

Mansfield District Local Plan

Sustainability Appraisal: Interim SA Report

August 2017






Project Role	Name	Position	Actions Summary	Signature	Date
Lead Consultant	Ian McCluskey	Principal Consultant	Prepared 1 st draft		May 27 th
Lead Consultant	Ian McCluskey	Principal Consultant	Reviewed 1 st Draft and Issued to Client for review		May 28 th
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Introduction

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1 INTRODUCTION

1.1 Background

- 1.1.1 AECOM has been commissioned by Mansfield District Council to undertake a sustainability appraisal (SA) in support of the emerging Mansfield District Local Plan ('Plan').
- 1.1.2 The new Plan will set out the amount of housing and employment land that needs to be planned for, where it will be acceptable in principle, and policies for assessing planning applications.
- 1.1.3 The Council consulted on a draft Local Plan during 2016 where a total of 1477 representations were received. In response to the representations received to the draft allocations and as a result of the further evidence that has been commissioned, it has been considered appropriate to review the vision, objectives and residential and employment allocations within the draft Local Plan.
- 1.1.4 The work that has been undertaken in support of this review (including sustainability appraisal) has led to the identification of a revised vision and objectives, and a preferred approach for residential and employment allocations. These changes are being communicated to stakeholders through the Preferred Options Consultation.
- 1.1.5 Alongside the Preferred Options document is this second Interim SA Report, which reports upon the further appraisal work that has been undertaken at this stage. It includes:
- A summary of the SA Scope
 - A compatibility assessment of the Plan objectives and SA Objectives
 - Consideration of alternative approaches to the key issues of housing growth and distribution
 - Appraisal of reasonable site options
- 1.1.6 It should be noted that this interim SA Report does not constitute an 'SA Report' as defined by the SEA Regulations (*i.e. the SA Report that should be prepared and consulted upon alongside the draft Local Plan at Regulation 19 stage of the Planning Regulations*). Rather, this interim SA report documents the current stages of SA that have been undertaken to help influence the plan-making process. It is not a legal obligation to consult upon interim SA findings, but it is helpful to aid in decision making, as well as achieving effective and transparent consultation.
- 1.1.7 Following the Preferred Options Consultation, the next steps for the local plan will be to publish the draft Submission Local Plan for Publication.

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Summary of the SA Process

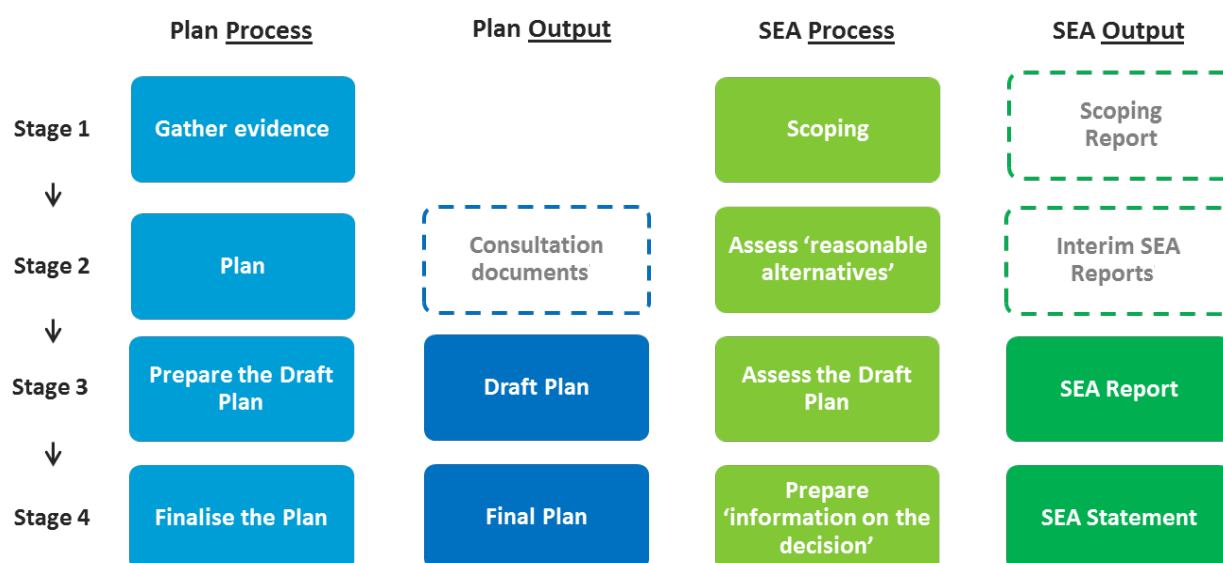
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2 SUMMARY OF THE SA PROCESS SO FAR

2.1 Introduction

- 2.1.1 Sustainability Appraisal (SA) is a process for identifying the environmental, social and economic effects of a Plan; seeking to minimise the negatives and enhance the positives. A key function of SA is to communicate the effects of the plan to stakeholders, and where appropriate compare the Plan approach with reasonable alternative approaches.
- 2.1.2 It is a legal requirement to undertake SA for Local Plan's, with specific stages that must be carried out as the Plan is prepared. Therefore, the SA for Mansfield District Local Plan has been undertaken in parallel with the plan-preparation and evidence gathering processes.
- 2.1.3 SA can be broken down into several key stages as illustrated in figure 2.1. This section briefly summarises the work that has been undertaken by the Council so far for each of these stages.

Figure 2.1: Stages of the SA Process



2.2 Stage 1 - Scoping

- 2.2.1 The Scoping stage of the SA process is used to establish the key issues that should guide the focus of the appraisal, as well as the assessment methodologies.
- 2.2.2 A Scoping Report was prepared and published for consultation in September 2009, which at this time related to the Core Strategy DPD (Issues and Options). Comments received were generally supportive, and were used to help refine the scope of the SA, including the key issues and SA Framework.
- 2.2.3 Following the 'rebranding' of the Core Strategy as the new Local Plan for the District, further work was undertaken by the Council to identify issues and options, and then subsequently a consultation draft Plan in 2016. This was accompanied by further SA work, which included updates to the scope of the SA that were presented in the first

Interim SA Report in February 2016. This was put forward for public consultation in August-September 2016.

