapes are protected, which constitutes a significant positive effect.	ST			The significance of positive effects is likely to be reduced for this alternative as there would be less protection for the most intact and higher quality landscape areas and features.
	MT	+			MT			
	LT	+			LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy is unlikely to influence the resource efficiency of developments, and thus a neutral effect is predicted.	ST			The policy is unlikely to influence the resource efficiency of developments, and thus a neutral effect is predicted.
	MT				MT			
	LT				LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No effects predicted.	ST			No effects predicted.
	MT				MT			
	LT				LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			Although the policy does not exclude the development of large-scale renewables from the countryside, this policy may reduce the opportunities (number of locations) available to implement large-scale energy regeneration developments such as wind turbines or solar farms. The policy also requires cumulative impacts to be taken into account. Longer term effects depend on the demand for these types of development in the future as the acceptability of locations for these developments would depend on cumulative negative impacts on landscape character and visual amenity.	ST			This option is likely to improve the number and choice of locations in which large scale renewables may be built. The policy also requires cumulative impacts to be taken into account. Longer term effects depend on the demand for these types of development in the future as the acceptability of locations for these developments would depend on cumulative negative impacts on landscape character and visual amenity.
	MT				MT			
	LT				LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			This policy has the potential to limit where planned roads and other non-car transport (and associated infrastructure) can go in the District. There are no major roads planned and a potential rail link would utilise an existing line, therefore this impact is not perceived to be significant.	ST			This policy has the potential to limit where planned roads and other non-car transport (and associated infrastructure) can go in the District. There are no major roads planned and a potential rail link would utilise an existing line, therefore this impact is not perceived to be significant.
	MT				MT			
	LT				LT			
SA12 - To create high quality employment opportunities	ST			Design which incorporates place shaping, through investing in environmental enhancements and other local character of an area, can lead to inward investment (e.g. improving the diversity and quality of jobs). This will depend on, for example, the market and other who the development is targeted for.	ST			Design which incorporates place shaping, through investing in environmental enhancements and other local character of an area, can lead to inward investment (e.g. improving the diversity and quality of jobs). This will depend on, for example, the market and other who the development is targeted for.
	MT				MT			
	LT				LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No effects predicted.	ST			No effects predicted.
	MT				MT			
	LT				LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			Similar to SA1, in that it may reduce development potential in the short term but inward investment (as in SA12) may improve the diversity of jobs and businesses in the future.	ST			Similar to SA1, in that it may reduce development potential in the short term but inward investment (as in SA12) may improve the diversity of jobs and businesses in the future.
	MT				MT			
	LT				LT			
<b>Summary</b>								
The proposed policy approach is likely to have positive effects upon biodiversity, the built and natural environment and green spaces by protecting the natural environment. The alternative approach would have a more significant positive effect as it would protect the most sensitive areas and seeking enhancement where possible. The alternative approach would therefore have a more positive effect on health and wellbeing. The effects on housing and employment are not considered to be significant given that the strategy is one of urban containment. However, the preferred approach is likely to be less restrictive with regards to housing and employment development. There is uncertainty about these effects though.								

## NE2 Green Infrastructure

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			This policy approach could have a negative effect on housing by restricting residential developments in some areas, and enhancement works may affect a development scheme's viability. The effects are not considered to be significant as housing needs would largely be met through allocated sites although these may also require Green infrastructure. Green infrastructure can make sites more attractive if it is an integral part of a development and viability would inevitably be taken into account when applying this (and other) policy. On balance an uncertain effect is predicted.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			This policy approach is likely to have a positive effect as it would help ensure the continued availability, and future enhancement of a network of connected spaces and trails that people can access easily and use for free in order to improve their health and wellbeing.
	MT			
	LT	+		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy should have a positive effect as it would help ensure the continued availability, and future enhancement of the GI network of connected spaces, trails etc. that people can access easily for sport / recreation / cultural purposes.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy approach could have a positive effect as it would encourage future enhancement of the GI network which could include improving the safety of users. However, this is not specifically stated within the policy text, therefore the overall effect is uncertain.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The protection of existing assets could help ensure there are opportunities for people to engage in community activities such as walking or cycling. The effects are predicted to be negligible.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			One of the many benefits of green infrastructure is the protection and enhancement of biodiversity, therefore this policy approach should have a positive effect upon the objective, although enhancements are reliant upon nearby development. This could lead to a significant positive effect in the longer term.
	MT			
	LT	+		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			One of the many benefits of green infrastructure is how it can connect existing natural, cultural, built and archaeological assets and make them more accessible by foot and bicycle. The protection and enhancement of this network can help increase usage and enjoyment of these assets as well as contributing to sense of place. This would have a significant positive effect upon this objective, although enhancements are likely to be reliant on nearby development.
	MT	+		
	LT	+		
SA8 - to manage prudently the natural resources of the district	ST			This policy approach is likely to have a significant positive effect upon the objective as it would help ensure the protection of air, water and soil quality. It should be noted that future enhancements are likely to rely on funding from nearby development.
	MT	+		
	LT	+		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect is predicted.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			No significant effect is predicted.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			GI assets include walking and cycling routes which help to encourage the use of more sustainable modes of transport to the car. Therefore this policy approach could help to meet this objective, although in general the GI network is used for recreational purposes and not by commuters.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			This policy approach could have a positive effect upon this objective as greenspace within employment areas has been known to attract high quality occupiers and is an opportunity for branding. However the achievement of the objective also relies on other factors such as higher qualification levels, so the effects are uncertain at this stage.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			Protecting / enhancing GI assets and seeking further improvements to the network would have no significant effect upon the objective.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			This policy approach could have a positive effect upon this objective as greenspace within employment areas has been known to attract high quality occupiers and is an opportunity for branding. However it could also restrict the land available for employment uses, therefore the overall effect has been assessed as uncertain.
	MT			
	LT			

### Summary

This appraisal has found that the preferred approach would have a positive effect upon both SA6 (biodiversity) and SA7 (built and natural assets) as it would help to protect the GI network, and seek its enhancement through development. There were also a number of positive effects upon SA2 (health), SA5 (society), SA8 (natural resources) and SA11 (transport).

NE3 Protection of Community Open Space

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		Over the medium to long term, the protection of public open space could reduce land available for development, especially within the urban boundary. However, the pressure to release open space for housing is unlikely to be significant. Of the proposed housing sites, only a small proportion include development on public open space, and these include an element of enhancement and/or mitigation anyway. Therefore effects on housing delivery are not anticipated to be significant.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy will ensure that access to open space does not deteriorate, whilst in some cases potentially securing enhancements. Whilst this would have beneficial effects on health, these are unlikely to be significant.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy ought to have a positive effect in terms of maintaining accessibility to green spaces and culture. Although some enhancement could be secured through development, the focus is on mitigating the loss of open space, and thus effects would not be anticipated to be significantly different from the baseline position.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		Unlikely to be significant effects on community safety.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		Public open space provides an arena for community facilities to take place, and thus protection of existing facilities ought to ensure that the baseline positive does not deteriorate. Where development occurs, it may also be possible to achieve some enhancement. Whilst these effects are positive, they are not predicted to be significant.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Public Open Space is protected by virtue of its significance as a leisure / recreational facility rather than as being of any biodiversity value. However protected green spaces could potentially have benefits for biodiversity. Protection of open spaces ought to ensure that the baseline position does not deteriorate.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The protection of open space ought to be beneficial with regards to maintaining the character and layout of settlements. The effects are not predicted to be significant.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The presence of protected open space within the urban area can have beneficial effects with regards to providing a permeable surface to help manage surface water run off, and greenspace that can help to regulate air and water quality. Although there could be some enhancement where the loss of open space occurs, the onus is mostly on mitigation where loss could occur, and thus the effects are not predicted to be significant.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Protection of open space ought to have some benefits in terms of accessibility and transport by ensuring that residents can access recreational spaces locally. Where loss occurs, the policy seeks to ensure provision 'nearby', which should also help to ensure that the baseline position does not deteriorate.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		It is unlikely that open space would be under pressure from development for employment uses. Therefore neutral effects are predicted on job creation.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		It is unlikely that open space would be under pressure from development for employment uses. Therefore neutral effects are predicted.
	MT		
	LT		
Summary			
By protecting places where residents cab enjoy open space, the policy ought to have beneficial effects for health and wellbeing, access to open space and social capital. There could also be positive implications in terms of providing habitat for biodiversity, environmental protection and maintaining the openness of built environments. These effects are more uncertain though. Given that the focus of the policy is on preventing the loss of existing open space, the policy is not likely to have a significant effect in terms of enhancement.			

NE4 Protection of Allotments

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The policy is unlikely to have an significant effect on housing as the availability of housing sites is not in short supply and it is unlikely that there will be particular pressure to develop allotment land. However, some housing allocations are on underused allotment sites and rationalisation of plots will be required.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy is likely to have a positive effect on health, as protecting and retaining allotments will allow people to be active in the community, promote physical exercise and enjoy outdoor recreation facilities. The policy also seeks to ensure that future provision increases, which ought to have a positive effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			Protecting land for allotments is likely to have a positive effect on culture by providing opportunities for the community to enjoy green space. Ensuring that alternative facilities are provided within walking distance will also ensure that access to facilities remain appropriate.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy is unlikely to have an effect on crime and safety, although the policy expresses in its explanation that safety should be included as part of any design.
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy is likely to have a positive effect on social capital as it helps to support allotment groups and ensure that future provision does not decline.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The policy may help to preserve biodiversity by protecting habitats and species that benefit from allotments. This effect is uncertain, as the habitat value of allotments in the District is unclear.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy is unlikely to have a significant effect on built and natural heritage.
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy will protect and increase provision of allotments, which should have a positive effect on natural resources such as soil and land. The policy actually ensures that development has a positive effect on allotment provision by increasing future provision.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			The policy is unlikely to have a significant effect on waste, although composting may be a feature of allotment plots.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			The policy is unlikely to have an effect on energy use or generation.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The policy would ensure that replacement allotments were accessible to local communities, which will ensure that there is no increase in the need to travel to access allotments. This would ensure that a neutral effect on the baseline is realised.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			There would be no effect on employment opportunities.
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			There would be no effect on enterprise or innovation.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			The policy is unlikely to have an effect on the future economy as it is very focused and small scale in its range of influence.
	MT			
	LT			

Summary
The Protection of Allotments policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a <b>positive effect</b> on providing the opportunity to enjoy green space (SA3), health and wellbeing (SA2) promoting social capital (SA5) and landscape (SA7). The policy also allows for development of allotments, not just protection, which should ensure the positive effects continue in the medium to long term as well.

NE5 Protection of Local Green Space

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			Although the policy will restrict development in some areas, this is unlikely to affect the ability to deliver improved housing choice.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy would have beneficial effects on health and wellbeing by protecting and retaining green space which is important to local communities.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy is likely to have beneficial effects in ensuring that access to valuable greenspace within neighbourhoods is protected.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy is unlikely to have an effect on crime and safety due to it's specific open space focus.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy could have a positive effect on communities as local green space can be used for community events.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The policy may help to preserve biodiversity as certain local green spaces may have value for wildlife habitats and species. The effects are not predicted to be significant, as local space may not always have value for biodiversity, and may not link to strategic green infrastructure.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy ought to help preserve the character of the built and natural environment by retaining and enhancing open green space within neighbourhoods.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy is unlikely to have a significant effect on natural resources.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			The policy is unlikely to have a significant effect on waste as there us no link between waste reduction and the use of open space.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			The policy is unlikely to have an effect on energy as there is no link between renewable energy generation and the use of open space in neighbourhoods. Low carbon energy schemes are unlikely to be appropriate on such land.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			Helping to preserve local open space would have some beneficial effects on transport by reducing the need for residents to travel to access greenspace / recreational facilities.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			Protection of local greenspace would have no effect on job creation.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			Protection of local greenspace would have no effect upon innovation and enterprise.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			Protection of local greenspace would have no effect on infrastructure provision.
	MT			
	LT			

Summary
Due to its' focused nature, the Protection of Local Green Space policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a <b>positive effect</b> on providing the opportunity to enjoy green space (SA3), promoting social capital (SA5), biodiversity (SA6), landscape (SA7) and travel (SA11).

NE6 Protection of Trees

Alternative Option 1 - No specific tree policy. Reliant on NPPF and other national guidance relating to protected trees

SA Objective	Policy		Summary & Mitigation	Alt 1		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The presence of protected trees could make it more difficult to develop certain sites, but it is unlikely this would affect the ability to meet housing needs.	ST		The presence of protected trees could make it more difficult to develop certain sites, but it is unlikely this would affect the ability to meet housing needs.
	MT			MT		
	LT			LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect. It is not considered to provide significant increase in the opportunities for recreational physical activity. The majority of protected trees are on private land and in addition the retention of protected trees could actually be seen as a constraint to using a piece of land for recreational physical activity.	ST		No significant effect. It is not considered to provide significant increase in the opportunities for recreational physical activity. The majority of protected trees are on private land and in addition the retention of protected trees could actually be seen as a constraint to using a piece of land for recreational physical activity.
	MT			MT		
	LT			LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy will enable the protection of mature trees which make a valuable contribution to the District's streetscape and are key features within several of the District's Conservation Areas and other visually attractive parts of the District, for example Crow Hill Drive, The Park and the High Oakham area. Protected trees within the District provide a discernible reminder of nearby Sherwood Forest, one of the key cultural heritage features within the wider region.	ST		The NPPF makes no reference to protected trees. However the NPPF does seek to protect and enhance valued landscapes. The lack of a specific policy within the Local Plan relating to protected trees could be interpreted as indicating that mature trees within the streetscape are not considered to be a key feature of the built environment of Mansfield. A neutral effect is predicted given that national planning policy would need to be taken into account in the absence of the Local Plan.
	MT			MT		
	LT			LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect.	ST		No significant effect.
	MT			MT		
	LT			LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect.	ST		No significant effect.
	MT			MT		
	LT			LT		
SA6 - To increase biodiversity levels across the district	ST		Protected trees are protected upon their visual appearance rather than biodiversity however, mature trees play an integral part in the local ecosystem providing habitats for wildlife, particularly for birds, bats and invertebrates and therefore the policy would have a positive impact upon this objective.	ST		The lack of a specific policy would provide less comprehensive management of protected trees, and thus a neutral effect is predicted.
	MT			MT		
	LT			LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Protected trees are a cultural asset to the district and a key feature of the built environment. The policy will have a positive effect on the protection of built and natural assets.	ST		The lack of a specific policy would provide less comprehensive management of protected trees and thus a neutral effect is predicted.
	MT			MT		
	LT			LT		
SA8 - to manage prudently the natural resources of the district	ST		The policy ought to have beneficial effects on natural resources such as air and water quality by maintaining protected trees. The effects are considered to be small scale.	ST		No significant effect above what would be anticipated to occur as a result of the NPPF/national policies.
	MT			MT		
	LT			LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect	ST		No significant effect
	MT			MT		
	LT			LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect	ST		No significant effect
	MT			MT		
	LT			LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect	ST		No significant effect
	MT			MT		
	LT			LT		
SA12 - To create high quality employment opportunities	ST		Protected trees can be viewed as a site constraint when it comes to development and therefore the presence of protected trees on a site may add to development costs reducing the viability of a site. The policy provides additional support for protected trees, which could have a more negative effect compared to the baseline situation.	ST		Although protected trees can be a site constraint, the absence of a specific policy on protected trees would make it less likely that comprehensive measures need to be taken to manage effects. Therefore a neutral effect is predicted.
	MT			MT		
	LT			LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect	ST		No significant effect
	MT			MT		
	LT			LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Protected trees can be viewed as a site constraint. Could restrict land and buildings of a type required for businesses.	ST		Although protected trees can be a site constraint, the absence of a specific policy on protected trees would make it less likely that comprehensive measures need to be taken to manage effects. Therefore a neutral effect is predicted.
	MT			MT		
	LT			LT		

Summary

The policy would have positive effects upon SA3 and SA8 which relate to the District's Green Spaces & Culture and Built & Natural assets. The policy is also considered to have a positive effect on SA6 Biodiversity and SA8 Natural Resources. There were negative effects found in relation to SA12 and SA14 (Employment and Business Land & Infrastructure) as there is the possibility that the protection of trees could make land less attractive for business development which in turn could have an impact upon future employment levels within the district. Alternative 1 is unlikely to have significant effects on the baseline, as it essentially represents the baseline position (i.e. what would be likely to happen anyway in the absence of a Plan Policy on protecting trees).

NE7 Biodiversity

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			Although the requirement to protect, mitigate and compensate for biodiversity could add to development costs, this policy is not predicted to have a significant effect on meeting housing needs.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Protection of biodiversity could have beneficial effects for people as there is evidence that contact with nature can improve wellbeing. The effects would be likely to be small scale. Gains in biodiversity over time could have a positive effect on the baseline.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy is likely to have a positive effect on providing opportunities for people to enjoy biodiversity. The policy states considerable weight will be given to developments that deliver significant biodiversity gains and there should be a priority on the protection and enhancement of landscape features of major importance for wildlife. This will enable green networks to form and existing spaces to be retained and enhanced, to the benefit of the community.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy is unlikely to have an effect on crime and safety.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy is unlikely to have a significant effect on social capital.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The policy should ensure a significant positive effect on the biodiversity in Mansfield, particularly as the policy states <i>"All development should seek to contribute to net gains in biodiversity"</i> . The policy sets out a clear mitigation hierarchy and priorities for development in line with the Green Infrastructure and Biodiversity SPD.
	MT	+		
	LT	+		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Similarly to SA6, the policy should ensure a positive effect on the natural environment as it focuses on enhancing existing habitats and ecological networks. This ought to help protect and enhance the built and natural environment.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy is unlikely to have a significant effect on natural resources, although avoiding impacts on the ecological network and addressing long term sustainability of biodiversity through management plans may contribute to improving air and soil quality in the future.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			The policy is unlikely to have an effect on waste.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			The policy is unlikely to have an effect on energy due to it's specific ecological focus.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			There would be no effect on travel patterns.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			There would be no effect on employment opportunities.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			There would be no effect on enterprise or innovation.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			The policy is unlikely to have an effect on the future economy due to it's specific ecological focus.
	MT			
	LT			

Summary
The Gains in Biodiversity policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a <b>significant positive effect</b> on biodiversity (SA6), and beneficial effects on opportunities to enjoy greenspace (SA3) and landscape (SA7). The policy outlines specific requirements for development and offers 'considerable weight' to developments that deliver significant biodiversity gains. The policy also includes long terms measures such as requiring development to be accompanied by appropriate management plans and ensuring resilience to climate change.