- 2.2.4 It should be noted that the scope of the SA is fluid and will be updated again if necessary in-light of new evidence. The scope of the SA will be presented in full within the final SA Report that accompanies the Regulation 19 Consultation on the pre-submission version of the Plan.

Key issues and the SA Framework

- 2.2.5 A series of key issues were identified through the scoping process. This helped to establish an SA Framework consisting of fourteen SA Objectives with supporting 'criteria' to help guide appraisals (See Appendix I).

2.3 Stages 2 and 3 - Appraisal of the draft Plan and preparing preferred options (Including reasonable alternatives)

- 2.3.1 Following the initial SA scoping report and during the issues and options stage, the Council identified alternative approaches to a number of the key components of the Plan. These alternatives fed into the preparation of the Plan's draft policies, approach to development (e.g. distribution) and preferred development site allocations.
- 2.3.2 A Consultation draft Plan (January-February 2016) was prepared which set out the preferred approach to the policies to be included within the Plan.
- 2.3.3 Alternative approaches identified during the issues and options and preferred approaches to policies and sites were tested through the SA process, with the findings presented in a first interim SA report in 2016, both individually and cumulatively. Thus, the SA process is fluid building on previous and more recent work as the plan progresses.
- 2.3.4 Table 2.1 below sets out a summary of the draft policies and reasonable alternatives that were appraised and the findings presented in the first interim SA Report.

Table 2.1: Consideration of alternatives in the SA process so far

Plan area / policy appraised in Consultation draft	Alternatives considered / appraised	
	Issues and options	Consultation draft stage
S1: Sustainable development	No reasonable alternatives identified	No reasonable alternatives identified
S2: Scale of development	Five growth options appraised for housing. Three options appraised for employment.	No further alternatives tested
S3: Settlement hierarchy	n/a	One alternative settlement hierarchy tested
S4: Distribution of development	Three alternatives for the strategic distribution of development tested. Five alternatives for employment land location tested	Three new alternatives identified building upon previous work

Plan area / policy appraised in Consultation draft	Alternatives considered / appraised	
	Issues and options	Consultation draft stage
S5: Affordable housing	Six alternatives tested looking at different targets and thresholds.	No alternatives found to be reasonable
S6: Specialist housing	No alternatives identified	No alternatives identified
S7: Custom and self-build dwellings	No alternatives identified	No alternatives identified
S8: Accommodation for Gypsies, travelers and travelling showpeople	Four alternatives identified	No alternatives identified
S9: Alternatives in the Countryside	No alternatives identified	No alternatives identified
S10: Employment areas	Three alternatives tested examining what employment areas should be allocated.	No further alternatives identified
S11: Retail	Four alternatives identified to tests an appropriate retail hierarchy	Three alternatives relating to the space threshold
S12: Neighbourhood parades	No alternatives identified	No alternatives identified
S13: Local shops and community facilities	No alternatives identified	No alternatives identified
S14: Hot food takeaways	No alternatives identified	No alternatives identified
M1: Urban Regeneration	Three options looking at the approach to regeneration schemes	No alternatives identified
M2: Infrastructure and environment	No alternatives identified	No alternatives identified
M3: Allocations for new homes on the Mansfield urban area	A range of site options identified and tested	Further site options identified and tested
M4: Allocations for employment land in Mansfield urban area	A range of site options identified and tested	Further site options identified and tested
MCA1: Mansfield Central Area	A range of site options identified and tested	Further site options identified and tested
MCA2: Town centre improvements	No alternatives identified	No alternatives identified

Plan area / policy appraised in Consultation draft	Alternatives considered / appraised	
	Issues and options	Consultation draft stage
MCA3: Accessing the town centre	No alternatives identified	No alternatives identified
MCA4: Town centre mix of uses MCA5: Primary shopping area	Three alternatives identified	No further alternatives identified
MCA6: Mansfield cultural hub	No alternatives identified	No alternatives identified
MWDC1: Mansfield Woodhouse District Centre mix of uses	No alternatives identified	One alternative identified to allow a range of uses regardless of A1 uses.
MWDC2: Mansfield Woodhouse District Centre improvements	No alternatives identified	No alternatives identified
MWDC3: Allocations for retail at Mansfield Woodhouse District Centre	No alternatives identified	A range of site options tested.
W1: Warsop Parish	No alternatives identified	No alternatives identified
W2: Allocations for new homes in Warsop	A range of site options identified and tested	Further site options identified and tested
W3: Proposed allocations for employment land in Warsop	A range of site options identified and tested	Further site options identified and tested
WDC1: Warsop District Centre mix of uses	No alternatives identified	One alternative identified to allow a range of uses regardless of A1 uses.
WDC2: Allocations for retail sites at Warsop District sites	A range of site options identified and tested	Further site options identified and tested
ST1: Protecting and improving our sustainable transport network	Three alternatives tested	No alternatives identified
ST2: Encouraging sustainable transport	No alternatives identified	No alternatives identified
ST3: Impact of development upon the highway network	No alternatives identified	No alternatives identified
ST4: Parking provision	No alternatives identified	No alternatives identified

Plan area / policy appraised in Consultation draft	Alternatives considered / appraised	
	Issues and options	Consultation draft stage
CC1: Climate change	Five options tested looking at design standards	No alternatives identified
CC2: Standalone and community-wide energy generation	No alternatives identified	No alternatives identified
CC3: Flood risk	No alternatives identified	No alternatives identified
CC4: Impact of development on water	No alternatives identified	No alternatives identified
NE1: Landscape character	Seven options tested	Two alternatives tested building upon previous options
NE2: Green infrastructure	Two alternatives tested	No alternatives identified
NE3: Protection of community open space	Four alternatives tested	No alternatives identified
NE4: Protection of allotments		
NE5: Protection of local green space		
NE6: Protection of trees	One alternative tested.	No alternatives identified
NE7: Biodiversity NE8: Protection of designated biodiversity and geodiversity sites	Four procedural alternatives tested	No alternatives identified
NE9: Maintaining a clean and healthy environment	No alternatives identified	No alternatives identified
NE10: Land contamination	No alternatives identified	No alternatives identified
NE11: Statutory nuisance	No alternatives identified	No alternatives identified
Built environment BE1-BE6	Four procedural alternatives tested.	No alternatives identified
BE7: Design of new buildings and neighbourhoods	Six procedural alternatives tested	No alternatives identified

Plan area / policy appraised in Consultation draft	Alternatives considered / appraised	
	Issues and options	Consultation draft stage
BE8: Comprehensive development	No alternatives identified	No alternatives identified
BE9: Home extensions and alterations	No alternatives identified	No alternatives identified
BE10: Advertising and signposting	No alternatives identified	No alternatives identified
ID1: Infrastructure	No alternatives identified	No alternatives identified
ID2: Planning obligations	No alternatives identified	No alternatives identified
ID3: Local employment and skills initiatives	No alternatives identified	No alternatives identified

- 2.3.5 The appraisal of reasonable alternatives, and subsequent drafting and appraising of policies is an iterative process. There may therefore be several stages of appraisal as new alternatives become apparent and the policies within the plan are amended.
- 2.3.6 This second interim SA Report reports on further 'rounds' of appraisal that have been undertaken in response to representations (on the Consultation draft Plan 2016) and further the evidence that has been commissioned.

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Appraisal of plan objectives

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3 APPRAISAL OF THE PLAN OBJECTIVES

3.1 Introduction

- 3.1.1 At the issues and options stage, the Council established a vision and supporting objectives for the Plan through engagement with key stakeholders, including local councilors and local communities.
- 3.1.2 The vision and objectives were presented in the Consultation Draft Local Plan (2016). To ensure that the Plan objectives encapsulated the principles of sustainability, a compatibility assessment was undertaken with the SA Objectives; with the findings presented in the first Interim SA Report in February 2016.
- 3.1.3 Due to changes in evidence and in response to consultation responses, the Council has prepared a revised vision and 14 supporting objectives. Though many of these objectives are the same or very similar to those in the Consultation Draft Plan, a further assessment of compatibility (with the SA Objectives) has been undertaken to ensure that any changes in the approach are compatible with the sustainability framework.
- 3.1.4 This section therefore sets out a compatibility assessment of the updated Plan Objectives against the SA Objectives.

3.2 Methods

- 3.2.1 Each of the fourteen Plan Objectives has been compared to each of the SA Objectives. An assessment of compatibility has been undertaken based upon knowledge of the plan area (derived through scoping) and professional judgement. As objectives are high level in nature, it is not possible to make detailed assessments of potential effects. Rather, this exercise has sought to identify whether there are any fundamental conflicts or particular opportunities emanating from the Plan vision and objectives with regards to the full range of sustainability factors identified in the SA Framework.
- 3.2.2 For each SA Objective, a commentary is provided highlighting the broad compatibilities and/or potential conflicts. This is accompanied by one of the following 'scores', which identifies the extent of compatibility. Each of the scores is presented in a matrix (table 3.1) to illustrate the overall compatibility of the Plan with the SA Framework.

Uncertain relationship	
Not a significant relationship	
Very incompatible relationship	-
Incompatible relationship	
Compatible relationship	
Very compatible relationship	+

3.3 The Plan Objectives

Plan Objective 1

To support economic growth by promoting the regeneration of previously developed land and existing buildings, identifying sustainable areas for job growth, services and new homes which are well designed to help encourage further uplift and address deprivation. In doing so, prioritise development within the Mansfield urban area, followed by Market Warsop, whilst seeking to minimise the loss of greenfield land and mitigate against any social, environmental and infrastructure impacts.

Plan Objective 2

To contribute towards creating a stronger more resilient local economy bringing forward a diverse range of employment sites and ensuring that new residential areas are accessible to employment and training opportunities.

Plan Objective 3

To increase the range and choice of housing throughout the urban areas and villages, that meets the needs of the whole community, including the need for affordable housing, low cost and specialist housing to meet the needs of the ageing population and to attract young people to the District.

Plan Objective 4

To conserve and enhance the identity, character and diversity of the District's built and natural heritage assets.

Plan Objective 5

To ensure that all new development achieves a high standard of design which reflects local context and circumstances, and in particular by association with the Sherwood Forest to create a greener more attractive district.

Plan Objective 6

To enhance the vitality and viability of the district's town and local centres, with a particular focus on regeneration opportunities, in ways that help meet the consumer needs, looking at new and varied uses to bring activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.

Plan Objective 7

To promote the health and wellbeing of the district's population by ensuring residents and visitors have access to a range of good quality green space, green corridors, cycle trails, leisure facilities and the countryside through appropriately designed places and well planned green infrastructure.

Plan Objective 8

To ensure that development helps reduce and is designed to be more resilient to the impacts of climate change by adopting measures to address renewable and low carbon energy, flood mitigation, resource management and waste prevention.

Plan Objective 9

To support improvements to accessibility so everyone can move around, across and beyond the district easily, by a range of sustainable transport options, including public transport, walking and cycling; and to take account of those areas of the Mansfield highway network that are identified as being very congested with little capacity for expansion.

Plan Objective 10

To seek to deliver the infrastructure requirements of the district, including the delivery of high speed broadband.

Plan Objective 11

To protect the vitality, identity and setting of the villages by safeguarding important areas of open land and supporting access to key community facilities and services

Plan Objective 12

To identify, protect, enhance and encourage the appropriate management of district's important natural resources, in and adjoining the district, including wildlife, soil and geological resources, and the network of habitats, and designated sites. In doing so, to also promote their enhancement through the appropriate location and design of new development.

Plan Objective 13

To encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment, reducing flood risk and pollution, whilst at the same ensuring the effective design and location of sustainable urban drainage systems (SUDs) and naturalising of the river environment in such a way such that the SUDs and the natural environments help to create a more attractive environment for residents.

Plan Objective 14

Conserve and enhance the quality of the district's landscape character and key landscape features by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesian Limestone landscape areas into the design of new developments to help lift the image and quality of the development in the district.