NE8 Protection of Designated Biodiversity and Geodiversity Sites

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy is unlikely to have a significant effect on housing.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy is unlikely to have a significant effect on health.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy will help to ensure that national policy is applied, which is positive for ensuring that access to existing green space is maintained. However, the effects are not significant given that no enhancement would be likely to occur (As a result of this policy in isolation).
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	MT	ST	The policy is unlikely to have an effect on crime and safety due to it's specific ecological focus.
	LT	MT	
	ST	LT	
SA5 - To promote and support the development and growth of social capital across the district	MT	ST	The policy is unlikely to have a significant effect on social capital.
	LT	MT	
	ST	LT	
SA6 - To increase biodiversity levels across the district	ST		The policy will help to protect designated sites in line with national policy. The effects are not significant given that the policy does not offer additional protection compared to the NPPF/NPPG and does not require enhancement.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Similarly to SA6, the policy should ensure a positive effect on the natural environment through the protection of important wildlife sites.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The policy is unlikely to have a significant effect on natural resources.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy is unlikely to have an effect on waste due to it's specific ecological focus.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	MT	ST	The policy is unlikely to have an effect on energy due to it's specific ecological focus.
	LT	MT	
	ST	LT	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		There would be no effect on travel patterns.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		There would be no effect on employment opportunities.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		There would be no effect on enterprise or innovation.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy is unlikely to have an effect on the future economy due to it's specific ecological focus.
	MT		
	LT		

Summary
The Protection of Sites policy is unlikely to have an effect on the majority of SA objectives due to its specific ecological focus. The policy does not present additional requirements above the NPPF, and therefore enhancement is unlikely. However, it ought to have a <b>positive effect</b> on Biodiversity (SA6) and Landscape (SA7) by ensuring that the most sensitive ecological sites in Mansfield are protected (in line with national policy).

NE9 Maintaining a Clean and Healthy Environment

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		Although the policy could restrict housing development in some areas if it was found to be in an area with poor air quality, this is unlikely to have a significant effect on overall housing delivery (Given that commitments and allocations would deliver the majority of this need). Ensuring that residential developments are secured in clean and healthy environments would also help to ensure that communities are desirable place to live. On balance, neutral effects are predicted.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy is likely to have a positive effect on health and wellbeing by reducing the effect of new development on air quality, and mitigating development that would put people into contact with poor air quality. There are no AQMAs identified in Mansfield, but the policy accounts for areas that may have potential to suffer from poor air quality in the future, which ensures a wider consideration of potential impacts.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy could have an indirect positive effect on access to open and public space, as ensuring clean and healthy environments ought to encourage people to spend more time outdoors. These effects are uncertain.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		The policy is unlikely to have an effect on crime and safety, as it focuses on air quality.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy should ensure that environments remain clean and healthy, which would help to support continued use of outdoor facilities. Effects are not considered to be significant, as community development would be unlikely to be directly affected by air quality and the links are tenuous.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		Ensuring that air quality does not deteriorate ought to have positive effects on biodiversity, particular for heathlands and European designated sites which are referenced in the policy. Requiring assessments of potential cumulative effects on wildlife will help to ensure that negative effects do not occur in the longer term. The effects are predicted to be positive, though not significant, as the spatial strategy directs the majority of development in to the urban areas, which ought to ensure that effects on the heathland and designated sites are minimised.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The policy is unlikely to have a significant effect on the built environment or landscape character.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The policy is unlikely to have an effect on natural resource use.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy could restrict the development of waste storage, transfer treatment and disposal facilities (which have the potential to create a point source of emissions, odour, fumes and dust, as well as increasing transport). However, impacts would need to be determined on a case by case basis, and take account of national air quality standards. It is unlikely that waste facilities would lead to significant increases in pollutants, and mitigation measures would be possible. Effects are predicted to be uncertain at this stage, but it is unlikely they would be significant.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy could restrict the development of energy schemes that lead to point emissions such as combined heat and power. However, impacts would need to be determined on a case by case basis, and take account of national air quality standards. It is unlikely that energy facilities would lead to significant increases in pollutants, and mitigation measures would be possible. Effects are predicted to be uncertain at this stage, but it is unlikely they would be significant.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy ought to have a positive effect on travel patterns as it requires an assessment of effects upon air quality if potential congestion or changes to the composition of traffic could occur. Negative effects would need to be mitigated, which would likely include measures that would encourage sustainable modes of travel and through traffic control. This could have minor positive effects on the baseline associated with this SA Objective.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		Although certain employment developments may need to be tested to ensure that traffic movements do not create issues for air quality, it is unlikely that the policy would restrict opportunities to deliver the land needed to support employment growth. Therefore neutral effects are predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		There would be no effect on enterprise or innovation.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy (in conjunction with policies on Sustainable Transport) could help to encourage the use of low emissions vehicles as a mitigation measure where there are potential effects on air quality.
	MT		
	LT		

Summary
The policy is unlikely to have an effect on most policies due to its specific focus on air quality. However, by ensuring that air quality does not deteriorate, the policy ought to have a positive effect on health and wellbeing (SA2), biodiversity (SA6) and transport (SA7). As air quality is not a major issue for Mansfield it is unlikely that the positive effects would be significant.

NE10 Land Contamination

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		The policy is unlikely to have a significant effect on housing. Housing development would be inappropriate on contaminated land unless remediation was achieved. <b>Recommendation</b> - A more proactive approach to encourage the redevelopment of contaminated land for housing could be more beneficial.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		The policy ensures that sites proposed for development on potentially contaminated land will need to explore the issues, and remediate contamination before development would be allowed. This is positive with regards to health and wellbeing, but the effects are not significant given that the policy is reliant upon developers to bring forward sites for redevelopment (i.e. there is no proactive approach to facilitate or encourage remediation).
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		The policy is not likely to have a significant effect on open or green spaces, but open space could form a part of wider development schemes where remediation is secured. The policy does not set out a proactive strategy for securing open space on remediated sites. <b>Recommendation</b> - It is recommended that remediated land incorporates 'soft uses' such as landscaping and habitat creation as much as possible.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		No likely effect on crime and safety due to the specific nature of the policy.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		No likely effect on social capital.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		The policy is unlikely to have a significant effect on biodiversity as the policy is not proactive (i.e. it does not encourage remediation, rather it allows development where appropriate measures are taken by the developer). Where contaminated sites could be of value to biodiversity, other plan policies ought to pick this up. However, it may be beneficial to highlight this potential issue in NE10. A neutral effect is predicted at this stage.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		Remediation of contaminated land could involve regeneration of vacant properties and derelict land. This could have beneficial effects for the character of the built and natural environment. However, neutral effects are predicted as the policy is unlikely to encourage developers to bring forward sites for development any more than would be the case in the absence of the policy.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		The policy allows development on remediated land, which is an efficient use of existing land resources. Whilst this is beneficial, the onus is on developers to bring forward sites and provide the necessary evidence that sites can be developed safely. Therefore, the policy is unlikely to bring about a positive effect in terms of encouraging developers to bring forward such sites. Consequently, a neutral effect is predicted.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		No significant effect is predicted on waste management given the specific scope of NE10 on remediation of contamination. The disposal of remediated waste could increase hazardous waste, but this would be a requirement anyway due to waste Regulations.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST		No significant effect is predicted on energy efficiency or climate change given the specific scope of NE10 on remediation of contamination.
		MT		
		LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST		There is no link between accessibility and the remediation of contaminated land.
		MT		
		LT		
SA12 - To create high quality employment opportunities		ST		No likely effects on employment, although remediated land could be used for employment.
		MT		
		LT		
SA13 - To develop a strong culture of enterprise and innovation		ST		No significant effect predicted on enterprise and innovation.
		MT		
		LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST		Remediated land could be suitable for business uses, especially those that are less sensitive to potential future contamination. However, the policy is predicted to have a neutral effects as the policy 'allows development', rather than encouraging or supporting development, or setting a proactive strategy for the regeneration of potentially contaminated land..
		MT		
		LT		

Summary
<p>The policy will ensure that development on contaminated land adequately addresses risks to human health and the environment. Whilst this is positive with regards to health and wellbeing, biodiversity, the built and natural environment and resource use - the effects are unlikely to be significant given that the onus is on developers to bring forward and remediate land for development and remediation of land would be a requirement of national planning and pollution policies. The policy could be enhanced through a more proactive approach that encourages developers to bring forward contaminated sites. This could be achieved by 'supporting and encouraging' developments that remediate contaminate land, particularly those that incorporate soft end uses and less sensitive uses of land.</p>

NE11 Statutory Nuisance

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effect
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy sets out that proposals for development likely to experience or generate noise, light, dust, odour or vibration (statutory nuisances) from road, rail or air, or other sources must be supported by an adequate assessment to assess risks and their acceptability, and to ensure that appropriate mitigation is put in place to ensure that any adverse effect is limited. This should ensure a positive effect on health and well being, ensuring development will not negatively effect the health of existing communities and/or new ones. However this is not considered to be a significant effect on the baseline, as such issues are a requirement of national policy/legislation.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		No significant effect
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST		No significant effect
	MT		
	LT		

Summary
The policy is likely to contribute to positive effects on health and on water quality (although these are not considered significant against the baseline). Appropriate assessments will be required to outline appropriate mitigation if there are any 'nuisances' or identify if development is not suitable. The requirement to demonstrate that there is no risk of pollution to groundwater in these areas is also positive for health, given the reliance on groundwater for drinking water supplies. The policy should help to ensure there is no deterioration to water quality and thus maintain the current baseline.

BE1 Protection of the Historic Environment

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			No significant effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			This approach ought to ensure that development which relates to Listed Buildings and their setting would be sensitively designed in order to safeguard these aspects of the districts cultural heritage and appropriately reflect the character and appearance of the area. The policy is broadly consistent with the national policy approach so the effect is not considered significant with respect to the baseline. The policy also sets out a proactive approach to the management of heritage assets by ensuring that developments " <i>better reveal the significance of heritage assets</i> ". This could have a significant positive effect in the long term.
	MT			
	LT	+		
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy is not explicit in terms of providing guidance as to what sort of development might detract from the character and setting of local heritage assets. More detail is provided in the supporting text, but this should also be flagged in the policy, to provide more local guidance and weight in decision making. As the policy is not locally specific, the positive effect is not considered significant.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependancy on non-renewable sources	ST			No significant effect.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			No significant effect.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect.
	MT			
	LT			

Summary
<p>The above appraisal has highlighted that this policy approach towards the historic environment should have a positive effect in relation to SA Objective 3 and 7 due to the close relationship between the aims of the policy and these objectives. However these effects have not been judged to be significant, given the lack of local guidance in the policy as to the nature of local assets and how these should be best protected, enhanced or retained. The policy also sets out a proactive approach to the management of heritage assets by ensuring that developments "<i>better reveal the significance of heritage assets</i>". This could have a significant positive effect in the long term. <b>Recommendation:</b> There is some guidance in the supporting text, but this should be brought forward into the policy to give it more strength. As the strategic heritage policy for the Plan, the policy misses an opportunity to be more proactive, as envisaged by the NPPF, to seek opportunities to "<i>better reveal the significance of heritage assets</i>".</p>

BE2 Development with Conservation Areas

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		No significant effect.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		No significant effect.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		This policy should ensure that development within or impacting on Conservation Areas is sensitively designed in order to conserve or enhance these aspects of the districts cultural heritage. The policy is broadly consistent with the national policy approach so the effect is not considered significant with respect to the baseline.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		No significant effect.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		No significant effect.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		No significant effect.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		The policy is broadly reflective of national policy, hence the positive effect of this policy is not considered significant.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		No significant effect.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		No significant effect.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources		ST		No significant effect.
		MT		
		LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST		No significant effect.
		MT		
		LT		
SA12 - To create high quality employment opportunities		ST		No significant effect.
		MT		
		LT		
SA13 - To develop a strong culture of enterprise and innovation		ST		No significant effect.
		MT		
		LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST		No significant effect.
		MT		
		LT		

Summary
The above appraisal has highlighted that this policy approach towards the historic environment should have a positive effect in relation to SA Objective 3 and 7 due to the close relationship between the aims of the policy and these objectives. However these effects have not been judged to be significant, given that they broadly repeat national policy.

BE3 Development affecting Listed Buildings

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		No significant effect.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		No significant effect.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST	+	The policy should have a positive significant effect on the baseline with respect to this objective, as it seeks to provide for viable uses of such buildings that are compatible with their appropriate conservation.
		MT	+	
		LT	+	
SA4 - To improve community safety, reduce crime and the fear of crime		ST		No significant effect.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		No significant effect.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		No significant effect.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST	+	The policy should have a positive significant effect on the baseline with respect to this objective, as it seeks to provide for viable uses of such buildings that are compatible with their appropriate conservation.
		MT	+	
		LT	+	
SA8 - to manage prudently the natural resources of the district		ST		No significant effect.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		No significant effect.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources		ST		No significant effect.
		MT		
		LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available		ST		No significant effect.
		MT		
		LT		
SA12 - To create high quality employment opportunities		ST		No significant effect.
		MT		
		LT		
SA13 - To develop a strong culture of enterprise and innovation		ST		No significant effect.
		MT		
		LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.		ST		No significant effect.
		MT		
		LT		

Summary
The above appraisal has highlighted that this policy approach towards the historic environment should have a significant positive effect in relation to SA Objective 3 and 7 due to the close relationship between the aims of the policy and these objectives. No other effects on the baseline have been recorded.

BE4 Scheduled Monuments and Archaeology

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			No significant effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy should have a positive effect on the baseline with respect to this objective, however it is not considered significant as the policy broadly reflects national guidance.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy should have a positive effect on the baseline with respect to this objective, however it is not considered significant as the policy broadly reflects national guidance.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effect.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			No significant effect.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect.
	MT			
	LT			

Summary
The above appraisal has highlighted that this policy approach towards the historic environment should have a positive effect in relation to SA Objective 3 and 7 due to the close relationship between the aims of the policy and these objectives. These effects are not considered to be significant as they reflect national policy.

BE5 Registered Parks and Gardens

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effect.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			No significant effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy should have a positive effect on the baseline with respect to this objective, however it is not considered significant as the policy broadly reflects national guidance.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effect.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy should have a positive effect on the baseline with respect to this objective, however it is not considered significant as the policy broadly reflects national guidance.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effect.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			No significant effect.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			No significant effect.
	MT			
	LT			

Summary
The above appraisal has highlighted that this policy approach towards the historic environment should have a positive effect in relation to SA Objective 3 and 7 due to the close relationship between the aims of the policy and these objectives. These effects are not considered to be significant as they reflect national policy.

## BE6 Non Designated Local Heritage Assets

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effect.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy should have a positive effect on the baseline with respect to this objective, however it is not considered significant as the policy broadly reflects national guidance.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		No significant effect.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The policy should have a positive effect on the baseline with respect to this objective, however it is not considered significant as the policy broadly reflects national guidance.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect.
	MT		
	LT		

### Summary

The above appraisal has highlighted that this policy approach towards the historic environment should have a positive effect in relation to SA Objective 3 and 7 due to the close relationship between the aims of the policy and these objectives. These effects are not considered to be significant as they reflect national policy.

BE7 Design of new buildings and neighbourhoods

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			This approach, which aims to achieve a high standard of design in all developments across the district, is likely to help ensure that all new homes are of high quality design. This may raise development costs and reduce the viability of some schemes. Although these effects are not considered to be significant, the overall effect of this policy has been recorded as uncertain.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Good design can help raise people's quality of life. This approach, which sets out clear criteria which must be addressed in new development, including permeable layouts with good connections and the provision of amenity space, is likely to help create schemes with linked communities, access to safe open space and green infrastructure which can help increase opportunities for recreational physical activity and healthier lifestyles.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			This approach aims to raise the design quality of all development across the district, with specific requirements for respecting and complementing special local character and distinctiveness, permeable layouts, and provision of open space. This is likely to ensure that new developments provide links to the district's green infrastructure and open spaces both of which can help provide opportunities for people to value and enjoy the district's heritage. However, this may also depend upon the successful implementation of other policies such as 'developer contributions'. For developments that are required to deliver a range of infrastructure, the likelihood of green infrastructure being enhanced is reduced/ Therefore an uncertain effect has been recorded at this stage.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			This approach aims to raise the design quality of all development across the district, with a specific criteria relating to the incorporation of design features and layouts to reduce opportunities for crime, creating safe and inclusive environments. This approach is therefore likely to have a positive effect.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy could contribute to increased access to community facilities, which would enable residents to have the opportunity to become more engaged and for social capital to grow. There would be a consistent approach to all types of development across the district, ensuring that inequalities did not arise. However, the likelihood of effects occurring is uncertain.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The policy is unlikely to have a significant effect on biodiversity.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy requires development to protect and enhance the built, natural and historic environment and includes specific criteria to achieve this such as <i>to achieve visually attractive and distinctive environments, respect and complement the special local character and distinctiveness of an area, and ensuring development relates to the context of the site and its surroundings</i> . This approach provides a consistent approach to all types of development and ought to be beneficial to the built and natural environment by refusing permission for development that is not of high quality. In the long term this could have a significant positive effect. The policy also includes measures that seek to ensure effective waste management that does not have a detrimental effect on the street scene.
	MT	+		
	LT	+		
SA8 - to manage prudently the natural resources of the district	ST			It is unclear what effect this approach, (to raise design quality in all development across the district) would have upon the baseline associated with this objective (managing natural resources prudently). The criteria do not specifically refer to the design of 'sustainable buildings', although the policy does refer to achieving development which is sustainable. One of the criteria refers to integrating measures to mitigate and adapt to climate change, but more specific requirements are contained within other plan policies.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			Development of the district will increase the number of households and businesses, and therefore increase the amount of waste that the district produces. Therefore the design approach taken is unlikely to have a significant effect on this objective.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			It is uncertain what effect this policy approach (to raise design standards in all development across the district) would have upon the baseline associated with this objective (to minimise energy usage, develop the district's renewable energy resource, reduce dependency on non-renewable sources). The policy refers to integrating measures to mitigate and adapt to climate change in relation to the design of the scheme which could include SuDs and green infrastructure. Insignificant effects are anticipated, but other policies within the Local Plan will deal more specifically with this issue.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			This approach, which aims to raise design standards in all development across the district is likely to have a positive effect upon the baseline associated with this objective (make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services, ensure journeys are made by the most sustainable mode available). This could be achieved through the criteria which requires permeable layouts with good and convenient connections within sites and to other destinations for pedestrians and cyclists, and all other modes of transport. This provides a consistent approach across the district, but how well the existing transport infrastructure is used will depend upon the specific location of new development.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			This approach, which aims to raise the quality of design in all development across the district is likely to help ensure that the design of new employment units is of a high standard. However, this is not linked to quality and diversity of jobs offered. Accordingly, this policy is considered unlikely to have a significant effect on the baseline associated with this objective.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			This approach, which aims to achieve a high standard of design quality in all development across the district, is likely to ensure that the design quality of new employment units is high. It is unlikely that this alone would raise educational attainment levels, however, it may help raise employment aspirations.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			This approach aims to raise the quality of design in all development across the district is likely to have a positive impact upon this objective (provide physical conditions for a modern economic structure). Criteria in the policy require that development achieves visually attractive and distinctive environments and which relate to their context, which are permeable, safe and inclusive. This will ensure that sites and buildings are developed that are attractive to businesses, although there is no guarantee that his will improve the diversity of jobs found in the district.
	MT			
	LT			
Summary				
The policy is likely to have beneficial effects on the quality of buildings and neighbourhoods, which ought to be positive for the built and natural environment, health, community safety and accessibility. Although higher quality development could affect the viability of some developments, these effects would not be anticipated to be significant, and good design ought to attract businesses and residents into the area (though there is uncertainty about these effects).				