3.4 The SA Objectives

SA Objectives

SA Objective 1 - To ensure that the housing stock meets the housing needs of the district

SA Objective 2 - To improve health and wellbeing, and reduce health inequalities

SA Objective 3 - To provide better opportunities for people to value and enjoy the district's heritage

SA Objective 4 - To improve community safety, reduce crime and the fear of crime

SA Objective 5 - To promote and support the development and growth of social capital across the district

SA Objective 6 - To increase biodiversity levels across the district

SA Objective 7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district

SA Objective 8 - To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals

SA Objective 9 - To minimise waste and increase the re-use, recycling and composting of waste materials

SA Objective 10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources

SA 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

SA Objective 12 - To create high quality employment opportunities

SA Objective 13 - To develop a strong culture of enterprise and innovation

SA Objective 14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

Table 3.1: Compatibility of Plan Objectives with the SA Framework

	LP1	LP2	LP3	LP4	LP5	LP6	LP7	LP8	LP9	LP10	LP11	LP12	LP13	LP14
SA1: Housing			+											
SA2: Health and wellbeing	+		+			+	+		+		+			
SA3: Heritage				+										
SA4: Community safety														
SA5: Social capital											+			
SA6: Biodiversity								+				+	+	
SA7: Natural and built environment				+		+								+
SA8: Natural resources								+	+			+	+	
SA9: Waste management								+						
SA10: Energy								+						
SA11: Transport and accessibility									+	+				
SA12: Employment	+	+				+				+				
SA13: Enterprise and Innovation		+								+				
SA14: Modern infrastructure									+	+			+	

Compatibility of Plan objectives with SA1

- 3.4.1 The Local Plan Objectives are broadly compatible with SA Objective 1. In particular, Plan objective 3 is very compatible in that it seeks to meet the wide range of housing needs that exist across the district. This is further supported by Plan objectives 1 and 2, which both support regeneration and economic growth, including residential opportunities. Plan objective 8 is also recorded as compatible as it should help to ensure that new homes are of good quality and address the effects of climate change. Although a number of the plan objectives are likely to lead to a more attractive environment for residential development, there is no direct relationship with housing delivery, and so these are recorded as having no significant relationship.

Compatibility of Plan objectives with SA2

- 3.4.2 The Local Plan Objectives 1, 3, 6, 7, 9 and 11 are very compatible with SA2. Plan objective 1 will seek to provide suitable housing across the district and mitigate social impacts. In particular, Plan objectives 6, 7, 9 and 11 are compatible as they will provide green spaces and recreational opportunities to maintain healthy mental and physical lifestyles, whilst these areas are safe and easily accessible. Plan objectives 2 and 3 are compatible as they will support the economic and housing needs, with specific mention of provision for elderly. Whilst Plan Objective 10 ought to ensure that this is supported by appropriate infrastructure. There are a few Plan objectives that have no direct relationship with the well-being of individuals, and therefore they have been recorded as having no significant relationship.

Compatibility of Plan objectives with SA3

- 3.4.3 Local Plan Objective 4 is considered to be very compatible with SA3, as it seeks to conserve and enhance the District's natural heritage assets. Plan objectives 1, 6 and 10 should help to improve the quality of the districts settlements by encouraging regeneration, and vibrant centres. Higher quality environments are more likely to support a positive setting for heritage assets. Plan objectives that seek to minimise negative effects related to flooding (8, 11) are also recorded as compatible as they should also have a positive effect on the protection of the historic environment.

Compatibility of Plan objectives with SA4

- 3.4.4 Community safety is affected by multiple factors, and so several of the Plan objectives are likely to be compatible with SA Objective 4. This includes those which support regeneration, seek to address deprivation and provide employment and training (all of which can contribute to reduced crime). Objectives that seek to improve health and wellbeing, housing and attractive environments are also likely to be compatible, as they can help to create the conditions to reduce offending. Objective 11 could have specific benefits in terms of community cohesion, as it looks to safeguard areas that may support the community and its facilities. There are several objectives that are recorded as having no significant relationship as they have no direct relationship with the safety of the community.

Compatibility of Plan objectives with SA5

- 3.4.5 The Local Plan Objective 11 is very compatible with SA5 as it directly seeks to protect community facilities, which can be a hub for building social capital. The other Plan objectives should also provide methods to increase social capital in the

community by providing economic growth and employment, supporting regeneration, providing suitable residential developments, supporting social areas such as recreational and amenity facilities and improving accessibility. The Local Plan Objectives 8, 12 and 13 are recorded as having no significant relationship with social capital as they are more explicitly concerned with environmental protection, which would not necessarily build social capital.

Compatibility of Plan objectives with SA6

- 3.4.6 The Local Plan Objective 12 is very compatible with SA6, as it looks to provide appropriate management of natural resources including wildlife, the network of habitats and designated sites that support and increase the District's biodiversity. Objectives 8 and 13 support objective 12, as measures that seek to reduce the effects of climate change and improved river management could also help to increase biodiversity. Plan objectives such as 7 and 14 should encourage the development and management of green spaces and the existing landscape, which could increase the quality / quantity of natural resources, with potential value for biodiversity. Plan Objectives 1 and 3, which support economic growth and housing could potentially have negative implications for wildlife resources. However, revisions made to the objectives (compared to their content in the Consultation Draft Local Plan) should help to ensure that environmental factors are taken into consideration in the Plan.

Compatibility of Plan objectives with SA7

- 3.4.7 The Local Plan Objectives 4, 6, and 14 are very compatible with SA7. They all intend to protect and enhance the District's natural heritage, landscape and resources and also the existing built town and local centres. These objectives are supported by compatible objectives such as Plan Objective 5 (that should ensure that local culture and green spaces are factored into the design of development) and Plan Objective 8 (that seeks to reduce the effects of climate change upon the natural and the built environment).
- 3.4.8 Plan Objectives 1, 3 and 7 have been recorded as potentially incompatible as development could potentially affect the character of the historic environment. However, on the other hand, regeneration could potentially enhance parts of the built environment, and so the overall compatibility of these objectives with SA7 is uncertain.

Compatibility of Plan objectives with SA8

- 3.4.9 Local Plan Objective 12 in particular is very compatible as it explicitly seeks to manage the District's natural resources. This is supported by very compatible Plan Objectives 8, 9 and 13 which seek to reduce the effects of climate change, protect and improve air quality and water quality. Local Plan Objective 14 is compatible as the conservation of the District's landscape should also help manage natural resources such as soils. Plan Objective 10 is also recorded as compatible because ensuring the correct infrastructure is in place to support development should also apply to water resources.
- 3.4.10 The compatibility of Plan Objectives 1 and 3 have been recorded as negative, as development could lead to the loss of soil resources, and put pressure upon air and water quality. However the objectives do seek to minimise effects on the

environment, which should ensure that the objectives are not very incompatible (as was recorded in the first interim SA Report).