BE8 Comprehensive Development

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The policy states that the Council will seek to ensure that new or revised applications on allocated or for committed development sites maintains or enhances the levels and/or mix of housing. This should ensure a significant positive effect on housing over the longer term, by ensuring that proposals which require comprehensive phasing over a number of years are delivered effectively without jeopardising potential further development. The policy also allows for viability to be taken into account so the effects on delivery should not be too restrictive.
	MT			
	LT	+		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy would ensure that development of larger sites does not come forward in small parcels that would not trigger thresholds for infrastructure contributions. Over the medium to longer term this would have a positive effect on health by ensuring that contributions were secured towards enhancements to health facilities.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy should have a positive effect as it requires comprehensive developments to provide for adequate environmental and social infrastructure as part of any plans. This should also continue in the long term as phasing and subsequent stages of development also need to be comprehensively planned, requiring the same measures.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			Comprehensive developments that are masterplanned are more likely to create stronger links between different phases of development, which could help to create a stronger sense of community. Ensuring that developments contribute to social infrastructure could mean that new community facilities are provided, which would also have a positive effect in terms of creating diversionary activities for youths (which can reduce antisocial behaviour and crime). A positive effect is predicted in the medium and long term as the level of development (and contributions) increases.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			Comprehensive developments that are masterplanned are more likely to create stronger links between different phases of development, which could help to create a stronger sense of community. Ensuring that developments contribute to social infrastructure on site (by avoiding piecemeal development) could mean that new community facilities are provided, which would also have a positive effect in terms of providing somewhere for community groups to meet and organise events. A positive effect is predicted in the medium and long term.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The policy should ensure consistency with previous applications and allocations. This keeps the integrity of environmental provision which can include things like biodiversity corridors, natural open space, trails and tree planting. The policy outlines that major development will not be permitted if it does not incorporate adequate environmental infrastructure, which will help to secure positive effects for comprehensive developments.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			It is unlikely that the historic and natural environment would be affected differently (in terms of damage or loss) if development was on a piecemeal basis or planned comprehensively. However, ensuring that new or revised proposals help to link different phases of development, would create a more natural pattern of development that respects the character of the built environment. This could have a positive effect in the longer term when the development is built out.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			This policy will not have an affect on the use of or management of natural resources in new development, as this would be anticipated to be the same regardless of how the developments where phased. A neutral effect is predicted over the plan period.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			This policy is unlikely to have an effect on whether new developments provide adequate design for waste management. There is also unlikely to be any effect on the efficiency of construction in terms of waste and recycling. Neutral effects are therefore predicted over the plan period.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			Changes to the layout and design of development on previously permitted or allocated sites could be less positive in terms of their design if there are changes to orientation that affect how buildings benefit from 'solar gain'. Uncertain effects are predicted at this stage because the extent to which current permissions and allocations apply these principles us unknown. Nevertheless, this policy could help to ensure that these issues are identified in new and revised proposals.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The policy ought to have a positive effect over the short, medium and long term as it will help to ensure that new or amended proposals still provide the proper access and servicing opportunities for future phases. The policy requires a masterplan for development over 3ha or more, and this will be able to articulate the requirements clearly and have a plan to work to over the development period.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			The policy states that the Council will seek to ensure that new or revised applications on allocated or for committed development sites maintains or enhances the levels of employment land. This should ensure a positive effect on employment over the longer term, as long as it is still viable.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			Ensuring that comprehensive developments contribute to social infrastructure, which may include educational facilities, ought to have a positive effect in the longer term.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			Masterplanning larger sites may help to ensure that infrastructure such as high speed broadband, electric charging points and district heating is able to be better delivered on a phased basis (which might not be possible with piecemeal smaller developments). A positive effect may accrue in the longer term as the critical mass to deliver infrastructure is created and the conditions have been created to allow for its implementation.
	MT			
	LT			

Summary
The Comprehensive Development policy is likely to lead to a <b>significant positive effect</b> on housing (SA1) by ensuring that the levels and mix of housing remain appropriate in the event that new or revised proposals come forward. There would also be <b>positive effects</b> on health (SA2) green spaces (SA3), community safety (SA4) community development (SA5) biodiversity (SA6) heritage (SA7) and accessibility (SA11) by ensuring that committed and allocated development remains well-planned and provides adequate provision for social, physical and environmental infrastructure in the event a new or revised applications.

BE9 Home Extensions and Alterations

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	ST		The policy is unlikely to have an effect on a large proportion of extensions, which would be permitted development. For larger and non permitted extensions, the policy could put constraints on the design and layout of housing extensions, but it is not expected that this would have a negative effect on the ability to build suitable extensions. Therefore a neutral effect on housing is predicted.
	MT	MT		
	LT	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	ST		For non permitted developments, this policy would ensure that there are no unacceptable amenity issues for neighbours, which would help to maintain levels of wellbeing. The effects would only be anticipated to apply to a small proportion of people, and so a neutral effect is predicted.
	MT	MT		
	LT	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	ST		There would be no effect on access to public green space and culture as development is confined to private residential property.
	MT	MT		
	LT	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST	ST		There would be no effect on community safety.
	MT	MT		
	LT	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST	ST		There would be no effect on community development activities.
	MT	MT		
	LT	LT		
SA6 - To increase biodiversity levels across the district	ST	ST		Although gardens can have some value for biodiversity, extensions on residential land would be unlikely to have a significant effect on overall levels. Therefore a neutral effect is predicted.
	MT	MT		
	LT	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	ST		The policy ensures that extensions and improvements to homes will not be permitted if there is an adverse impact on the character of the street scene. This ought to have a positive effect on the quality of the built environment, especially where there are features of local importance nearby.
	MT	MT		
	LT	LT		
SA8 - to manage prudently the natural resources of the district	ST	ST		There would be no effects on natural resources.
	MT	MT		
	LT	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	ST		It will be important to ensure that extensions do not prevent the suitable storage of waste and recycling receptacles. This could fall under <b>clause c</b> which states that " <i>the proposal does not remove or reduce to unacceptable levels important facilities for the existing property</i> ". This would have a positive implications for individual households, but this situation would not be expected to occur frequently, and the effects on recycling would be insignificant in the context of overall levels. Therefore, the effects are considered to be neutral.
	MT	MT		
	LT	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	ST		There would ne no effects on energy usage. A minor positive effect could be achieved by encouraging householders to consider the application of renewable and low carbon energy technologies as part of the extension (for example solar panels) and extending these systems to the original home. As the policy stands a neutral effect is predicted.
	MT	MT		
	LT	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	ST		There would be no effect on travel patterns.
	MT	MT		
	LT	LT		
SA12 - To create high quality employment opportunities	ST	ST		There would be no effect on employment opportunities.
	MT	MT		
	LT	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST	ST		There is no link between residential extensions and a culture of enterprise and innovation.
	MT	MT		
	LT	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST	ST		There is no link between residential extensions and on providing land and infrastructure for modern businesses.
	MT	MT		
	LT	LT		

Summary
Due to its specific and focused nature, the home improvement policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a <b>positive effect</b> on the built environment (SA7) by ensuring that the design and layout of buildings respects the character of the street scene and surrounding areas. The policy will have positive implications in terms of protecting neighbourhood amenity, but the effects are negligible given the limited scope of influence that the policy will have.

BE10 Advertisements and Signposting

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		No significant effect
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		No significant effect.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		No significant effect
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		The policy will contribute towards a safe and secure built environment. The policy will enable adverts which are harmful to pedestrian or highway safety to be resisted.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		No significant effect.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		No significant effect
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		Will protect and enhance the built environment including the historical environment within the vicinity of conservation areas and listed buildings by ensuring that adverts and signs which are considered harmful to visual amenity of the locality can be resisted. Although these effects would be positive, it is not anticipated that this would lead to a significant improvement in the baseline position.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		No significant effect
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		A requirement for high quality signage may result in increased costs for businesses in the short term however a high quality built environment will lead to the area being more attractive in the medium / long term resulting in increased footfall and increased business. The effects are not significant given that signage is unlikely to be a significant cost for developments.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect
	MT		
	LT		

Summary
The policy ought to have a positive effect on pedestrian safety, as well as protecting the character of the built and natural environment. The effects are unlikely to be significant though given the very specific nature of the policy. Although higher quality signage could cost more for businesses, it is unlikely to be a major cost, and hence no significant effects are predicted.

Policy ID1 Infrastructure Delivery

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			This policy seeks to ensure that new development proposals adequately address the infrastructure requirements which are necessary to support the development. Where residential schemes are proposed this may include the provision of affordable housing either on site, or off site through the use of financial contributions. However, the overall level of housing which will be provided in line with this policy will depend upon the development proposals coming forward, which could also be affected by viability issues, thus making the overall impact of this policy uncertain.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			This policy seeks to ensure that new development proposals adequately address the infrastructure requirements which are necessary to support the development. Where residential schemes are proposed this may include the provision of a range of infrastructure such as health care facilities, transport measures including provision for walking and cycling, strategic green infrastructure and green spaces. Such provisions would have a positive impact upon the baseline for this objective (to improve health and wellbeing, and reduce health inequalities) through offering opportunities for recreational physical activity, and access to services - where these are made available to existing residents as well as new occupiers. The overall level of provision which may be achieved through this policy will depend upon the type and size of development proposals coming forward, which could also be affected by viability issues, hence the effect on the baseline is recorded as uncertain, at least in the short and medium term, until the economy recovers and viability improves.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			This policy seeks to ensure that new development proposals adequately secure or enhance infrastructure where they create pressure on these facilities / services. This could include securing new or improvements to green infrastructure, recreational and public open space; allowing greater opportunities for its use by the community. Where this happens there would be a positive impact upon the baseline. However, the overall impact of the policy is uncertain, at least in the short and medium term, as it is dependant upon the size and type of developments which come forward, including in particular their viability.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect. Facilities provided would need to accord with the design requirements of other policies within the Local Plan.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			This policy seeks to ensure the provision of relevant social infrastructure to address the additional pressure on such facilities from new development. This could have a positive effect on the baseline for this objective, as a range of social infrastructure would be provided to meet local and in some cases a wider need for a facility. The exact level of usage of facilities cannot be determined and the precise facilities which may be provided could be affected by viability issues. Hence the effect is recorded as uncertain.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			This policy seeks to ensure the provision of relevant infrastructure to address the additional pressure on such facilities from new development. This could include the provision / enhancement of strategic green infrastructure or green spaces. This could have a positive effect upon the baseline for this objective where measures include protection, restoration and improvement of priority habitats. However, development itself can also have a detrimental effect on biodiversity through the loss of existing habitats/green spaces. The overall impact is thus uncertain.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effect.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			This policy seeks to ensure that development proposals adequately address the infrastructure requirements which are necessary to support the development. This could include physical infrastructure measures such as SuDs which would have some positive effect on the baseline (in relation to water quality). However, all development will have some impact on natural resources, and given the non specific nature of this policy it is difficult to predict the significance, hence a positive but not significant effect is recorded.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			It is noted that the policy does not identify waste disposal or recycling infrastructure in the list of physical infrastructure types. It is recommended that this is included.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			Whilst electricity is mentioned in the list of physical infrastructure, there is no direct reference to renewable energy.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			This policy seeks to ensure the provision of the relevant infrastructure to support new development. This could include a range of transport infrastructure. This is likely to have a positive effect upon the baseline for this objective as such as measures could support walking, cycling, public transport and improvements to the highway networks. This would address identified capacity constraints identified through the Infrastructure Study and Delivery Plan. However the non-specific nature of this policy means that a significant effect cannot be predicted.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect.
	MT			
	LT			

SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		This policy seeks to ensure the provision of the relevant infrastructure to support new development. This could include infrastructure such as high speed broadband, which could have a positive effect upon the baseline for this objective. Given the non-specific nature of this policy, this effect is not considered significant.
	MT		
	LT		

Summary

The proposed policy is likely to generate positive effects in relation to improving the baseline conditions in relation to SA objectives 2, 11, and 14 (which relate to health and wellbeing, transport and economic infrastructure). However, in the main, the predicted effects of the policy are unclear as positive improvements would be subject to relevant developments coming forward and the viability, and thus ability of new development to contribute to infrastructure improvements. As the policy lacks detail on the 'appropriate thresholds' that will be applied, and thus the volume of developments which are likely to be subject to the policy, it is difficult to determine the significance of any positive effects. In addition, the policy is high level and non-specific, making it difficult to judge significance. **Recommendation:** The policy would be strengthened by providing further detail of what 'appropriate thresholds' are likely to be applied in the supporting text, and what infrastructure requirements are likely to be prioritised over the life time of the plan, drawing on the Infrastructure Study and Delivery Plan.

ID2 Planning Obligations

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The explanatory text to the policy indicates that affordable housing is relatively low down the list of priorities for negotiating planning applications, and therefore it is uncertain as to whether the policy is likely to assist in addressing affordable housing needs. Structural issues with the housing market - such as low demand would be difficult to address through the policy. Therefore the ability of this policy to address the current housing issues is limited.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The explanatory text to the policy indicates that contributes to health infrastructure is relatively low on the priority list, and thus it is difficult to ascertain the effect on the baseline, particularly given the extent of acute health issues present in the district and acknowledged in the SA/SEA Scoping Report. Obesity is a particular issue that should be tackled through multi-agency actions; and design of the built environment is one way to encourage more active lifestyles. This could be acknowledged and referenced in the policy approach.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The explanatory text to the policy indicates that the provision of on-site open space is a relatively high priority for the Council in negotiating planning obligations. Over time, new development is likely to contribute to the development and maintenance of new and improved green spaces in the district, which should have a positive impact on the baseline.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			Over time, the application of the policy and the SPD should lead to a positive effect on the community as the obligations will be used to support physical, social and / or green infrastructure. However the supporting text indicates that social infrastructure will have a much lesser priority than other requirements, and so it is difficult to determine whether there will be any impact on the baseline - this will depend on the viability of individual development proposals.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The provision of new open space, as negotiated through planning obligations may over time, increase biodiversity through the associated habitats this can create (e.g. in hedgerows and ponds). However this is not considered to be a significant effect due to this depending on a range of other factors such as the type of open space which is created and how it is maintained, which is beyond the scope of this policy.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effect
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effect
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effect
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			The explanatory text to the policy indicates that highways safety requirements will be a top priority in determining planning obligations. Although this relates to efficiency, it does not suggest a priority in terms of reducing the need to travel by private vehicle or by more sustainable modes, hence no significant effect is anticipated. Furthermore, the explanatory text does not constitute policy in itself.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			No significant effect
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			No significant effect
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST			No significant effect
	MT			
	LT			

Summary
<p>The explanatory text to the policy indicates that the focus of such contributions is very much on addressing immediate site specific issues, which is appropriate for a planning obligations policy. However perhaps the scope of the policy could be broadened by giving more thought to addressing the wider determinants of health and well being, such as promoting built environments that encourage more active lifestyles or addressing the quality of the public realm to increase the attractiveness of new housing. This would assist to address key issues in the borough such as the high levels of obesity and high percentage of early deaths from heart attacks, strokes and cancer and the low demand issues in relation to the housing market. Any positive impacts of applying the policy on the baseline will very much depend on the viability of individual developments to support such contributions over the lifetime of the plan, which is considered vulnerable given the current housing market issues.</p>

## ID3 Local Employment and Skills Initiatives

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No significant effects are likely.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Provision of opportunities to access employment and skills as part of the construction phase of new developments could help to improve health and wellbeing, as employment is a key determinant of health. Positive effects are predicted in the short, medium and long term, as major developments are anticipated to come forward in throughout the plan period. Although skills gained through working on construction phases of the development could be useful for further employment, it would be beneficial to broaden the scope of the policy to include operational jobs (as this would involve longer term opportunities in different employment sectors).
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effects are likely.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			Provision of opportunities to access employment and skills (to potential offenders) as part of the construction phase of new developments could help to reduce crime and antisocial behaviour. These effects would be more prominent during construction phases of development.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effects are likely.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effects are likely.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effects are likely. It may be possible to build skills in the use of traditional building materials.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effects are likely.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effects are likely. Skills could be developed in the effective management and recycling of construction wastes and the use of reclaimed materials in new developments.
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST			No significant effects are likely. Skills could be developed in sustainable design and the use of low carbon energy in new developments.
	MT			
	LT			
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST			Supporting access to jobs for local residents ought to ensure that the length of journeys travelled by construction workers is reduced and that sustainable modes of travel can be utilised.
	MT			
	LT			
SA12 - To create high quality employment opportunities	ST			The policy will improve access to employment for local residents and help to improve skills. The majority of these jobs are likely to be in lower skilled construction jobs, and so the effects are not predicted to be significant with regards to high quality employment opportunities.
	MT			
	LT			
SA13 - To develop a strong culture of enterprise and innovation	ST			The policy will help to upskill residents in Mansfield District, which ought to be positive in terms of creating the conditions for enterprise and innovation. Ensuring that jobs and construction techniques make the use of new technologies (for example low carbon) and techniques (i.e. construction waste management) could help to further enhance skills and experience of the workforce.
	MT			
	LT			
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST			The policy is unlikely to have a direct effect on infrastructure.
	MT			
	LT			

### Summary

The policy should improve access to construction jobs for residents (SA12) in Mansfield District, which should have positive effects on health and wellbeing (SA2) and community safety (SA4). The distance needed to travel to access employment should also be reduced, as well as encouraging the use of sustainable modes of transport (SA11). Upskilling of the workforce should help to support the enterprise and innovation. The effects of the policy could be enhanced by broadening the scope to include operational stages.