- 3.4.11 There are Local Plan Objectives that do not have a significant relationship with natural resource management and therefore they have been recorded as not a significant relationship.

Compatibility of Plan objectives with SA9

- 3.4.12 Local Plan Objective 8 is very compatible with SA9, as it explicitly seeks to manage resources and prevent waste. This is supported by Plan Objective 1, which promotes the regeneration of previously developed land (which encourages the reuse of land). Plan Objective 5 is of uncertain compatibility as 'good design' could potentially include resource and waste management features, but it is unclear the extent to which this would be prioritised given the objectives' apparent focus on character. Planning for waste infrastructure should be considered as part of Plan Objective 10.

- 3.4.13 The majority of the Plan Objectives are not particularly linked to waste management, and so have been recorded as having no significant relationship.

Compatibility of Plan objectives with SA10

- 3.4.14 The majority of Local Plan Objectives do not have a significant relationship with energy. Though growth / development will lead to increased energy use, this would happen in the absence of the plan anyway, and so no incompatibilities have been identified. Furthermore, planning for energy infrastructure should be considered as part of Plan Objective 10.

- 3.4.15 Local Plan Objective 8 is very compatible with SA10 as it seeks to achieve effective resource management, reduce contributions to climate change and improve resilience. This is supported by Plan Objective 5, which seeks to achieve high quality design and an increase in green infrastructure.

- 3.4.16 Plan Objectives 9 and 13 are also recorded as compatible as they should help to achieve SA10 through effective sustainable urban drainage systems and a sustainable transportation network. The achievement of these objectives should have knock-on effects in terms of helping to reduce the use of non-renewable resources and create opportunities for renewable energy use.

Compatibility of Plan objectives with SA11

- 3.4.17 Local Plan Objective 9 is very compatible with SA11 as it focuses on improving accessibility, promoting sustainable transport and tackling issue of congestion. Plan Objective 10 is also very compatible as it should help to ensure that development is supported by appropriate infrastructure.

- 3.4.18 Plan Objectives 1, 3 and 6 each seek to deliver regeneration / growth in the urban areas, which ought to be compatible with SA11, by helping to make best use of existing infrastructure and locating development in the most accessible locations. However, congestion on some existing networks could occur, so there is some uncertainty to this. Plan objectives 2 and 7 should also be compatible with SA11 as they seek to ensure new housing is accessible to jobs, and is connected with green infrastructure (which can encourage and support more sustainable modes of travel).

- 3.4.19 Objectives which seek to protect environmental factors are not considered to be incompatible with SA11. Whilst the implementation of some transportation schemes could be constrained by environmental factors, the focus of SA11 is on making best use of the existing network, and upon sustainable modes of travel, which would not necessarily involve new large scale highways infrastructure.

Compatibility of Plan objectives with SA12

- 3.4.20 Local Plan Objectives 1 and 2 in particular are very compatible as they seek to deliver regeneration and a range of employment sites, which should help to support high quality employment opportunities that are accessible to residents. Plan Objective 10 would also be very compatible through the support of necessary infrastructure, and in particular high-speed broadband which is beneficial to the economy.
- 3.4.21 SA12 is also compatible with Plan Objectives 3, 6, 7, 8 and 9 through the delivery of housing (which will support economic growth) strengthening the role of centres, improving accessibility (which is attractive to businesses) and securing high quality, resilient developments.
- 3.4.22 The compatibility of Plan Objectives 12, 13 and 14 (with SA12) has been recorded as uncertain. This is because new development sites could potentially affect environmental resources. This is particularly the case at edge of the urban area locations that are adjacent to areas of value for landscape, biodiversity or natural resources.

Compatibility of Plan objectives with SA13

- 3.4.23 Local Plan Objective 2 is very compatible with SA13 as it seeks to contribute to economic growth by providing a diverse range of employment sites and training opportunities. This is supported by Plan Objectives 1, 6 and 10 which also promote growth, diversification and appropriate supporting infrastructure.
- 3.4.24 Between them, Plan Objectives 8 and 5 seek to improve resilience to climate change, increase renewable energy use and secure high quality design. Measures adopted to achieve these objectives could lead to support for innovative technologies and design, which is supportive of SA13.
- 3.4.25 There are Local Plan Objectives that do not have a significant relationship with enterprise and innovation and therefore they have been recorded as not a significant relationship.

Compatibility of Plan objectives with SA14

- 3.4.26 Local Plan Objectives 9 and 13 are considered to be very compatible with SA14. These objectives should lead to a noticeable improvement to the physical infrastructure of the District relating to accessibility and resilience to flooding and climate change. Plan Objectives 1, 2, 3 are likely to be compatible with SA14 as each supports modern economic growth, and could also help to fund new infrastructure. This is reiterated in Plan Objective 10.
- 3.4.27 Objective 8 seeks to increase the implementation of low carbon technologies, which could lead to specific increases in the use of new technologies.



Alternatives appraisal: Spatial strategy

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4 ALTERNATIVES APPRAISAL: SPATIAL STRATEGY

4.1 Introduction

- 4.1.1 The spatial strategy is perhaps the most important element of the Local Plan, as it sets out how much, and where, development will be acceptable in principle.
- 4.1.2 The strategy for the Local Plan has been developed over time, taking account of a wide range of evidence, consultation responses and the findings of the SA.
- 4.1.3 This section discusses the processes that have been undertaken so far in establishing a 'preferred' spatial strategy, focusing on the role and findings of the SA.

4.2 Consideration and appraisal of alternatives

- 4.2.1 Key to identifying an appropriate spatial strategy is to gain an understanding of housing and employment needs, available sites, infrastructure requirements and development constraints. This forms the basis of identifying a range of reasonable alternative approaches to the delivery of a spatial strategy (that meets the vision and objectives of the Plan).
- 4.2.2 As the Plan process has progressed, a range of alternative approaches have been tested. Given that evidence has changed over the plan-preparation period, it has been necessary to revisit the spatial strategy at key stages in the process, including the consideration (and appraisal) of reasonable alternatives. This section provides a brief summary of the alternatives that have been identified and appraised so far as part of the SA process.

Issues and options stage

- 4.2.3 A range of alternatives to the scale and distribution of growth were tested early in the plan-making process. The alternatives for the scale of housing growth ranged from 221 dwellings per annum, through to 530 dwellings per annum.
- 4.2.4 Three alternatives for the distribution of growth were also identified and appraised at this stage, which looked at the extent to which development should be focused in the Mansfield urban areas as opposed to rural areas and / or Market Warsop.

Consultation Draft Plan stage

- 4.2.5 During preparation of the Consultation Draft Plan, it became clear that some of the evidence was becoming out of date. This led to the commissioning of new evidence, most notably a Strategic Housing Market Assessment (2015) and an Employment Land Forecasting Study (2015).
- 4.2.6 Taking account of this new evidence base and also the previous options and the consultation responses to 'Setting a long term dwelling requirement', the approach taken in the Consultation Draft was for a single policy which stated that the plan will deliver:

- 7,520 dwellings between 2013 and 2033
 - 42 hectares of industrial land and 26,000 sqm of office floorspace between 2011 and 2033
 - 5,200sqm net comparison retail floorspace, 3,900 sqm net convenience retail floorspace and 2,300 sqm net leisure floorspace for the period 2014 - 2031.
- 4.2.7 With regards to alternative approaches to the scale of growth (i.e. the OAHN), the Council considered whether a higher or lower figure than the OAHN would be justified. However, both approaches were found to be unreasonable at this stage
- 4.2.8 Building upon the work undertaken at issues and options stage the Council identified three 'reasonable alternatives' for the distribution of development. These focused upon the extent of greenfield or brownfield development both within and on the edge of the urban area and were also informed by an appraisal of site options.
- 4.2.9 The Councils preferred approach at this stage sought to maximise development in the urban area on a mix of brownfield and under-utilised greenfield sites, but recognised that the release of sites adjoining the urban boundary would be necessary to achieve the housing target over the plan period.

Preferred Options (current stage)

- 4.2.10 Updates to population projections were made available in 2016. These were based on 2014-based population and household projections and mid-year estimates up to 2015. These projections have a similar starting point to the original 2012 projections (a difference of 7 households per year). Given the similarities between the starting points and the forthcoming Standard Methodology for calculating OAHN proposed in the Housing White Paper it is not considered proportionate to update the SHMA at this stage as any document would have a limited shelf life.
- 4.2.11 The Council again considered whether a lower or higher figure should be tested through the SA. However, both of these alternatives were considered to be unreasonable. A summary of the reasons are provided below.
- Planning for a target lower than the OAHN would only be credible should Mansfield District be found to be severely constrained. However, given that no statutorily designated areas of countryside would be affected by meeting the OAHN, the Council does not consider it justified to plan to deliver a housing supply that does not meet the OAHN as a minimum.
 - In terms of job growth, the SHMA has evidenced that the OAHN figure of 376 dwellings per year is higher than the scale of housing needed to meet either the Experian job forecasts or the higher 'Policy on' job growth figures identified in the ELF Study. There is, therefore, no evidence that providing housing supply to just meet the OAHN figure would stifle job creation.
 - Allocating too many sites may impact on the delivery of complex brownfield sites where the substantial release of easier to develop greenfield sites is required to achieve the target.
- 4.2.12 With regards to the strategic distribution of housing, three alternatives were identified at this stage relating to the amount of housing that would be distributed between

Mansfield and Warsop. The overall approach of maximising urban development sites before delivering sites on the edge of settlement would apply in any case.

- Alternative 1 - Mansfield 90%, Warsop Parish 10%
- Alternative 2 - Mansfield 80%, Warsop Parish 20%
- Alternative 3 – Mansfield 80%, Market Warsop 10%, Church Warsop 3.3%, Meden Vale 3.3%, Rainworth 3.3%

4.2.13 Alternatives 2 and 3 were considered to be unreasonable by Council for the following reasons:

- There are insufficient sites to deliver this distribution of growth to Warsop Parish and / or other settlements.
- There is poor access to MARR and the M1, and these approaches would be most likely to put pressure on the A60 corridor.
- This strategy does not reflect the split of needs identified in the SHMA and would divert needs from the Mansfield urban area.

4.2.14 The Objectively Assessed Housing Need for Mansfield District is 376 homes per annum (7520 homes during the plan period). This will be the figure used for monitoring the effectiveness of the plan when assessed through the annual Five Year Housing Land Supply Assessment. In order to ensure delivery of the objectively assessed housing need it is considered appropriate to identify a supply of housing sites sufficient to meet the OAHN plus a 23% buffer. This equates to a supply of 9,262 homes within the Local Plan. The draft version of the Plan identified a target split of 90% (8122 homes) to the main urban area of Mansfield and 10% (902 dwellings) within Warsop Parish. When considering a 23% buffer for flexibility, this corresponds to a split of 89.5% (8286 homes) to the main urban area of Mansfield and 9.5% (976) dwellings for Warsop.

4.2.15 Once the strategic distribution of sites had been established, the Council considered whether there were any alternative approaches for the delivery of housing growth within the Mansfield urban area and Warsop Parish (i.e. *How the 89.5% and 9.5% could be distributed*). Part of this process was to consider individual site options (see Section 5 for further detail), which allowed for a comparison of the relative merits of development at different locations within the District. However, to ensure that the approach was shaped by both 'top down' and 'bottom up' information, the Council also considered whether growth could be focused in any particular location or not. For example could there be a focus on urban extensions to the north, east, west or south, rather than a dispersed approach to allocations?

4.2.16 In determining whether there were alternative strategies at this scale, it was important to recognise that the approach of urban maximisation had already been tested and adopted as a key principle earlier in the plan making process. This means that site allocations in the urban area would be allocated where appropriate before looking beyond the urban boundary. However, to meet housing needs it is clear that it is necessary to deliver further growth at the edge of the urban area.

4.2.17 The preferred approach allocates sites fairly evenly around the urban area. Alternatives that focused more growth into any particular area – i.e. to the north, south, west or east were considered, but it was not deemed necessary to test these as discrete strategies, because the strategic site appraisal process already covers these issues adequately. Therefore, there are no further strategic alternatives to consider at this scale of plan-making. The site appraisal process which is described in the following section allowed for a comparison of sites that could potentially be allocated to help deliver the housing strategy.