# Appendix E

## Site Appraisal Methodology

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	E.g. of phrasing for appraisal sheet LIKELY EFFECTS	E.g. of phrasing for appraisal sheet MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Decision Making Criteria							
1) To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> <li>Will it increase the range and affordability of housing for all social groups?</li> <li>Will it reduce homelessness?</li> <li>Will it reduce the number of unfit homes?</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon (which is themed and labelled to show site area (ha), whether it is greenfield, brownfield or mixed, and potential number of dwellings).</li> <li>Proposed urban boundary (in order to double check the sites are within the urban boundary).</li> </ul>	Development of the site provides 15 or more dwellings	RESIDENTIAL SITES:	Significant positive effect as more than 15 dwellings would be provided and affordable housing requirement would be triggered.	Affordable housing required, preferably on site.	<ul style="list-style-type: none"> <li>Based on the most realistic density information, on a site by site basis.</li> <li>Proposed Policy on Planning Contributions (supported by an SPD) will be adopted seeking 20% affordable housing contributions on sites over 15 dwellings.</li> </ul>	
				NON-RESIDENTIAL SITES:	X	X		
			Development of the site provides 1 – 14 dwellings	RESIDENTIAL SITES:	Positive effect as the site provides housing.	N/A as the site is under the threshold to provide affordable housing		
				NON-RESIDENTIAL SITES:	X	X		
			Non-residential development on land that was not previously used for housing.	RESIDENTIAL SITES:	X	X		
				NON-RESIDENTIAL SITES:	No significant effect.	N/A		
			Development of the site results in a net loss of up to 9 dwellings	RESIDENTIAL SITES: Unlikely to be applicable to housing sites unless a clearance / rebuild programme is proposed.	X	X		
				NON-RESIDENTIAL SITES: When the site is an existing housing site.	Negative effect as the development of the site results in the loss of X dwellings.	Ensure that the overall dwelling requirement makes up for the loss.		

			Development of the site results in a net loss of 10 or more dwellings	RESIDENTIAL SITES: Unlikely to be applicable to housing sites unless a clearance / rebuild programme is proposed.	X	X		
				NON-RESIDENTIAL SITES: When the site is an existing housing site.	Significant negative effect as the development of the site results in the loss of XX dwellings.	Ensure that the overall dwelling requirement makes up for the loss.		
2) To improve health and wellbeing, and reduce health inequalities	<ul style="list-style-type: none"> <li>Will it reduce health inequalities?</li> <li>Will it improve access to health services?</li> <li>Will it increase the opportunities for recreational physical activity?</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon;</li> <li>600m walking distance isochrone;</li> <li>Doctor's surgeries – with current capacity information;</li> <li>Leisure facilities;</li> <li>Publicly accessible green space.</li> </ul>	The site is within walking distance of a doctors surgery with capacity and other recreational facilities that can offer opportunities for health benefits	RESIDENTIAL SITES:	Significant positive effect as both a doctor's surgery and at least one recreational facility are within walking distance.	N/A	<ul style="list-style-type: none"> <li>Accessible walking distance of 600m (15mins) calculated as the crow flies from the edge of the site allocation boundary.</li> <li>Facilities which offer opportunities for health benefits include doctors' surgeries, recreation grounds and other publicly accessible green space, leisure centres, gyms and other leisure activities.</li> </ul>	<ul style="list-style-type: none"> <li>Walking distances are not a hard boundary but give an indicative acceptable distance to judge site access to health facilities.</li> </ul>
				NON-RESIDENTIAL SITES:	X	X		
			The site is within walking distance of a doctors surgery with capacity	RESIDENTIAL SITES:	Positive effect as a doctor's surgery with capacity is within walking distance.	N/A		
				NON-RESIDENTIAL SITES:	X	X		
			Non-residential development	RESIDENTIAL SITES:	X	X		
				NON-RESIDENTIAL SITES:	No significant effect	N/A		
			The site is within walking distance of a doctors surgery without capacity	RESIDENTIAL SITES:	Negative effect as although a doctor's surgery is within walking distance, there is no capacity.	Developer contributions required towards healthcare provision.		
				NON-RESIDENTIAL SITES:	X	X		

			<div>A) The site is not within walking distance of a doctors' surgery</div> <div>B) Development of the site results in the loss of any facility which offers opportunities for health benefits</div>	<div>RESIDENTIAL SITES:</div> <div>NON-RESIDENTIAL SITES:</div>	<div>A) Significant negative effect as there is not a doctor's surgery within walking distance.</div> <div>B) Significant negative effect as the existing recreational facility would be lost.</div> <div>Significant negative effect as the existing recreational facility would be lost.</div>	<div>A) Seek developer contributions towards healthcare provision.</div> <div>B) Replacement facility required.</div> <div>Replacement facility required.</div>		
3) To provide better opportunities for people to value and enjoy the district's green spaces and culture.	<ul style="list-style-type: none"><li>Will it provide new open space?</li><li>Will it improve the quality of existing open space?</li><li>Will it help people to increase their participation in sport and recreation and cultural activities?</li><li>Will it allow better access to the green infrastructure network?</li></ul>	<ul style="list-style-type: none"><li>Site polygon;</li><li>240m walking distance isochrone;</li><li>Publicly accessible green space.</li></ul>	Development of the site provides new or enhanced open space or green infrastructure preferably on site	<div>RESIDENTIAL SITES:</div> <div>NON-RESIDENTIAL SITES: Uses are not required to make on or off site contributions towards open space.</div>	<div>Significant positive effect as the site provides more than 20 dwellings and will therefore contribute towards (new on-site provision)</div> <div>X</div>	<div>Developer contributions (on site) required.</div> <div>X</div>	<ul style="list-style-type: none"><li>Accessible walking distance of 240m (5 mins) calculated as the crow flies from the edge of the site allocation boundary.</li><li>Proposed Supplementary Planning Document on Planning Contributions will be adopted, which seeks on site provision of open space on sites over 20 dwellings. Therefore sites which provide 20 or more dwellings will be assessed as having a significant positive effect. Off-site provision will be required on sites between 6 -19 dwellings.</li></ul>	<ul style="list-style-type: none"><li>Sites providing over 20 dwelling will provide new public open space and score highly but may have negative impacts upon the protection and enhancement of the countryside.</li><li>Larger sites will be assessed as a neutral impact if in landscape areas of a high quality. This is to reflect the balance between provision of new open space and the negative impact on valued landscapes.</li></ul>
			The site is located close to publicly accessible open space (up to a 5 minute walk)	<div>RESIDENTIAL SITES:</div> <div>NON-RESIDENTIAL SITES:</div>	<div>Positive effect as there is publicly accessible green space within walking distance.</div> <div>Positive effect as there is publicly accessible green space within walking distance.</div>	<div>Developer contributions (off site) required (liaise with Parks Department).</div> <div>N/A as XX uses are not required to contribute towards open space.</div>		
			The site has poor access to publicly accessible open space (over a 5 minute walk)	<div>RESIDENTIAL SITES:</div> <div>NON-RESIDENTIAL SITES:</div>	<div>Negative effect as there is not any publicly accessible green space within walking distance.</div> <div>Negative effect as there is not any publicly accessible</div>	<div>Developer contributions (off site) required towards....</div> <div>N/A as XX uses are not required to contribute towards open space.</div>		

					green space within walking distance.			
			Development of the site results in the loss of publicly accessible open space or green infrastructure without providing suitable enhancements	RESIDENTIAL SITES: Please note that sites over 20 are considered significantly positive due to the requirement to provide open space improvements.	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.		
				NON-RESIDENTIAL SITES:	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.		
4) To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> <li>Will it provide safer communities?</li> <li>Will it reduce crime and the fear of crime?</li> <li>Will it contribute to a safe, secure and stable built environment?</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon;</li> <li>Coal Authority Mapping – High Risk Areas</li> </ul>	-	No significant positive effects will be given as stability issues resulting from other factors are not known.	X	X	<ul style="list-style-type: none"> <li>Unstable land with no possibility of mitigation has not made it through the SHLAA process.</li> <li>Mapping from the Coal Authority to be used which identifies 'High Risk Areas'. Any site which falls within or straddles an area of high risk will be assessed as having a significant negative effect.</li> </ul>	<ul style="list-style-type: none"> <li>Crime indicators are considered neutral as the impact of development on crime is dependent upon urban design and a series of secondary factors not directly related to the allocation of sites.</li> </ul>
			Stable land (in relation to mining legacy)		Positive effect as the site is not within an area of high risk as a result of mining legacy.	N/A		
			-		X	X		
			Known stability issues as a result of mining legacy	Precautionary approach taken.	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.		
5) To promote and support the development	<ul style="list-style-type: none"> <li>Will it improve access to, and resident's</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon;</li> <li>Community facilities;</li> <li>600m walking</li> </ul>	The site is within walking distance of a wide range of community facilities	RESIDENTIAL SITES: Wide range = 3 or more facilities	Significant positive effect as XX community facilities within walking distance.	N/A	<ul style="list-style-type: none"> <li>Accessible walking distance of 600m (15mins) calculated as the crow flies</li> </ul>	

and growth of social capital across the district	satisfaction with community facilities and services? <ul style="list-style-type: none"><li>Will it encourage engagement in community activities?</li></ul>	distance isochrone		NON-RESIDENTIAL SITES:	X	X	from the edge of the site allocation boundary. <ul style="list-style-type: none"><li>Community facilities include village halls, community centres, local shops, post offices, churches, church halls, libraries, youth centres, social clubs.</li></ul>	
			The site is within walking distance of a community facility	RESIDENTIAL SITES:	Positive effect as at least one community facility is within walking distance.	N/A		
				NON-RESIDENTIAL SITES:	X	X		
			Non-residential development on land that was not previously used for a community facility.	RESIDENTIAL SITES:	X	X		
				NON-RESIDENTIAL SITES:	No significant effect	N/A		
			The site is not within walking distance of a community facility	RESIDENTIAL SITES:	Negative effect as no community facilities are within walking distance.	Developer contributions required towards community facility provision.		
				NON-RESIDENTIAL SITES:	X	X		
			Development of the site results in the net loss of community facilities	RESIDENTIAL SITES:	Significant negative effect as development of the site would result in the loss of a community facility.	Replacement facility required.		
				NON-RESIDENTIAL SITES:	Significant negative effect as development of the site would result in the loss of a community facility.	Replacement facility required.		

6) To increase biodiversity levels across the district	<ul style="list-style-type: none"> <li>Will it help protect / restore / improve biodiversity and in particular avoid harm to protected species?</li> <li>Will it help protect / restore / improve habitats?</li> <li>Will it increase / maintain / provide opportunities for improving / enhancing sites designated for their nature conservation interest / value?</li> <li>Will it maintain / restore / enhance woodland cover and management ?</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon;</li> <li>2km isochrone;</li> <li>600m isochrone;</li> <li>240m isochrone;</li> <li>SAC and buffers;</li> <li>Possible future SPA and buffers;</li> <li>NNR</li> <li>SSSIs</li> <li>Heathland and Acid Grassland;</li> <li>Calcareous and Neutral Grassland;</li> <li>Wetlands;</li> <li>Water;</li> <li>Publicly Accessible Green Space;</li> <li>Trails (x9 + trail opportunities);</li> <li>NCC Cycle Network and Trail updates;</li> <li>Local Landscape Designations;</li> <li>Ancient Woodland (NE + LP data);</li> <li>Mixed Broadleaved</li> </ul>	The site is outside of relevant SAC and future possible SPA buffer zones and development would provide a net gain in biodiversity plus enhancements to the strategic green infrastructure network	<p>Allocations which fall within any of the following areas have potential to increase biodiversity and enhance them through appropriate management and better connection through re-creation and creation of habitat:</p> <ul style="list-style-type: none"> <li>Existing Habitats;</li> <li>Habitat Opportunity areas (HAG, CNG and Wetlands)</li> </ul>	Significant positive effect as the development would provide a net gain in biodiversity and enhancements to the strategic green infrastructure network.	Net gain in biodiversity and enhancements to strategic green infrastructure network required.	<ul style="list-style-type: none"> <li>Sites which are connected to the ecological network where there is potential to create enhancement (see mapping layer) will have a positive effect.</li> <li>Biodiversity is likely to increase on intensely farmed land and Previously Developed Land (PDL) with hard standing or no vegetation when replaced/enhanced through the creation of ecologically designed green space.</li> <li>Although not formally designated, impacts on a possible future SPA at Sherwood Forest (in relation potential impacts to Nightjar and Woodlark habitat areas) have been assessed following advice from Natural England to follow a 'Risk-based' precautionary</li> </ul>	<ul style="list-style-type: none"> <li>A precautionary approach is needed in relation to the future possible SPA at Sherwood Forest, and the SAC at Birklands and Bilbaugh in order to ensure the EU Habitats Regulations are not breached.</li> <li>It is recognised that there are limitations (e.g. data availability, lack of specific scientific knowledge) to assessing both positive and negative impacts on the natural environment/ biodiversity. Reasonable effort was made to use the most up-to-date and relevant data and knowledge to inform the methods used.</li> </ul>
			The site is outside of relevant SAC and future possible SPA buffer zones and development would provide a net gain in biodiversity or enhancement to the strategic infrastructure network	<p>Allocations which fall in or within 240m of the following elements of the GI network have potential to provide a net gain in biodiversity or enhancements:</p> <ul style="list-style-type: none"> <li>Publicly accessible green space;</li> <li>Trails networks;</li> <li>Water;</li> <li>NCC Cycle Network and Trails;</li> <li>Local Landscape designations.</li> </ul>	Positive effect as the site provides a net gain in biodiversity or enhancement to the strategic infrastructure network.	Net gain in biodiversity or enhancements to strategic green infrastructure network required.		

	<ul style="list-style-type: none"> <li>• Will it help achieve local BAP targets?</li> <li>• Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats?</li> <li>• Will it conserve species and protect the district's overall biodiversity?</li> <li>• Will it expand and enhance the green infrastructure network?</li> </ul>	<p>Woodlands;</p> <ul style="list-style-type: none"> <li>• LNRs;</li> <li>• SINCS;</li> <li>• RIGs;</li> <li>• CNG opportunity areas;</li> <li>• HAG opportunity areas;</li> <li>• MBW opportunity areas;</li> <li>• Wetland opportunity areas.</li> </ul>	<p>A) Development of the site results in harm to a locally designated biodiversity site (SINC / LNR / RIG / LBAP habitat), Plantation Ancient Woodland and / or harm to the ecological network</p> <p>B) 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.</p>	<p>RESIDENTIAL SITES:</p> <ul style="list-style-type: none"> <li>• Residential / Gypsy and Traveller site within 5km of the SAC;</li> <li>• Residential / Gypsy and Traveller site within 5km of future possible SPA;</li> <li>• Harm is assessed as development on any of the listed designations. <ul style="list-style-type: none"> <li>▪ Development which falls within 2km of a SINC should be reviewed in relation to possible impacts in relation to its specific features of interest and nearby valued ecosystem components.</li> <li>▪ Development located directly on Plantation Ancient Woodland (PAW) and adjacent to all Ancient Woodland</li> </ul> </li> </ul> <p>NON-RESIDENTIAL SITES:</p> <ul style="list-style-type: none"> <li>• Employment development with a hotel within 5km of the SAC;</li> <li>• Employment development within 10km of the SAC;</li> <li>• Employment development with</li> </ul>	<p>A) Negative effect as development of the site could result in harm to a locally designated biodiversity site (SINC / LNR / RIG / LBAP habitat), Plantation Ancient Woodland and / or harm to the ecological network.</p> <p>B) 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.</p>	<p>A) Potential impacts upon SINC / LNR / RIG / LBAP habitat / Ancient Woodland need to be addressed through the development brief for the site allocation.</p> <p>B) Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p>	<p>approach, and thus, ensuring robustness of the SA.</p> <ul style="list-style-type: none"> <li>• The buffers used for SAC and the possible future SPA are intended to be screening buffers.</li> <li>• For allocations that are captured in these buffers associated with the SAC and possible future SPA, other data and information will be needed to identify impacts with more certainty. <b>THIS WILL BE DONE THROUGH THE HRA PROCESS.</b></li> </ul> <p>See HRA methods for background data on buffers used.</p> <ul style="list-style-type: none"> <li>• A 2km buffer was used to screen possible impacts associated with SINC and SSSI. This is based on guidelines for Integrated Environmental Assessment (1995) for non-linear developments. Further to this, more detailed work was undertaken to assess potential impacts based on site sensitivities and/or features of interest (where known); this is based on IEEM</li> </ul>
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				<p>hotel within 5km of future possible SPA;</p> <ul style="list-style-type: none"> <li>• Employment development within 10km of future possible SPA;</li> <li>• Harm is assessed as development on any of the listed designations.</li> <li>• Development which falls within 2km of a SINC should be reviewed in relation to possible impacts in relation to its specific features of interest and nearby valued ecosystem components.</li> <li>• Development located directly on Plantation Ancient Woodland (PAW) and adjacent to all Ancient Woodland.</li> </ul>	<p>ecological network.</p> <p>B) 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.</p>	<p>B) Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p>	<p>2006 guidelines.</p>	
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			Development of the site results in harm to an internationally / nationally designated biodiversity site (Ancient Woodland / SSSI / SAC / possible future SPA) of a SSSI (not covered by a European designation) should be reviewed	<p>RESIDENTIAL SITES: Residential / Gypsy and Traveller site within 600m of the SAC; Residential / Gypsy and Traveller site within 400m of possible future SPA; A SSSI (not covered by a European designation) falls within 2km of the site. This should be reviewed in relation to possible impacts upon its specific features of interest and nearby valued ecosystem components. Harm is assessed as development on any of the listed designations or within Ancient Woodland (excluding Planted Ancient Woodland).</p> <p>NON-RESIDENTIAL SITES:  <ul style="list-style-type: none"> <li>Residential development or employment development with a hotel or Gypsy and Traveller site within 600m of the SAC;</li> <li>Employment development within 1km of the SAC;</li> <li>Residential development or employment development with</li> </ul> </p>	<p>Significant negative effect as development of the site is likely to result in harm to an internationally / nationally designated biodiversity site (SSSI / SAC / possible future SPA)</p> <p>Significant negative effect as development of the site is likely to result in harm to an internationally / nationally designated biodiversity site (SSSI / SAC / possible future SPA)</p>	<p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Or</p> <p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p> <p>Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment.</p> <p>Or</p> <p>Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation.</p>		
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				<p>hotel or Gypsy and Traveller site within 400m of possible future SPA;</p> <ul style="list-style-type: none"> <li>• Employment development within 1km of possible future SPA;</li> <li>• Development which falls within 2km of a SSSI (not covered by a European designation) should be reviewed in relation to possible impacts in relation to the its specific features of interest and nearby valued ecosystem components.</li> <li>• Harm is assessed as development on any of the listed designations or within Ancient Woodland (excluding Planted Ancient Woodland).</li> </ul>				
7) To protect, enhance and restore the rich diversity of the natural, cultural and built	<ul style="list-style-type: none"> <li>• Will it protect / enhance existing cultural assets?</li> <li>• Will it protect / enhance the</li> </ul>	<ul style="list-style-type: none"> <li>• Site polygon;</li> <li>• Listed buildings;</li> <li>• Conservation areas;</li> <li>• Scheduled Ancient</li> </ul>	Development of the site enhances a heritage asset and setting	Generally there will only be a significant positive effect upon Landscape Character if an ex-mineral site is restored.	Significant positive effect as the development of the site enhances a heritage asset and setting	Development brief to include this requirement.	<ul style="list-style-type: none"> <li>• Any site with potential to affect the setting of a listed building, or within or immediately adjacent to a conservation area</li> </ul>	<ul style="list-style-type: none"> <li>• Sites are all urban as the plan follows an urban containment strategy. Therefore the effect upon</li> </ul>