Appraisal findings: Site Options

05

5 APPRAISAL FINDINGS: SITE OPTIONS

5.1 Introduction

- 5.1.1 The Council considers that there is a need to allocate strategic sites for employment and housing land development in the Plan. This will help to ensure that housing and employment needs are met.
- 5.1.2 A key element of the Plan vision is to maximise brownfield redevelopment in the urban areas where appropriate. However, The HELAA has identified that there are only 1131 homes on sites that are available, suitable and achievable within the existing settlement boundaries. Together with completions, planning permissions and windfall, sites within the settlement will not provide a supply sufficient to ensure the delivery of the housing target.
- 5.1.3 Therefore, there has been a need to consider sites on the edge of the urban areas and whether they can make a contribution to these needs in a sustainable way.

The site options

- 5.1.4 In order to inform the allocation of sites in the emerging Local Plan, the District Council undertook a Housing and Employment Land Availability Assessment (HELAA).
- 5.1.5 Drawing upon the HELAA, a total of fifty eight sites were identified as reasonable alternatives for housing development. The majority of these sites relate to discrete parcels of land, though five site options represent a combination of one or more pieces of land (HELAA sites) to form larger 'strategic sites'.
- 5.1.6 Sixteen sites were excluded at stage 1 of the site assessment process, which meant they were not considered to be reasonable alternatives in the context of the SA. These sites were primarily below the HELAA threshold and / or deemed to be 'garden land'.
- 5.1.7 A total of ten sites were identified as reasonable alternatives for employment uses.
- 5.1.8 Each site option has been appraised against a site appraisal framework as set out in **Appendix II**. The findings of the appraisal are summarised below in a series of matrices. Detailed proformas for each site option, including a map of the site location and boundaries are contained within **Appendix III**.

5.2 Summary of site appraisal findings

- 5.2.1 Tables 5.1 and 5.2 below illustrate the scores for each site option against the site appraisal criteria. Those sites shaded purple are allocated sites.
- 5.2.2 The site appraisal framework has been tweaked since previous stages of SA. This was in response to comments received on consultation of the interim SA Report and to reflect the availability of information. In particular 'walking distances' have been clarified and heritage / landscape have been considered as separate criteria (rather than being combined).

	Significant negative effect
	Negative effect
	Neutral effect
	Positive effect
	Significant positive effect

Housing Sites

AECOM ID	Site ID	Site Name	SA1. Housing	SA2. Health	SA3. Green Spaces and Culture	SA4. Community Safety	SA5. Social Capital	SA6. Biodiversity (A. Designated Sites)	SA6. Biodiversity (B. Enhancement)	SA7. Built and Natural Assets (A.. Heritage)	SA7. Built and Natural Assets (B. Landscape)	SA8. Natural Resources (A. Soil)	SA8. Natural Resources (B. Flooding)	SA8. Natural Resources (C. Ground water)	SA9. Waste	SA10. Energy	SA11. Transport (Sustainable modes)	SA11. Transport (B. Access to Schools)	SA12. Employment	SA13. Innovation	SA14. Business Land & Infrastructure
AECOM 2	100	Land at the Rear of Cherry Paddocks														/					
AECOM 3	122	Moorfield Farm														/					
AECOM 4	33	Wood Lane (Miners Welfare)														/					
AECOM 5	35	Stonebridge Lane / Sookholme Lane														/					
AECOM 6	36	Sookholme Lane / Sookholme Drive														/					
AECOM 7	45	Land at Spion Kop														/					
AECOM 8	51	Land off Netherfield Lane														/					
AECOM 9	57	Land off Mansfield Road, Spion Kop														/					
AECOM 19	101	Land south of Clipstone Road East														/					
AECOM 20	104	Park Hall Farm														/					
AECOM 21	105	Land at 7 Oxclose Lane														/					
AECOM 22	11	Bellamy Road Recreation Ground														/					
AECOM 23	12	Broomhill Lane Allotments (part)														/					
AECOM 24	14	Land at Cox's Lane														/					
AECOM 25	19	Allotment site at Pump Hollow Road														/					
AECOM 26	20	Land at Rosebrook Primary School														/					
AECOM 27	23	Sandy Lane														/					
AECOM 28	24	Sherwood Close														/					
AECOM 29	25	Ladybrook Lane / Tuckers Lane														/					
AECOM 30	26	Land at Windmill Lane (former nursery)														/					
AECOM 31	27A	Land at Redruth Drive														/					
AECOM 32	28	Debdale Lane/ Emerald Close														/					
AECOM 33	29	Sherwood Rise (adj. Queen Elizabeth Academy)														/					
AECOM 34	30	Land at Old Mill Lane/ Stinting Lane														/					
AECOM 35	31	Land at Mill Lane														/					
AECOM 36	4	Land astride Victoria Street														/					
AECOM 37	48	Small holding off Peafield Lane														/					
AECOM 38	5	Abbey Primary School														/					
AECOM 39	50	Land off Peafield Lane														/					
AECOM 40	53	Land between Old Mill Lane & New Mill Lane														/					
AECOM 41	54	Former Evans Halshaw site														/					
AECOM 42	55	Tall Trees mobile homes Old Mill Lane														/					

	Significant negative effect
	Negative effect
	Neutral effect
	Positive effect
	Significant positive effect