environmental and archaeological heritage assets of the district	historical and archaeological environment? <ul style="list-style-type: none"><li>Will it protect / restore / enhance the landscape character and sense of place?</li></ul>	Monuments; <ul style="list-style-type: none"><li>Registered Park and Gardens;</li><li>Locally listed heritage assets (Buildings of Local Interest).</li></ul>	Development of the site protects a heritage asset and setting  The site is in or adjacent one of the following Landscape Policy Zones: <ul style="list-style-type: none"><li>Create</li><li>Restore and Create</li><li>Enhance</li><li>Conserve and Create</li></ul> The site is adjacent to the Conserve and Enhance Landscape Policy Zone		Positive effect as the development of the site protects a heritage asset and setting  Positive effect as the development may allow an improvement to the Landscape Policy Zone XX	Development brief to include this requirement.  Development brief to take account of the landscape actions within Landscape Policy Zone XX	has potential to cause harm – take precaution and assume harm will be caused. <ul style="list-style-type: none"><li>Heritage asset = Listed building, conservation area, scheduled ancient monument, registered park and garden, locally listed heritage asset.</li><li>When considering negative effects, locally listed heritage assets have been separated out from this definition as they are of a lesser significance.</li></ul>	landscape character has not been considered.
			The site is not located within close proximity to a heritage asset and has no impact upon Landscape Character		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		
			Development of the site results in harm to a heritage asset and / or setting, or loss of a locally listed heritage asset  The site is within the Conserve and Enhance Landscape Policy Zone  The site is adjacent one of the following Landscape Policy Zones: <ul style="list-style-type: none"><li>Conserve and Reinforce</li><li>Conserve</li></ul>		Negative effect as the development of the site may result in harm to a heritage asset and / or setting, or loss of a locally listed heritage asset  Negative effect as the development of the site may result in harm to the area covered by Landscape Policy Zone XX	This negative effect would be mitigated through the application of the Historic Environment policy, and the relevant DM policy. The site brief should refer to guidance within the Landscape Character Assessment.		
			Development of the site results in the loss of a		Significant negative effect as the	This effect cannot be mitigated as heritage		

			<p>heritage asset and / or setting</p> <p>The site is within one of the following Landscape Policy Zones:</p> <ul style="list-style-type: none"> <li>• Conserve and Reinforce</li> <li>• Conserve</li> </ul>		<p>development of the site may result in the loss of a heritage asset and / or setting</p> <p>Significant negative effect as the development of the site is likely to result in harm to the area covered by Landscape Policy Zone XX</p>	<p>assets are irreplaceable. Proposed demolition must be justified in accordance with the DM policy on Listed Buildings and proposals must bring substantial benefits to the community that would outweigh the loss. Adequate records of assets due for demolition are required.</p> <p>It is advantageous to direct development elsewhere unless the design of the development is of high quality and can be adequately blended into the surrounding landscape. Development brief to refer to guidance within the Landscape Character Assessment for specific ways this can be addressed within Landscape Policy Zone XX.</p>		
8) To manage prudently the natural resources of the district including water (and associated flooding and quality issues),	<ul style="list-style-type: none"> <li>• Will it improve, and ensure no deterioration to, water quality?</li> <li>• Will it improve air quality?</li> </ul>	<ul style="list-style-type: none"> <li>• Site polygon;</li> <li>• Agricultural Land Classification;</li> <li>• Flood Zone 2;</li> <li>• Flood Zone 3;</li> <li>• Indicative areas of surface water</li> </ul>	The site is outside of the identified zones and development of the site results in the remediation of a large brownfield site	<ul style="list-style-type: none"> <li>• Large = 1 ha or more</li> </ul>	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 ( <b>in line with the Managing Water and Flood Risk policy</b> ).	<ul style="list-style-type: none"> <li>• Large brownfield sites limit soil loss and provide opportunity for remediation and improvements in soil quality.</li> <li>• Sites in the urban area and / or those</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land Classification is indicative only, and does not differentiate between Grade 3a (good) and 3b (moderate).</li> <li>• The Environment</li> </ul>

air quality, soils and minerals	<ul style="list-style-type: none"> <li>Will it lead to reduced consumption of raw materials?</li> <li>Will it promote the use of sustainable design, materials and construction techniques?</li> <li>Will it minimise the loss of soils to development?</li> <li>Will it maintain and enhance soil quality?</li> </ul>	run off; <ul style="list-style-type: none"> <li>EA surface water flooding 1 in 30 layer;</li> <li>Indicative areas of low permeability.</li> </ul>	The site is outside of the identified zones and development of the site results in the remediation of a small brownfield site	<ul style="list-style-type: none"> <li>Small = Under 1 ha</li> </ul>	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 ( <b>in line with the Managing Water and Flood Risk policy</b> ).	that have been partially developed in terms of installing physical infrastructure have already lost agricultural grade soils. <ul style="list-style-type: none"> <li>All development should be located in Flood Zone 1 if possible.</li> <li>'More vulnerable' uses* = Dwellings, residential institutions, drinking establishments, nightclubs, hotels, some non-residential institutions.</li> <li>'Less vulnerable' uses* = Shops, offices (A2 and B1), restaurants, cafes, takeaways, general industry, storage and distribution, assembly and leisure, some non-residential institutions, emergency service stations (not operational during flooding).</li> </ul> <i>*As per DCLG Technical Guidance to the NPPF</i> <ul style="list-style-type: none"> <li>See Map F of the Mansfield SFRA for surface run off and low permeability areas.</li> </ul>	Agency Flood Risk Mapping has been used to inform whether sites are located within a flood zone. This doesn't differentiate between Zones 3a and 3b (functional flood plain) but shows a 'worst case scenario' and exceeds the flood zones shown on the Indicative Flood Risk Map from Appendix F of the Mansfield SFRA. <ul style="list-style-type: none"> <li>Exceptions test required for 'highly vulnerable' uses in Zone 2.</li> <li>Exceptions test required for 'essential infrastructure' and 'more vulnerable' uses in Zone 3a with 'highly vulnerable' not permitted.</li> <li>Exceptions test required for 'essential infrastructure' in Zone 3b with 'highly', 'more'</li> </ul>
			A) Development of a greenfield site  B) The site is located within Flood Zone 2  C) The site is located within an indicative area of surface water run off (shown by either the SFRA or EA data) or low permeability.		A) Negative effect as development of the site results in the loss of a greenfield site.   B) Negative effect as the site is located within Flood Zone 2.   C) Negative effect as an indicative area of surface water run off (shown by either the SFRA or EA data), or low permeability, is located within the site boundary.	A) This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.  B) The development brief will need to address any potential flooding and water quality issues ( <b>in line with the Managing Water and Flood Risk policy</b> ). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.  C) The development brief will need to address any potential flooding and water quality issues ( <b>in line with the Managing Water and Flood Risk policy</b> ).		

			<p>A) The site has agricultural soil grade 1, 2 or 3a</p> <p>B) The site is located within Flood Zone 3</p> <p>C) The site is located within an indicative area of surface run off (shown by either the SFRA or EA data) and either an area of low permeability or Flood Zone 2</p>		<p>A) Significant negative effect as information indicates that the site is grade 1, 2 or 3a agricultural land classification.</p> <p>B) Significant negative effect as the site is located within Flood Zone 3.</p> <p>C) Significant negative effect as the site is located within an indicative area of surface run off (shown by either the SFRA or EA data) and either an area of low permeability or Flood Zone 2.</p>	<p>A) Brownfield land should be maximised to ensure losses of agricultural soil are minimal.</p> <p>B) The development brief will need to address any potential flooding and water quality issues (<b>in line with the Managing Water and Flood Risk policy</b>). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column).</p> <p>C) The development brief will need to address any potential flooding and water quality issues (<b>in line with the Managing Water and Flood Risk policy</b>). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.</p>	<p>and 'less vulnerable' uses not permitted.</p> <ul style="list-style-type: none"> <li>Water quality indicator considered as negative for all development sites – see Water Quality Risk Assessment in the Mansfield Water Cycle Scoping Study by RPS.</li> <li>Potential for pollution of a sensitive receptor is included within the consideration of SA 6 (effect upon the SAC or future possible SPA).</li> </ul>
9) To minimise waste and	<ul style="list-style-type: none"> <li>Will it reduce household</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon</li> </ul>	Development of the site would result in the re-use	<ul style="list-style-type: none"> <li>"Possible contamination</li> </ul>	Significant positive effect as the	Site brief to ensure that possible	<ul style="list-style-type: none"> <li>Household waste indicators are</li> </ul>

increase the re-use and recycling and composting of waste materials	waste? • Will it increase waste recovery, re-use and recycling? • Will it reduce hazardous waste? • Will it reduce waste in the construction industry?		of land or buildings, and resolve possible contamination issues (if present)	issues" are informed by SHLAA.	development maximises brownfield land and may resolve potential contamination issues.	contamination issues are addressed.		considered negative as all development will increase waste. The variation between sites is dependent upon occupants and waste management methods.
			Development of the site would result in the re-use of non-contaminated brownfield land.		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.		
			Development of the site would result in the loss of a small greenfield site	• Small = Under 1 ha	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.		
			Development of the site would result in the loss of a large greenfield site	• Large = 1 ha or more	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.		
10) To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	• Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy?	• Site polygon; • Heat mapping (showing the Heat Priority Area and High Heat Demand Areas).	The development results in a large site located in an area of both high heat demand and a Heat Priority Area, with the greatest potential to install combined heat and power (CHP) for new and existing uses		Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.	Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.	• Large = 1 ha or more • Small = Under 1 ha	• Generally all development will increase energy consumption and will be considered to have a negative effect, however there are areas within the district where there is enough heat demand / critical mass to support CHP / district heating. • Evidence based
			A) The development results a large site located within an area of high heat demand or a Heat Priority Area.		A) Positive effect as the site is large and located within a 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.		
			B) The development results is a small site		B) Positive effect as the site is small and			

			located within an area of high heat demand, a Heat Priority Area, or both.		located within an area of high heat demand, a Heat Priority Area, or both.			by the Heat Mapping Study.
			The development results in a small site outside of an area of high heat demand and a Heat Priority Area		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.		
			The development results in a large site outside of an area of high heat demand and a Heat Priority Area		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.		
11) To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> <li>Will it utilise and enhance existing transport infrastructure?</li> <li>Will it help to develop a transport network that minimises the impact on the environment?</li> <li>Will it reduce journeys undertaken by car by encouraging alternative modes of transport?</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon;</li> <li>Mansfield Town Centre</li> <li>Mansfield Woodhouse and Market Warsop District Centres;</li> <li>240m, 600m and 1300m isochrones around the Town Centre and both District Centres;</li> <li>1.3km isochrone (max walking distance for commuting) around each housing site;</li> <li>5.11km isochrone (max cycling</li> </ul>	<p>Mansfield Town Centre is within 1.3 km and therefore easily accessible by at least 2 non-car modes of transport</p> <p>The site is located within 240m of Mansfield Town Centre or a District Centre and is therefore easily accessible by public transport + a short walk.</p> <p>A District Centre is within 1.3 km and therefore easily accessible by at least 2 non-car modes of transport</p> <p>The site is located within 600m of Mansfield Town Centre or a District Centre and is therefore easily accessible by public transport + a reasonable walk.</p>	<p>RESIDENTIAL SITES:</p> <p>NON-RESIDENTIAL SITES:</p> <p>RESIDENTIAL SITES:</p> <p>NON-RESIDENTIAL SITES:</p>	<p>Significant positive effect as Mansfield Town Centre is accessible from the site by at least 2 non-car transport modes.</p> <p>Significant positive effect as the site is located within 240m of Mansfield Town Centre or a District Centre and is therefore easily accessible by public transport + a short walk.</p> <p>Positive effect as XXXX District Centre is accessible from the site by at least 2 non-car transport modes.</p> <p>Positive effect as the site is within 600m of Mansfield Town Centre / XXXX District Centre and is therefore easily accessible by public transport + a reasonable walk.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<ul style="list-style-type: none"> <li>Non-car modes of transport = Walking, cycling, bus, rail.</li> <li>The National Traffic Survey (2012) produced by the DfT advises that the maximum distance that pedestrians would be prepared to walk for commuting trips is 1.3km; and for cycling 5.11km.</li> <li>Measured as the crow flies from the edge of the site in order to give a general indication of distance.</li> <li>Most jobs and services and onward travel connections are provided in Mansfield Town Centre, and to a lesser extent in the</li> </ul>	<ul style="list-style-type: none"> <li>This approach does not rely on existing bus services / routes / location of stops, all of which are out of the LA's control.</li> </ul>

		distance for commuting) around each housing site.	Mansfield Town Centre or a District Centre is within 5.11 km and therefore accessible by at least 1 mode of non-car transport.	RESIDENTIAL SITES:	Negative effect as Mansfield Town Centre / XXXX 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.	District Centres.	
			The site is located within 1300m of Mansfield Town Centre or a District Centre and is therefore accessible by public transport + a walk which is the maximum length that people are likely to walk (to commute).	NON-RESIDENTIAL SITES:	Negative effect as the site is within 601 - 1300m from Mansfield Town Centre / XXXX District Centre which is a significant walking distance. This means use of a car is likely.	Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief.		
			Mansfield Town Centre and a District Centre are further than 5.11 km away meaning that they are not within maximum walking or cycling distances and therefore use of a car is more likely.	RESIDENTIAL SITES:	Significant negative effect as Mansfield Town Centre / XXXX District Centre are not within maximum walking and cycling distances and therefore use of a car is likely.	Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.		
			The site is located over 1300m from Mansfield Town Centre or a District Centre. Therefore the use of a car is more likely.	NON-RESIDENTIAL SITES:	Significant negative effect as the site is over 1300m from Mansfield Town Centre or any of the District Centres and therefore use of a car for access is highly likely.	Sustainable Transport policies aim to mitigate this effect. They need to be cross referenced in the site brief. Improvements to be made to sustainable transport network / contributions towards identified highway schemes if relevant.		
12) To create high quality employment	<ul style="list-style-type: none"> <li>Will it improve the diversity and</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon.</li> </ul>	The site provides for a range of employment sectors which increases	RESIDENTIAL SITES:	X	X	<ul style="list-style-type: none"> <li>Development of non-employment uses on sites that are not</li> </ul>	<ul style="list-style-type: none"> <li>Limited information on potential</li> </ul>

opportunities	quality of jobs? • Will it reduce unemployment? • Will it increase average income levels?		job choice and income levels of the district	NON-RESIDENTIAL SITES:	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district.	N/A	previous or active employment sites should be appraised as having a neutral effect.	employment sectors which would locate on sites within the district. Due to this, it is unlikely that any employment allocation will be appraised as having a 'significant positive effect' as we cannot come to this conclusion with any degree of certainty.
			The site provides employment opportunities but is unlikely to diversify the type of jobs on offer across the district	RESIDENTIAL SITES:	X	X		
				NON-RESIDENTIAL SITES:	Positive effect as the site provides employment opportunities.	N/A		
			Residential sites on land that was not previously used for employment purposes.	RESIDENTIAL SITES:	No significant effect	N/A		
				NON-RESIDENTIAL SITES:	X	X		
			The development of the site would not incorporate employment opportunities although the site would be suitable	RESIDENTIAL SITES: • Vacant sites that were previously used for employment are considered suitable for the purposes of this appraisal.	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.		
				NON-RESIDENTIAL SITES:	X	X		
			The development of the site results in the loss of an active employment site	RESIDENTIAL SITES:	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.		
				NON-RESIDENTIAL SITES:	X	X		
13) To develop a strong culture of enterprise and innovation	• Will it increase levels of qualification? • Will it create jobs in high	• Site polygon; • Schools.	The site is capable of providing a new educational facility	RESIDENTIAL SITES: • Sites of over 500 units.	Significant positive effect as the site would provide an educational facility and ensure there would be no additional pressure on existing facilities.	The site brief needs to include this requirement.	• Vacant sites that were previously used for knowledge based sectors or which provided training are considered suitable	• Appraisal concentrates on education due to there being limited information on

	knowledge sectors?		The site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.	NON-RESIDENTIAL SITES:	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.	N/A	for these uses for the purposes of this appraisal. • Contribution information taken from NCC SPD on Contributions – and clarified verbally on 21/10/13 by RR.	potential employment sectors which would locate on sites within the district.
			The site would contribute towards educational provision	RESIDENTIAL SITES: • Sites of between 10 and 499 units.	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.		
			The site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.	NON-RESIDENTIAL SITES:	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.	N/A		
			A) Commercial uses on land that was not previously used for educational purposes. B) Employment uses that do not require a skilled workforce	RESIDENTIAL SITES:	X	X		
				NON-RESIDENTIAL SITES:	No significant effect.	N/A		
			A) The development results in the loss of a vacant educational facility or site	RESIDENTIAL SITES: • Sites of between 1 – 9 units.	A) Negative effect as the development results in the loss of a vacant educational facility or site.	A) NCC should be consulted before development takes place to ensure the vacant facility is not required for future educational needs in the locality.		
			B) The development wouldn't contribute towards educational provision		B) Negative effect as the site wouldn't contribute towards educational	B) No mitigation as the site is too small to provide contributions.		

					provision and therefore puts pressure upon existing facilities.			
				NON-RESIDENTIAL SITES: (Only residential uses are required to provide / contribute towards education).	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.		
			The development of the site results in the loss of an educational facility which is currently in use	RESIDENTIAL SITES:	Significant negative effect as the development results in the loss of an educational facility which is in use.	Replacement of facility required.		
				NON-RESIDENTIAL SITES:	Significant negative effect as the development results in the loss of an educational facility which is in use.	Replacement of facility required.		
14) To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> <li>Will it provide land and buildings of a type required by businesses?</li> </ul>	<ul style="list-style-type: none"> <li>Site polygon.</li> <li>Also use information held in the SHLAA database.</li> <li>Public Rights of Way</li> </ul>	<p>The site has all the necessary infrastructure in place to support development</p> <p>The necessary infrastructure to support development can easily be provided</p> <p>The necessary infrastructure to support development cannot easily</p>	<ul style="list-style-type: none"> <li>Generally brownfield sites.</li> <li>Generally greenfield sites (in urban areas).</li> <li>Infrastructure problems that can be solved may</li> </ul>	<p>Significant positive effect as the site has infrastructure in place, and is considered through SHLAA to be economically viable.</p> <p>Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure, and is considered through SHLAA to be economically viable.</p> <p>Negative effect as there are likely to be problems that need</p>	<p>N/A</p> <p>N/A</p> <p>The site brief needs to address infrastructure issues to ensure any</p>	<p>Things to consider (which haven't been considered against other objectives):</p> <ul style="list-style-type: none"> <li>Site ownership;</li> <li>Existing or obvious access points;</li> <li>Topography;</li> <li>Are there existing buildings which would have services connected;</li> <li>Are there public rights of ways through the site.</li> </ul>	Appraisal concentrates on the ease in which the site may be built out.

			be provided, but problems can be solved	include land being in separate ownerships, level differences, stopping up of the highway required.	resolving before necessary infrastructure can be provided. Despite this the site is considered through SHLAA to be economically viable.	development is acceptable.		
			The necessary infrastructure to support development cannot be provided	<ul style="list-style-type: none"> <li>Infrastructure problems that cannot be solved may include the environmental impact of the infrastructure required.</li> </ul>	<p>Significant negative effects as there are problems which are likely to mean that the necessary infrastructure cannot be installed (without huge costs).</p> <p>The site is considered through SHLAA to be economically unviable.</p>	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 / viable.		

# Appendix F

## Site Appraisal Summary: Phase 1

Ref	Site Name	Area (Ha)	SHLAA No.
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Allocated	Policy	SA1: Housing	SA2: Health	SA3: Green Spaces & Culture	SA4: Community Safety	SA5: Society	SA6: Biodiversity	SA7: Built & Natural Assets	SA8: Natural Resources	SA9: Waste	SA10: Energy	SA11: Transport	SA12: Employment	SA13: Innovation	SA14: Business Land & Infrastructure
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Ref	Site Name	Area (Ha)	SHLAA No.	Allocated	Policy	Design	Health	Culture	Society	Equality	Diversity	Assets	Access	Waste	Energy	Transport	Environment	Economic	Future
Mansfield Urban Area																			
8	Hall Barn Lane, Mansfield	2.58	37	Yes	M3(t)														
9	Abbott Road / Brick Kiln Lane, Mansfield	2.66	116	Yes	M3(o)														
10	Somersall Street Allotments	0.28	38	No															
12	Ladybrook Lane / Jenford Street, Mansfield	6.19	52	Yes	M3(p)														
13	Spencer Street, Mansfield	0.68	51	Yes	M3(c)														
14	Former Victoria Court Flats, Moor Lane, Mansfield	2.10	N/A	Yes	M3(j)														
15	Small Part of Forest Road Recreation Ground	1.93	120	No															
16	Former Mansfield Brewery (part), Great Central Road, Mansfield	1.19	72	Yes	M3(a)														
17	Sandy Lane Open space / Allotments	5.01	86	No															
18	Former Sherwood Hall School, Stuart Avenue, Mansfield	5.64	127	Yes	M3(h)														
19	Former Ravensdale Middle School, Ravensdale Road, Mansfield	3.62	126	Yes	M3(g)														
20	Bilborough Road, Mansfield	0.78	88	Yes	M3(r)														
21	Windmill Lane (former nursery), Mansfield	1.27	113	Yes	M3(z)														
22	Flint Avenue Open Space	1.40	115	No															
23	Former Centre for the Disabled	0.41	125	No															
24	Woburn Road	3.36	57	No															
26	Broomhill Lane, Mansfield	3.07	34	Yes	M3(f)														
27	Pleasley Regeneration Area	4.11	128	No															
28	Civic Centre, Car Park and Part of Recreation Ground	3.20	N/A	No															
29	Sandy Lane / Garratt Avenue, Mansfield	1.30	N/A	Yes	M3(v)														
30	Leeming Lane South Open Space	0.70	N/A	No															
31	Vale Road Open Space	1.23	N/A	No															
32	Bellamy Road Recreation Ground, Mansfield	2.14	N/A	Yes	M3(k)														
33	Pheasant Hill (Mansfield Tennis Club)	1.08	29	No															
34	Broomhill Lane Allotments (part), Mansfield	0.94	35	Yes	(M3(l))														
35	Rosemary Street Allotments	0.28	121	No															
36	Wainwright Avenue Open Space	0.48	117	No															
37	Botany Avenue (Intake Industrial Centre)	2.65	49	No															
38	Union Street / St. John Street	0.75	28	No															
40	Mansfield Town FC Former Training Ground, Quarry Lane	1.57	82	No															
41	Gregory's Quarry, Quarry Lane / Stanley Road	3.11	81	No															
42	Workshops at Hermitage Lane	0.89	N/A	No															
43	Land at Kingsmill Lane	0.69	N/A	No															
44	Meadow Avenue, Mansfield	0.60	68	Yes	M3(q)														
45	Land at Church Lane / Weighbridge Road	1.64	71	No															
46	Severn Trent Water Depot, Great Central Road	1.26	N/A	No															
47	Pelham Street	1.64	N/A	No															
48	Blake Crescent Allotments	0.41	84	No															
49	Little Barn Gardens Allotments	0.37	66	No															
50	Pump Hollow Road / Newlands Road, Mansfield	1.95	94	Yes	M3(s)														
51	Rear of Clipstone Drive	0.07	97	No															
52	125-147 Southwell Road East	0.96	105	No															
56	Ladybrook Lane / Tuckers Lane, Mansfield	1.11	N/A	Yes	M3(y)														
57	Vale Road Housing Repairs Depot	1.22	N/A	No															
64	Helmsley Road, Rainworth	2.82	103	Yes	M3(i)														
97	Former Marshalls	3.57	24	No															
100	Clipstone Welfare	1.67	N/A	No															
107	Hermitage Mill	1.05	N/A	No															
109	The Bridleway	0.30	N/A	No															
112	Victoria Street, Mansfield	1.00	129	Yes	M3(d)														

## PHASE 1 HOUSING SITES AND ALTERNATIVES

## Sustainability Appraisal Objectives

[illegible]

## PHASE 1 EMPLOYMENT SITES AND ALTERNATIVES

### Sustainability Appraisal Objectives

[illegible]

## PHASE 1 COMMERCIAL SITES AND ALTERNATIVES

## Sustainability Appraisal Objectives

[illegible]

# Appendix G

## Site Appraisals: Phase 2

## PHASE 2 HOUSING SITES AND ALTERNATIVES

## Sustainability Appraisal Objectives

[illegible]

# Appendix H

## Scoping Report Comments

## Appendix H: Responses to the Scoping Report

The tables below show the responses the Council received during the 5 week consultation period on the Sustainability Appraisal Scoping Report.

**Table AH.1 Consultation Responses to Question 1**

Full Name	Comment ID	In your opinion, have all relevant plans, policies and programmes that will affect or influence the Core Strategy been included in Section 4 and Appendix 1. If not, what others should be included?	Please list any additional plans, policies or programmes which you believe are relevant, including source information.	Council Response
Mr Steve Beard	CS/SA/SR/1	No. Sport England believes that a Core Strategy should contain within its vision and objectives the ability to maximise the opportunities for and the benefits of sport in the community. I recommend a series of recent publications by Sport England under the banner of 'Shaping Places through Sport' which emphasise this opportunity. These publications can be used to help set the context for the sustainability appraisal as part of the scoping exercise.	I would take this opportunity to advise that, the previous National Sports Strategy, Game Plan, the Government's strategy for delivering sport and physical activity, has been replaced by Sport England's Strategy 2008-2011. This can be accessed on our website at: <a href="http://www.sportengland.org/about_us/what_we_do.aspx">www.sportengland.org/about_us/what_we_do.aspx</a> Change 4 Sport, the East Midlands Sports Strategy has also been replaced by the new national strategy and will not be updated.	The 'Shaping Spaces through Sport' publications and Sport England's Strategy 2008-2011 have been reviewed and will be included when the review of plans, policies and programmes is updated. The key message from the 'Shaping Spaces through Sport' documents is that sport is an integral part of community life and helps shape identities, communities and places. It has a contribution to make to the quality of life and well-being of individuals and is important for social contact, fun and enjoyment. Sport also brings wider personal, social, economic and health benefits when developed and delivered in appropriate settings and in the right way. It is considered that the Core Strategy could help Sports England meet the following aims from its 2008 - 2011 Strategy: Sustain participation through better quality sporting experiences; Support, sustain and secure investment in community sport; Grow and sustain participation amongst young adults.
Mr Shlomo Downen	CS/SA/SR/4	No. There appear to be a range of green / sustainable plans, policies and programmes missing from the list, e.g. Heathland strategy; Conservation Strategy; Sustainable Procurement Policy, etc.		The Nottinghamshire Heathland Strategy and the Mansfield District Nature Conservation Strategy have been reviewed and will be added to the list of relevant plans, policies and programmes used to influence the Core Strategy / LDF, with the following key messages highlighted: Nottinghamshire Heathland Strategy (Update document 2003) The strategy sets targets for restoration, re-creation and appropriate management of the County's heathlands and highlights the need to protect and extend heathland due to the fact that in the last 10 years 6.4 ha of heathland has been destroyed, and a further 2.1 ha damaged. The targets within this document have an end date of 2010 but in the absence of newer targets it is important that the LDF policies take account of the aims of this document. It is envisaged that these will also be incorporated, as appropriate, within the District Council's forthcoming Green Infrastructure Action Plan. Mansfield District Council Nature Conservation Strategy (1997) (EMEC Ecological Consultants) Despite pre-dating the existing development plan, there are many valuable messages within this document which still hold good. These include: Contributing the sustainable development by maintaining a viable and rich nature conservation resource across the District; Ensuring nature conservation interests are considered in the future planning and development of the District; Promotion

Full Name	Comment ID	In your opinion, have all relevant plans, policies and programmes that will affect or influence the Core Strategy been included in Section 4 and Appendix 1. If not, what others should be included?	Please list any additional plans, policies or programmes which you believe are relevant, including source information.	Council Response
				of partnership working; Maintenance and enhancement of overall biological diversity of the District, particularly rare habitats and species; Promotion and protection of a viable network of wildlife habitats, sites and features; Protection and management of SSSIs, LNRs and SINCs; Ensure that all residents have easy access to nature conservation sites, and protection of sites that are regularly used and valued by local people; Encouragement of land management and good design which benefits the environment; Promotion of educational use for SINCs and a wider understanding of Mansfield natural heritage and natural environment. The Mansfield District Council Procurement Strategy (2006) has also been review (as suggested) but, despite its links to sustainability, this document essentially deals with the District Council's promotion of effective procurement across the whole organisation and it is not considered necessary to refer to this document within the review of relevant plans, policies and programmes as part of the Sustainability Appraisal Scoping Report. The SA process is a tool to assess the impact of land use proposals and policies, rather than organisational processes.
Mr David Berry	CS/SASR/8	No. ...the primary source of guidance in relation to land stability is PPG14 which, despite its age, still contains the science and best practice on how to safely treat unstable land. It is therefore important the PPG14 is identified within the list of relevant plans, policies and programmes, along with its relevant objectives and the associated implications for the Mansfield Core Strategy and Sustainability Appraisal. The following additional text is suggested for inclusion within the Land Use section in Table 4.1 of the Scoping Report:Â Â Key Message Ensure that development is suitable and any potential stability issues (e.g. those which occur as a result of former mining activities) are taken into account at all stages of planning. Ensure any scope for remedial, preventative or precautionary measures are fully explored so that land is not sterilised unnecessarily. Source of message PPG14 (Development on Unstable Land) Implications for the SA Framework Requires objectives to ensure that new development is safe and stable by taking account of land stability risks and where necessary, incorporating appropriate mitigation measures to address them Reason - To ensure the relevant guidance in PPG14 is reflected in the SA, the SA Framework and the Core Strategy.		The Land Use section of Table 4.1 to be updated as suggested. Key Message: Ensure that development is suitable and any potential stability issues (e.g. those which occur as a result of former mining activities) are taken into account at all stages of planning. Ensure any scope for remedial, preventative or precautionary measures are fully explored so that land is not sterilised unnecessarily. Source of message: PPG14 (Development on Unstable Land) Implications for the SA Framework: Requires objectives to ensure that new development is safe and stable by taking account of land stability risks and where necessary, incorporating appropriate mitigation measures to address them
Mr Chris Thompson	CSSASR/12	No. Response of Nottinghamshire Police; Mansfield Crime Reduction Strategy 2008-2011 is included on page 57 of the		The priority action groups plans held by the Community Safety Manager have been reviewed as suggested and will be added to

Full Name	Comment ID	In your opinion, have all relevant plans, policies and programmes that will affect or influence the Core Strategy been included in Section 4 and Appendix 1. If not, what others should be included?	Please list any additional plans, policies or programmes which you believe are relevant, including source information.	Council Response
		Core Strategy SA Scoping Report - Appendices. Further detail is contained in the Crime and Disorder Reduction Partnership priority action groups plans, which are held by the Mansfield District Council Community Safety Manager. Designing out crime is discussed in many of the plans contained in the appendices documentation, clearly designing out crime will have long term impact on the future of the district and should continue to be considered in any development plans.		the review of relevant plans, policies and programmes. The following is a summary of their main objectives: To address the multiple issues arising from the misuse of substances (alcohol and drugs); To reduce the number of violent crimes in the district by addressing the issues in relation to antisocial behaviour; To reduce the number of domestic violence crimes in the district through prevention and early intervention; To reduce the risk of re-offending and of harm posed by potential and existing offenders.
Mr Shlomo Downen	CSSASR26	No. Note: References to the UK Waste strategy should be replaced by references to the Waste Strategy for England (2007)		The reference to the Waste Strategy for England (2007) is correct within the Review of Relevant Plans, Policies and Programmes (Appendix 1), however Table 4.1 on page 28, which incorrectly states UK Waste Strategy, will be updated.
Mr James Lidgett	CSSASR32	No. I wish to draw your attention to the 'high and increasing pressure on water resources and related infrastructure' key issue. It is correctly stated that: 'The draft Water Management Plan prepared by Severn Trent Water (STW) indicates that the East Midlands Water Resource Zone will be in supply demand deficit by 2011/2012'. However, the final Water Management Plan indicates that there will be enough water available in the East Midlands Water Resource Zone until 2035. This is to be achieved through demand management, reducing leakages, and the Derwent Valley Reservoir Scheme. I would advise that supporting evidence is amended to reflect this. It is recommended that the River Trent Catchment Flood Management Plan (CFMP) is included as a relevant policy document in the 'flood risk' row on page 26. The River Trent CFMP is a high-level strategic planning tool which sets out the long term investment on sustainable flood risk management for the next 50 to 100 years. The River Trent CFMP has six different policy options to inform investment decisions. Mansfield District falls within policy unit 3, where the course of action is to: 'Continue with existing or alternative actions to manage flood risk at the current level'. The document is in draft form and may be subject to change.	Mansfield's Water Cycle Study should be included as a relevant policy document in the 'flood risk' row on page 26. The 'water' column on page 28 should include Mansfield's Water Cycle Study and PPS25 as relevant documents. The 'water' column on page 28 should also include the following wording in the 'Implications for the SA Framework' box: 'Requires objectives to ensure no deterioration in water quality...'	The SA Framework and supporting evidence will need to be updated to reflect the final Water Management Plan (which indicates that there will be enough water available in the East Midlands region until 2035) when this document is approved by the Secretary of State. (We note that the changes Severn Trent propose to their infrastructure are likely to save water). The Mansfield Water Cycle Study has been reviewed and will be added to Appendix 1, with the fact that Mansfield needs to invest in water cycle infrastructure in order to accommodate the level of development required by the Regional Plan, being drawn out at the key message. The Draft River Trent Catchment Flood Management Plan, Mansfield Water Cycle Study and PPS25 need to be added as relevant policy documents in the appendices and table 4.1 under both 'flood risk' and 'water'. The 'water' column in table 4.1 needs to be amended to include the following wording in the 'Implications for the SA Framework' box: 'Requires objectives to ensure no deterioration in water quality...'
Mr Cyril Day	CSSASR43	No. The Highways Agency recommend the inclusion of the Department for Transport's Circular 02/2007 'Planning and the Strategic Road Network' which explains how the Highways Agency, on behalf of the Secretary of State for Transport, will participate in all stages of the planning process.		This circular will be added to the list of relevant plans, policies and programmes as it explains how important it is that infrastructure providers, including the Highways Agency, are involved in developing the plans that their infrastructure will support to ensure they are deliverable. The circular states that the Highways Agency will participate in all stages of the planning process with Government Offices, regional and local planning authorities, local highway/transport authorities, public transport

Full Name	Comment ID	In your opinion, have all relevant plans, policies and programmes that will affect or influence the Core Strategy been included in Section 4 and Appendix 1. If not, what others should be included?	Please list any additional plans, policies or programmes which you believe are relevant, including source information.	Council Response
				providers and developers to ensure national and regional aims and objectives can be aligned and met, and in order to enable the road network to support the economic viability and sustainable growth of areas. We will also add the following key message to Table 4.1, under 'Accessibility and Transport' on page 24: "Ensure early participation with relevant bodies to ensure existing infrastructure can be maximised and that new infrastructure is delivered as required".
Alison Stuart	CSSA/SR/47	No. The East Midlands Regional Landscape Character Assessment and the Greater Nottingham Landscape Character Assessment should both be included within this section. The former document was carried out by LDA Design Consulting LLP and issued in May 2009 for Natural England and the Greater Nottingham Landscape Character Assessment was produced by TEP in July 2009 for Nottinghamshire County Council with an addendum to include Mansfield District Council Area imminent.		The East Midlands Regional Landscape Character Assessment covers the whole region and gives a broad description of the Landscape Character found. It highlights that the eastern side of the Mansfield district falls within National Character Area 49 (Sherwood) and Regional Landscape Character Type 10b (Sandstone Forests and Heaths) and that the western side falls within National Character Area 30 (Southern Magnesium Limestone) and Regional Landscape Character Type 6d (Limestone Farmlands). The Mansfield Landscape Character Assessment document, which is to supersede the Nottinghamshire Landscape Guidelines, will be reviewed once it is completed. In our understanding this will integrate with the Sherwood Zone Landscape Assessment which covers approximately half of the district, and not form an addendum to the Greater Nottingham Character Assessment.

**Table AH.2 Consultation Responses to Question 2**

Full Name	Comment ID	Have the objectives of the various plans, policies and programmes been accurately identified? If not, what other objectives should be identified?	Council Response
Mr Shlomo Downen	CS/SA/SR/5	No. Objectives pertaining to protecting and extending the heathland - and objectives in the RSS and elsewhere relating to the Sherwood Forest Regional park, and also sustainable procurement...	Please see response to comment CS/SA/SR/4. The Nottinghamshire Heathland Strategy and Mansfield District Nature Conservation, and relevant objectives will be included when the review of plans, policies and programmes is updated. In addition the objectives for Sherwood Forest will be highlighted within the review of the RSS in Appendix 1. These are to encourage partnership working in order to promote Sherwood Forest as a Regional Park to generate environmental, social and economic benefits through: Protection and enhancement of the important landscape, natural, cultural and historic assets; Development of recreational potential; and, Creation of a world class visitor experience, and generation of sustainable economic benefits for local communities.
Mr Chris Thompson	CS/SA/SR/24	No. I have changed the last sentence of this submission. Response of Nottinghamshire Police; I would suggest that much closer work between the police and authorities in designing out crime at the pre-planning stage is essential. There is evidence to demonstrate that early involvement of Police Architectural Liaison Officers in the pre-planning stage removes later difficulties relating to design issues that may attract criminal activity and anti social behaviour. with. All new build properties need to be designed and commissioned with an eye to removing potential crime and disorder issues. There are strict regulations relating	The objective of designing out crime will be added to Table 4.1 under 'Community Safety' on page 25 as a key message from the review of relevant plans, policies and programmes. In relation to prioritising local authority housing stock refurbishment projects, this is more of a plan issue rather than an SA issue so will be covered in the Core Strategy document. Previous comment (ref CS/SA/SR/13) deleted as replaced by this one.

Full Name	Comment ID	Have the objectives of the various plans, policies and programmes been accurately identified? If not, what other objectives should be identified?	Council Response
		to the environment in new builds, designing out crime is as important. Nottinghamshire Police is also concerned that any local authority refurbishment projects of housing stock are prioritised on all occasions with due consideration of current and historical crime hotspot data!	
Rachel Hoskin	CS/SA/SR/36	No. The relevant plans, policies and programmes considered within the report at appendix 1 are supported. The Council should note the importance of habitat restoration as well as protection in the various documents relating to biodiversity, and the importance of local character in the consideration of landscape. Geological diversity is also an important environmental element of SA, as set out within PPS9.	Will ensure that the environmental objectives of habitat restoration, local character and geological diversity are added to Table 4.1 on page 24, under 'Biodiversity and Habitats' as key messages from the review of relevant plans, policies and programmes, and considered fully throughout the SA process.
Mr Cyril Day	CS/SA/SR/44	No. The Highways Agency would like to refer to the Ptolemy Transportation Model which has been developed for the three Cities (Leicester, Derby and Nottingham). As yet the model is still proceeding through the test phase but will be able to provide key baseline evidence in due course.	No need to update baseline at this stage, will check the progress of the model at the next stage of the Core Strategy.
Alison Stuart	CS/SA/SR/48	No. It would be useful if one of the key messages (Page 27 Table 4.1) under the title Landscape could include a reference to landscape character and local distinctiveness to pick up on the objectives within the documents that have been identified above. Add the following wording to the first bullet point: Conserve and enhance the rural and built landscape and its character. Add the following wording to the third bullet point: Provide opportunities to value our heritage and local distinctiveness.	Add suggested wording to the 'Landscape' section in Table 4.1. Conserve and enhance the rural and built landscape " and its character". Provide opportunities to value our heritage "and local distinctiveness".

**Table AH.3 Consultation Responses to Question 3**

Full Name	Comment ID	Have the implications for the Core Strategy or SA of the various plans, policies or programmes been properly identified? If not, what other implications are there for the Core Strategy or SA, and where do they come from?	Council Response
Mr Chris Thompson	CS/SA/SR/14	Yes	Response noted.
Alison Stuart	CS/SA/SR/49	Generally yes, however it could also include objectives that address the protection and restoration of landscape character and sense of place.	Revise Table 4.1 on page 27, under 'Landscape' to include the protection and restoration of landscape character and sense of place as key messages from PPS12 as in the review of relevant plans, policies and programmes.

**Table AH.4 Consultation Responses to Question 4**

Full Name	Comment ID	Does Appendix 2 identify an appropriate range of relevant baseline data to enable a comprehensive range of sustainability issues and problems to be identified? If not, what other baseline data (and sources) should be included?	Council Response
Mr Steve Beard	CS/SA/SR/3	No. Sport England is concerned that there is an apparent lack of an evidence base on which to set the objectives and also to appraise the contribution of sport and recreation to securing the sustainability appraisal objectives, such as increased participation, accessibility to facilities and the quality of provision. This evidence would include a PPG17 compliant assessment, a Playing Pitch Strategy and a Facilities Strategy. The baseline facts do not refer to sports or recreation facilities although one of the facts is that the percentage of obese adults is higher in the district than the national average.	The Council is currently working on a PPG17 compliant assessment, (the results of which will provide the evidence base for this policy area.
Mr David Berry	CS/SA/SR/9	No. The Coal Authority considers that, in order to ensure the Core Strategy is founded on a robust and credible evidence base, information in relation to coal mining legacy issues should be included within the Scoping Report. This will help to ensure that this important locally distinctive issue is properly reflected within the Sustainability Appraisal process and therefore addressed through the Core Strategy and subsequent	Amend report as suggested by adding the following text within Section 5 of the Scoping Report, under the heading of Environmental Characteristics on page 33: "The legacy of coal mining within Mansfield has the potential to lead to public safety hazards unless there is awareness. Whilst most past mining is generally benign in nature, potential land stability and other public safety problems can be triggered and uncovered by development

Full Name	Comment ID	Does Appendix 2 identify an appropriate range of relevant baseline data to enable a comprehensive range of sustainability issues and problems to be identified? If not, what other baseline data (and sources) should be included?	Council Response
		Development Plan Documents. The following additional text is therefore suggested for inclusion within Section 5 of the Scoping report, under the heading of Environmental Characteristics: "The legacy of coal mining within Mansfield has the potential to lead to public safety hazards unless there is awareness. Whilst most past mining is generally benign in nature, potential land stability and other public safety problems can be triggered and uncovered by development activities. Particular hazards within Mansfield District include mine entries and fissures (surface cracks resulting from coal mining related subsidence)."	activities. Particular hazards within Mansfield District include mine entries and fissures (surface cracks resulting from coal mining related subsidence)." In order to provide a wider context on this issue, as suggested we will add fact that there are approximately 2000 coal mine entries and 11 coal mining related hazards within Nottinghamshire in Appendix 2 of the Scoping Report.
Mr Chris Thompson	CS/SA/SR/15	No. SA4 is to improve community safety and to reduce crime and the fear of crime. In table 7.4 there is an X in the environmental box, surely environmental issues are also an issue when considering community safety and crime reduction?	Agree that there is a relationship between SA4 and the 'Environment' SA Theme. Table 7.4 will be amended accordingly.
Mr Shlomo Downen	CS/SA/SR/27	No. In relation to waste, although the percentage of waste recycled / composted is of course important, the SA should also include references to reducing waste arising, and to reuse.	The Annual Monitoring Report provides data each year on total waste arisings, % composted, % recycled and % landfilled. We intend to add this data to the SA Framework.
Rachel Hoskin	CS/SA/SR/37	No. Baseline data is generally comprehensive, but the Council should be careful of over-emphasising SSSI indicators. Whilst their inclusion is important, it should be noted that land use planning can only influence the condition of SSSIs to a certain extent. The range of work with various partners to rectify unfavourable condition of SSSIs has a relatively small planning input. This means that such indicators do not give an accurate picture of the overall influence of the Core Strategy on biodiversity. It would be more appropriate to give greater emphasis to areas such as targets for biodiversity action plan habitats and species and habitat restoration, providing an indication of the increase in biodiversity resulting from net gains in spatial planning and development management. Natural England advises that SA work should focus on the achievement of net gains for the natural environment, rather than recording any net losses, as the latter should be at an absolute minimum. A much better picture of a Core Strategy's influence on the natural environment is to focus upon and record net gains. The level of green infrastructure network would be a positive indicator that again would be influenced by planning, with the aim of increasing the network through the implementation of the Core Strategy. The level of publicly accessible green infrastructure would also contribute to SA11. It is apparent that information on ancient woodland has not yet been gathered for the indicators for SA7. A level of information can be obtained from the ancient woodland inventory held by Natural England.	We are seeking to use more indicators which link to the biodiversity action plan targets, however understand that habitat mapping work is ongoing at the county level, and there is no locally specific data mapped at this time. We propose to include information which shows what percentage/area of our SINC's fall within the specific priority habitats in order to monitor any net gains or losses of each habitat as this information becomes available. We will also enquire with Notts. Biological and Geological Records Centre with regard to species data for the district. Data on ancient woodland will also be extended and include restoration data.
Alison Stuart	CS/SA/SR/50	No. The section "Environmental Characteristics" should include a brief description of the Regional character areas from the EMRLCA, County Landscape types from the Greater Nottingham LCA and Landscape Policy Zones that fall within the Mansfield area.	The following will be added to the 'Environmental Characteristics' section in the next stage of SA work: "The East Midlands Regional Landscape Character Assessment highlights that the eastern side of the district falls within National Character Area 49 (Sherwood) and Regional Landscape Character Type 10b (Sandstone Forests and Heaths) and that the western side of the district falls within National Character Area 30 (Southern Magnesian Limestone) and Regional Landscape Character Type 6d (Limestone Farmlands)". This will be updated when the more detailed Mansfield study is completed.

**Table AH.5 Consultation Responses to Question 5**

Full Name	Comment ID	Are there any errors in the baseline data? If so, please tell us what these are.	Council Response
Mr Chris Thompson	CS/SA/SR/16	No.	Comments noted.  (Note: Comment ref CS/SA/SR/17 has been deleted as it duplicated this comment).
Mr Shlomo Downen	CS/SA/SR/28	Yes. 5.24 refers to county and national recycling/composting rates as having 'remained fairly static' - this is incorrect. An increasing number of local authorities re reporting recycling rates of between 50% - 70%! Again, local improvements in recycling/composting rates should be celebrated - but more ambitious targets are needed to keep pace with other LA's.  Also, greater emphasis should be placed on waste minimisation - and comparators (baseline data) should be found where other LA's have reduced waste arisings...	Need to identify if there is data available in relation to reduction of waste arisings and waste minimisation.  The data on recycling has been checked with Nottinghamshire County Council, as the waste authority, who have confirmed that whilst some of the highest performing individual local authorities within England are achieving 61% according to the latest Defra estimates and the draft Waste Strategy for Wales talks about a possible 70% recycling target for the future, the figure for Nottinghamshire is a county-wide one taking into account the total tonnage recycled by all of the Districts as a percentage of the total waste arisings across the county. Similarly the national figure will be based on the totals of each local authority.  There has been an error highlighted in the 06/07 figure for household waste recycling and composting as it should be 31% not 34.54% as shown in the report and this will have led to us describing the situation as static when there has actually been a slight increase in recycling at all levels.  In relation to waste minimisation, we have an indicator on residual waste and will be able to monitor this over time in order to tell if SA9 is effective.

**Table AH.6 Consultation Responses to Question 6**

Full Name	Comment ID	Are the key sustainability issues identified in Section 6 correct for Core Strategy? If not, which issues should be added or removed? Why?	Council Response
Mr David Berry	CS/SA/SR/10	No. For the reasons already set out, the Coal Authority considers that the legacy of coal mining within Mansfield District should be identified as a key sustainability issue within the Scoping Report. The following additional text is therefore suggested for inclusion within the Environmental section in Table 6.1 of the Scoping Report: Key Issue Land stability and other public safety issues resulting from the legacy of coal mining within Mansfield Supporting Evidence Presence of mine entries and occurrence of fissures (surface cracks resulting from coal mining related subsidence) within the District Approximately 2,000 recorded mine entries and 11 coal mining related hazards within Nottinghamshire as a whole Potential Influence on the Core Strategy / Likely evolution of issue without Core Strategy Moderate - in line with PPG14, the Core Strategy should aim to ensure that new development proposals take account of any risks associated with coal mining and, where necessary, incorporate appropriate mitigation measures to ensure the development is safe and stable. Without appropriate Core Strategy / Development Management policies there will be an increased risk that development takes place without due consideration of these important safety issues. To ensure the relevant guidance in PPG14 is reflected in the SA, the SA Framework and the Core Strategy.	Amend report as suggested by adding the following text within the Environmental section in Table 6.1 on page 41 of the Scoping Report: "Key Issue: Land stability and public safety issues resulting from the legacy of coal mining within Mansfield Supporting Evidence: Presence of mine entries and occurrence of fissures (surface cracks resulting from coal mining related subsidence) within the District. Approximately 2,000 recorded mine entries and 11 coal mining related hazards within Nottinghamshire as a whole. Potential Influence on the Core Strategy / Likely evolution of issue without Core Strategy: Moderate - in line with PPG14, the Core Strategy should aim to ensure that new development proposals take account of any risks associated with coal mining and, where necessary, incorporate appropriate mitigation measures to ensure the development is safe and stable. Without appropriate Core Strategy / Development Management policies there will be an increased risk that development takes place without due consideration of these important safety issues".
Mr Chris Thompson	CS/SA/SR/18	No. In the table at 6.1 , Key issues, High (but decreasing) crime figures. The likely evolution of this issue without Core Strategy is classed as Moderate, with the Core Strategy / Development Management policies are likely to have an impact on new development but are unlikely to reduce the crime rate significantly. I interpret this as meaning that even with development management policies the affects on the reduction of crime through building and development are unlikely to reduce crime significantly! I believe that this should be ranked as Major, the	Agreed. Will amend Table 6.1 on page 36 to state that the Core Strategy is likely to have a major impact on the key issue of 'High (but decreasing) crime figures'. The core strategy needs to reflect the importance of designing out crime and disorder during the planning stages of any proposed development. Poor design has historically had a significant impact on crime and disorder. (Note: Comment ref CS/SA/SR/23 has been deleted as it duplicated this comment).

Full Name	Comment ID	Are the key sustainability issues identified in Section 6 correct for Core Strategy? If not, which issues should be added or removed? Why?	Council Response
		core strategy needs to reflect the importance of designing out crime and disorder during the planning stages of any proposed development. Poor design has historically had a significant impact on crime and disorder!	
Mr James Lidgett	CS/SA/SR/33	No. Amend. The 'flood risk' column on page 39 highlights that in the absence of a Core Strategy, management policies would not be in place to restrict development, resulting in an increase in flooding incidences putting life and property at risk. This would seem to indicate that the Core Strategy has the potential to make a major impact on flood risk issues, instead of a minor role as indicated.	Will amend Table 6.1 on page 39 to state that the influence of the Core Strategy on flood risk is moderate/major, rather than minor, in order to take account of surface run off (which is more of a general problem) as well as fluvial flooding (which is more localised).
Rachel Hoskin	CS/SA/SR/38	No. Section 6 comprehensively identifies where sustainability issues are relevant for the Core Strategy. Here Natural England would also add that the Core Strategy can play an important part in ensuring that adequate water supply, treatment and infrastructure by setting out the requirements as a prerequisite to development. The Core Strategy can ensure that housing is phased in a way that prevents housing coming forward that cannot be adequately served with water infrastructure without environmental harm. This will require good partnership working with the water utility companies and the Environment Agency. As stated above, the Core Strategy can encompass habitat restoration and reconnection of isolated habitats in addition to biodiversity protection. Natural England would hope to see the Core Strategy driving the principles of PPS1 and PPS9, with net gains for the natural environment from the majority of developments, mainly those above householder level. In its consideration of climate change, the Core Strategy should seek ways in which the spatial planning of the District can improve habitat connectivity to facilitate the adaptation of the natural environment to a changing climate.	The sustainability issues set out in Table 6.1 will be amended to the following: "Increasing pressure on biodiversity resource including a need for habitat restoration and reconnection of isolated habitats" (on page 38) and "High and increasing pressure on water resources and related infrastructure including adequate water supply and treatment" (page 40).
Alison Stuart	CS/SA/SR/51	No. This section could include a key issue of "Threats to Landscape character" which could be incorporated into the Environmental Section. These are identified in the Greater Nottingham LCA.	We will add the issue "Threats to Landscape Character" into the Environmental section in the next stage of SA, on the basis that this is confirmed as an issue by the Mansfield District Landscape Character Assessment which is currently being carried out.

**Table AH.7 Consultation Responses to Question 7**

Full Name	Comment ID	Do the SA objectives adequately cover the key sustainability issues facing Mansfield District? Why?	Should any objectives be added, bearing in mind that the number of objectives should be manageable? Why?	Council Response
Mr Steve Beard	CS/SA/SR/2	No	Yes It is significant that Sport has been identified as playing an important role in contributing to sustainable communities, reducing the need to travel and benefiting access by disadvantaged groups. Sport and active recreation have also been proved to be important contributors to national, regional and local economic health. Sport can lead regeneration by engaging the communities in the improvement of their area, creating employment and training opportunities. It is therefore a concern that the references to the benefits of sport and active recreation in the scoping report are limited to the objective of improving health. Cross referencing should be provided between the sustainability appraisal objectives, which would recognise of the wider contribution of sport and recreation in respect of economic and social well-being.	Disagree. SA objectives 2, 3, 5, 7 and 11 all recognise the benefits of open space, and therefore sport and recreation. The decision making criteria in the SA Framework prompt the consideration of the benefits of sport and recreation, for example under SA3 there are numerous criteria in relation to open space. In order to make this recognition more explicit we will change the decision making criteria in SA3 to 'Will it help people increase their participation in sport and recreation and cultural activities?'.

Full Name	Comment ID	Do the SA objectives adequately cover the key sustainability issues facing Mansfield District? Why?	Should any objectives be added, bearing in mind that the number of objectives should be manageable? Why?	Council Response
Mr David Berry	CS/SA/SR/11	No	Yes ...the Coal Authority considers that the SA objectives should include reference to ensuring that new development proposals take account of, and where necessary include appropriate mitigation measures to address, any land stability and other public safety issues arising from the legacy of coal mining within Mansfield. It is acknowledged, however, that the number of SA objectives needs to be kept to a manageable level. The Authority therefore considers that this could be appropriately addressed under the proposed objective SA4 if a minor amendment were made to the final decision making criterion. The following minor amendment to the final decision making criterion under objective SA4 is suggested: "Will it contribute to a safe, secure and stable built environment?" Reason - To ensure the relevant guidance in PPG14 is reflected in the SA, the SA Framework and the Core Strategy.	Amend the decision making criteria for SA4 (on page 45) to "Will it contribute to a safe, secure and stable built environment?" as suggested.
Mr Shlomo Downen	CS/SA/SR/25	No	No Having now reviewed Appendix 5, I would like to call attention to the following: a. SA 3 - seems to me that this Objective relates to the Social Theme (as evidenced by the mention of community cohesion in the LAA column); also the Heathland strategy should be added to the list of Other Sources b. SA 5 - social capital should also be linked to the Economy Theme (as evidenced by the mention of the Regional Economic strategy in the list of Other Sources) c. SA 6 - biodiversity is a Social issue too - and improving community cohesion and participation should be added to the LAA column (as most SSSIs, etc. are protected by volunteer Friends Groups); also the Heathland Strategy should be added to Other Sources here too d. SA 9 - Whilst I appreciate the adaptation of Regional wording, I urge MDC to add the word 'composting' after the word 'recycling' to avoid confusion (so that the SA Objective reads: 9. To minimise waste and increase the re-use, recycling and composting of waste materials) e. SA 10 - Explicit reference should be made to PPS1 Supplement on Climate Change in the Other Sources column f. I also suggest you consider the relevance of SA 2 to economic and environmental themes (poor health results in loss of productivity for businesses, and can be caused by environmental factors); similarly, developing an enterprise culture (SA 13) would require Social change (and so the Social Theme should be included as relevant)	Agree that the suggested changes should be made, therefore we will make the following changes to Appendix 5 (Justification of SA Objectives): Under SA 3 - amend to include an effect on the Social Theme and add the Heathland Strategy to the list of Other Sources; Under SA 5 -amend to include an effect on the Economy Theme; Under SA 6 -amend to include an effect on the Social Theme - add "improving community cohesion and participation" to the LAA column; and also add the Heathland Strategy to the list of Other Sources; Under SA 9 - reword SA Objective to say "To minimise waste and increase the re-use, recycling and composting of waste materials" (This will also need to be changed at all other points within the report and appendices); Under SA 10 - Refer to PPS1 Supplement on Climate Change in the Other Sources column; Under SA 2 - amend to include an effect on Economic and Environmental Themes; Under SA13 - amend to include an effect on the Social Theme. Consequential changes to be made to Table 7.4 in the main report.
Mr Chris Thompson	CS/SA/SR/19	Yes		Comment noted.
Mr James Lidgett	CS/SA/SR/34	No	Yes Having looked through the sustainability indicators on page 115 of the appendices, it would seem that flooding, water quality and water resource issues are to be dealt with under Sustainability Objective 8. However it is not clear from the wording of SA8 that this is the case. I would suggest that SA8 is reworded to more accurately demonstrate the subject areas that it is dealing with. If this is not possible then additional sustainability objectives should be	Will reword SA8 to: "To manage prudently the natural resources of the district, including water (and associated flooding and quality issues), air quality, soils and minerals". (This will need to be amended at all points within the report and appendices). Will add the following decision making criteria under SA6 in Table 7.2 on page 45: Will it help achieve local BAP targets? Will it

Full Name	Comment ID	Do the SA objectives adequately cover the key sustainability issues facing Mansfield District? Why?	Should any objectives be added, bearing in mind that the number of objectives should be manageable? Why?	Council Response
			included. It is recommended that the following decision making criteria are included under SA6 on page 45: Will it help achieve local BAP targets? Will it protect and provide opportunities for improving / enhancing sites designated for their nature conservation value? Will it protect habitats and species protected by international and UK law? Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats, urban habitats? Will it conserve species and protect the district's overall biodiversity? It is recommended that the following indicators on pages 115 and 116 are altered accordingly: 'Area covered by Amount of development in flood zones 2 or 3' 'Planning Permissions granted contrary to the advice of the EA on flood defence risk grounds'.	protect and provide opportunities for improving / enhancing sites designated for their nature conservation value? Will it protect habitats and species protected by international and UK law? Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats, urban habitats? Will it conserve species and protect the district's overall biodiversity? Will also alter the following indicators in Appendix 2 (on pages 80, 83, 115 and 116) and Table 7.2 (page 46) in the main document: 'Area covered by development in flood zones 2 or 3' 'Planning Permissions granted contrary to the advice of the EA on flood defence risk grounds'.
Rachel Hoskin	CS/SA/SR/39	No	Yes The addition of the word 'wellbeing' in objective 2, to cover both physical and mental health, both of which can be improved with access to a healthy natural environment. The addition of the word 'restore' to objective 7, to cover the re-creation of assets lost or degraded. The inclusion of the enhancement, expansion and better access to green infrastructure could be included at the most appropriate place within the objectives.	Make suggested changes. add the word 'wellbeing' in objective 2 (at all points throughout the report and appendices); add the word 'restore' to objective 7 (at all points throughout the report and appendices); include the 'enhancement and expansion of green infrastructure 'in the decision making criteria of objective 6 (in Table 7.2); include 'better access to green infrastructure 'in the decision making criteria of objective 3 (in Table 7.2).
Mr Cyril Day	CS/SA/SR/45	Yes SA Objective 1 - To ensure that the housing stock meets the housing needs of the District. The Highways Agency acknowledges the need to provide new housing to meet market demands. The Agency supports objectives that will aim to use previously developed land within the existing urban area of the district. This will allow new housing development to utilise and improve the existing transport infrastructure, and create more centrally located communities. This would result in a reduction in the number of car borne journeys as the main trip generators would be located in the main centres, thus reducing the need to travel to alternative destinations. The Agency is likely to object to any proposals for significant development on Greenfield land as this will result in an increase in the need to travel and further exacerbate the reliance on the private car Objective 11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available. The Highways Agency particularly supports objectives which seek to improve the accessibility of the district, which provide a focus for local services/facilities and which strengthen the alternatives for linkages by modes other than the private car. These initiatives are all consistent		Comments noted. The detailed comments relate to the Core Strategy and will be considered in the production of the Issues and Options Report, which will be consulted on in 2010.

Full Name	Comment ID	Do the SA objectives adequately cover the key sustainability issues facing Mansfield District? Why?	Should any objectives be added, bearing in mind that the number of objectives should be manageable? Why?	Council Response
		with the underlying aims (as set out in PPS3, PPG13 and Circular 02/2007, for example) of reducing trip generation, especially by the private car and achieving sustainable communities. A The Highways Agency particularly supports initiatives that aim to reduce the reliance on the private car. The reduction in dominance of the private car is a key objective in the bid to promote more sustainable modes of transport as per national planning guidance outlined in PPG13. Reducing reliance on the private car can have the benefit of reducing the impact that new development will have on the trunk road and local road network. Objective 12 - To create high quality employment opportunities. The Highways Agency supports the objective to provide high quality employment opportunities. However, employment sites should be located in close proximity to the main urban areas and potential workforce. This would result in a reduction in the number of car borne journeys as the main trip generators would be located in the main centres thus reducing the need to travel to alternative destinations. The Agency requests that all new development is well served by a number of modes of transport and initiatives are put in place to reduce the reliance on the private car. Objectives 2 - 10, 13, &14 The Highways Agency has no comment.		
Alison Stuart	CS/SA/SR/52	No	Yes Within "Table 7.2 Sustainability Appraisal Framework" (Page 45) SA Objective SA7 could include the additional bullet point in the decision making criteria column: Will it protect and enhance landscape character? The indicators within the last column could include: Historic field patterns Characteristic landscape features (i.e. components of the landscape, hedgerows, mature trees)	We will amend the second decision making criteria for SA7 (Table 7.2) to say "Will it protect and enhance landscape character and the historical and archaeological environment?" In relation to using characteristic landscape features as indicators, we propose to use the relevant county-wide draft policy zones in the Landscape Character Assessments. They include characteristic features and an assessment of landscape strength and condition which can be used as the baseline for this indicator.

**Table AH.8 Consultation Responses to Question 8**

Full Name	Comment ID	What do we need to do to ensure this Scoping Report and intended SA Framework meet the requirements of the SEA Directive and PPS12?	Council Response
Mr Chris Thompson	CS/SA/SR/20	Requirements met.	Comment noted.  (Note: Comment ref CS/SA/SR/21 has been deleted as it duplicated this comment).
Rachel Hoskin	CS/SA/SR/40	Natural England welcomes the inclusion of Appendix 3, which is a requirement to meet the SEA Regulations. It is noted that there is the intention to only use the term 'SA' within the assessment as it progresses, so it must be ensured that relevant elements of assessment for SEA are clearly highlighted within SA work.	Comments noted.

Full Name	Comment ID	What do we need to do to ensure this Scoping Report and intended SA Framework meet the requirements of the SEA Directive and PPS12?	Council Response
Alison Stuart	CS/SA/SR/53	<p>Generally yes it does. However as previously mentioned there could be more reference made to local distinctiveness (paragraph 2.1 page 4 of PPS12) and environmental enhancement as within PPS12 page 5 paragraph 2.6.</p> <p>This states that: <i><b>spatial planning provides a means of safeguarding the areas of environment assets for both their intrinsic value and for their contribution to social and economic well being by protection and enhancing designated sites and landscapes, habitats and protected species and creating a positive framework for environmental enhancement more generally.</b></i></p> <p>To summarise the Core Strategy Sustainability Appraisal should make use of the recently developed Landscape Character Assessment carried out for the Mansfield area within the Greater Nottingham Landscape Character Assessment and the East Midlands Regional Landscape Character Assessment to help inform the development of future policies.</p>	<p>Will make the following references to local distinctiveness and environmental enhancement:</p> <ul style="list-style-type: none"> <li>PPS12 (Appendix 1 page 30) - add the following as the last sentence in the 'Key Requirements or Objectives of Plan' column: "Local distinctiveness and environmental enhancement are also emphasised".</li> <li>Table 4.1 on page 27 - add the following to the 'Key Messages' column: Local distinctiveness and environmental enhancement, and 'PPS12' to the 'Source of Message' column</li> </ul>

**Table AH.9 Consultation Responses to Question 9**

Full Name	Comment ID	Do you have any other comments about the SA Scoping Report?	Council Response
Nailesh Ramaiya	CS/SA/SR/7	The East Midlands Regional Plan, March 2009 (referred to below as the RSS) provides the overarching strategic planning policy context for development in the Region. In our view the document is in general accordance with the 11 Core Objectives set out in Policy 1 of the RSS. The RSS seeks a holistic approach to the development process and therefore the Regional Core Objectives set out in Policy 1 reflect the social, economic, environmental and resource efficiency facets of sustainable development within the East Midlands Region. Policy 3 of the RSS contains a sequential approach to new development in the East Midlands Region which is focused on urban concentration.	Comments noted.
Mr Chris Thompson	CS/SA/SR/22	Response of Nottinghamshire Police; Nottinghamshire Police are keen to be involved in ensuring that planning for the future takes into account section 17 of the Crime and Disorder Act 1998. Section 17 is quoted, "Without prejudice to any other obligation imposed upon it, it shall be the duty of each authority ... to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area." It is important that the whole future Local Development Framework considers all the issues that will be caused by increased housing across the district! Do the local service providers/partners of the local authority have the capacity to cope with the aims of the strategy? It is very important that the strategy really considers the problems that we face now and the problems that are likely to increase as the population increases, i.e., low confidence in the authorities to work successfully together, low educational attainment, employability of the workforce, jobs, business opportunities, high crime and other social problems such as alcohol consumption. The strategy needs to consider the "Prevent" agenda in relation to all local authority policies including alcohol licensing issues, this will have a major impact on public confidence and the intended Core Strategy aim to create a more prosperous and thriving district!	Comment noted.
Mr Shlomo Downen	CS/SA/SR/29	This form does not provide an obvious space for my comments, so I have parked them here: I am deeply concerned about SA9. The question used as a 'decision making criterion' uses the phrase "waste recovery" whilst the indicator refers to "waste...used to recover energy". This confuses two different things - waste/resource recovery and energy	Having sought clarification from Nottinghamshire County Council, as the Waste Authority, the term 'recovery' means getting some value back from the waste i.e. anything other than discarding it. The Waste Strategy for England 2007 states that recovery includes recycling, composting and energy recovery. Therefore recovery in its widest sense can mean 'recovery' of materials as

Full Name	Comment ID	Do you have any other comments about the SA Scoping Report?	Council Response
		<p>recovery/production. Also, there are numerous methods for recovering resources. Around the world resource recovery parks are relied upon to segregate discarded materials into some 40 categories that can then allow these materials to be re-used wherever possible. I would welcome a resource recovery park in Mansfield, along the lines of RRP's in Flanders and California. I would not support a waste facility, like the Crown Farm MRF, that actually limits the reuse and recycling of waste, despite the name given by the developer to the facility. This is a complicated issue, and one that I would be happy to discuss with MDC's LDF Team. To further complicate matters, energy recovery is associated with a range of technologies, some of which I would heartily support (such as anaerobic digestion (AD) for kitchen waste, as promoted in England's Waste strategy (2007)), and others that would meet with widespread opposition (including various technologies covered by the Waste Incineration Directive, such as incinerators, gasification and pyrolysis plants, etc.). Therefore, I urge the LDF Team to reconsider the wording of both the criteria and the indicators to clearly support genuine resource recovery and environment-friendly/renewable forms of energy recovery from waste (such as AD), whilst ruling out support for incineration. As things stand, the SA9 criteria and indicators would be unmanageable because they are open to conflicting interpretations.</p>	<p>well as energy - hence you sometimes see recycling facilities such as that at Crown Farm referred to as Materials Recovery Facilities. On that basis SA9A is fine as the indicators don't work against the objective as they refer to both recycling and energy recovery specifically whilst working towards the broader aim of recovering materials as well as energy rather than sending it to landfill. The wording was agreed by the joint SA working group but as this has been raised there are plans to look again to see if there is any way of making the wording clearer.</p>
Mr Ian Goldstraw	CS/SA/SR/31	I am writing to inform you that there are no comments we wish to make at this stage. However we would like the opportunity to comment on subsequent documents, as and when they are produced.	Comments noted.
Mr James Lidgett	CS/SA/SR/35	We are pleased to see that 'increasing pressure on biodiversity resources, flood risk, and high and increasing pressure on water resources and related infrastructure' have been included as key sustainability issues in Table 1.2 on page 6. We would recommend that these issues are fully reflected throughout the sustainability appraisal.	Comments noted.
Rachel Hoskin	CS/SA/SR/41	<p>Habitats Regulations Assessment: It should be noted that the term 'Appropriate Assessment' refers to a specific step within the overall Habitats Regulations Assessment process, which is to ensure the adherence of the Core Strategy to the requirements of the Habitats Regulations. Natural England would therefore advise against the use of the term Appropriate Assessment to describe the whole process. It is advised that the Habitats Regulations Assessment should be based upon a comprehensive evidence base, with good information on the relevant sites and their interest features, the conservation objectives, current environmental condition and sensitivities. Natural England would hope to assist the Council with its Habitats Regulations Assessment as the Core Strategy develops, to ensure that the strategy fully accords with the requirements of the legislation as it reaches submission stage. The Council will be aware of recent indications that the Nottinghamshire area may hold internationally important populations of woodlark and nightjar, to the extent that there may be a need to consider whether the area qualifies as a Special Protection Area (SPA). Natural England will advise the Council as any further progress is made.</p>	Will change all references Appropriate Assessment and AA to "Habitats Regulations Assessment" and "HRA", and consult Natural England as soon as work on this process starts for their input and advice. These references appear on page 16.
Rachel Hoskin	CS/SA/SR/42	It is within the context of Natural England's remit that the (following) comments are made on the SA Scoping Report. Natural England offers general support to the SA thus far, with the Scoping Report representing a comprehensive and well thought out document, offering a good level of baseline and background information. Natural England would look to the SA to recognise the importance of cross cutting themes such as the contribution of the natural environment to a vibrant economy, along with people's health, well-being, knowledge and education.	Comments noted.

Full Name	Comment ID	Do you have any other comments about the SA Scoping Report?	Council Response
Mr Cyril Day	CS/SA/SR/46	The Highways Agency believes the objectives are sound and in particular supports Objective 11 which aims to ensure a high degree of accessibility to key services, facilities and amenities and to reduce the reliance on the private car. The HA welcomes the objectives of maintaining and improving sustainable modes of transport, in particular providing better quality public transport, and substantially improved connectivity and priority for pedestrians and cyclists. The Agency welcomes their inclusion in the consultation process and requests their continued involvement in the production of the Development Plan Documents and any Supplementary Planning Documents that may arise as part of the Council's Local Development Framework.	Comments noted.