Housing Sites

			SA1. Housing	SA2. Health	SA3. Green Spaces and Culture	SA4. Community Safety	SA5. Social Capital	SA6. Biodiversity (A. Designated Sites)	SA6. Biodiversity (B. Enhancement)	SA7. Built and Natural Assets (A.. Heritage)	SA7. Built and Natural Assets (B. Landscape)	SA8. Natural Resources (A. Soil)	SA8. Natural Resources (B. Flooding)	SA8. Natural Resources (C. Ground water)	SA9. Waste	SA10. Energy	SA11. Transport (Sustainable modes)	SA11. Transport (B. Access to Schools)	SA12. Employment	SA13. Innovation	SA14. Business Land & Infrastructure
AECOM 43	56	Warren Farm, Land North of New Mill Road														/					
AECOM 44	58	Fields Farm, Abbot Road														/					
AECOM 45	59	Land to the Rear of High Oakham Hill														/					
AECOM 46	6	Centenary Lane (phase 3)														/					
AECOM 47	60	Land of Ley Lane														/					
AECOM 48	64	Pheasant Hill and Highfield Close														/					
AECOM 49	66	Harrop White Road Allotments														/					
AECOM 50	67	Land at Peafield Lane														/					
AECOM 51	68	Kirkland Avenue Industrial Park														/					
AECOM 52	7	Former Ravensdale Middle School														/					
AECOM 53	73	Three Thorn Hollow Farm														/					
AECOM 54	75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops and social club														/					
AECOM 55	79	Land off Rosemary Street														/					
AECOM 56	8	Former Sherwood Hall School														/					
AECOM 57	89	Land off Skegby Lane														/					
AECOM 58	91	Strip of land off Cauldwell Road (opposite the College)														/					
AECOM 59	98	Land to the rear of 66-70 Clipstone Road West														/					
AECOM 60	99	18 Burns Street														/					
AECOM 61	52	Pleasley Hill Farm														/					
AECOM 62	74C	Water Lane														/					
AECOM 63	171	High Oakham Farm														/					
AECOM 64	1	Former Mansfield Brewery (Part B)														/					
AECOM 65	76	Land off Jubilee Way North/ Elmesley														/					
AECOM 66	52, 74b and 74c, 170	Pleasley Hill Farm														/					
AECOM 67	30,31,53, 55	Land at Old Mill Lane														/					
AECOM 68	30, 31, 53, 55, and 56	Warren Farm														/					
AECOM 69	48, 50 and 67	Peafield Lane														/					

	Significant negative effect
	Negative effect
	Neutral effect
	Positive effect
	Significant positive effect

Employment Sites

AECOM ID	Site ID	Site Name																				
AECOM 1	132	Former Strand Cinema		/																		
AECOM 10	127	Former bus station site		/																		
AECOM 11	139	Frontage to Ransom Wood Business		/																		
AECOM 12	144	Land off Sherwood Street		/																		
AECOM 13	150	Ratcher Hill Quarry		/																		
AECOM 14	151	Car park Opposite Birch House		/																		
AECOM 15	40	Land at Ratcher Hill Quarry (south west)		/																		
AECOM 16	71a	Site A, Long Stoop Way		/																		
AECOM 17	71c	Site C, Long Stoop Way		/																		
AECOM 18	74b	Water Lane		/																		

/ - NA

*- Comments in proformas

5.3 The preferred approach

5.3.1 Figures 5.1 and 5.2 below illustrate the Council's preferred approach to site selection at this stage.

Figure 5.1: Preferred sites for housing and employment allocations in Mansfield

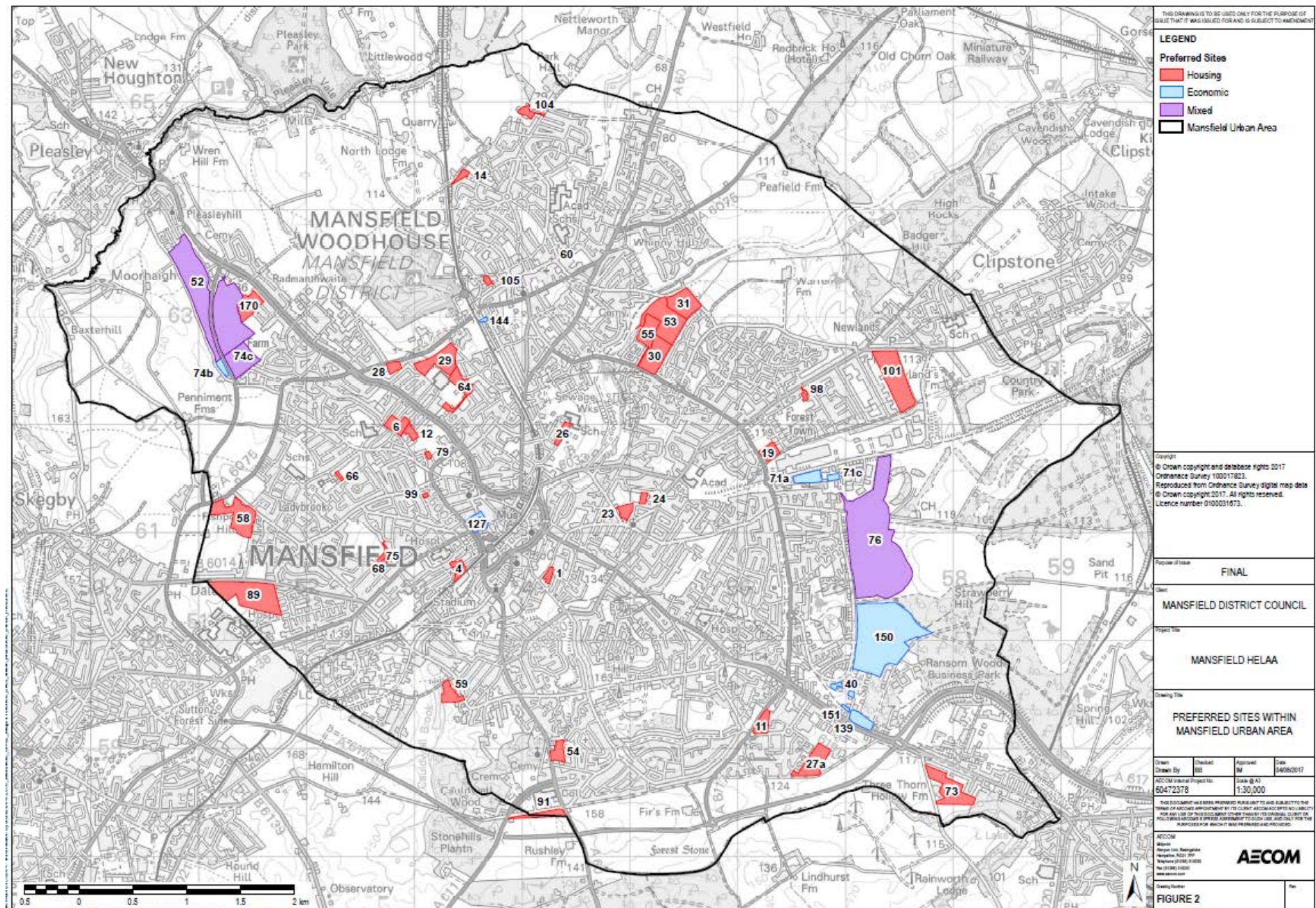
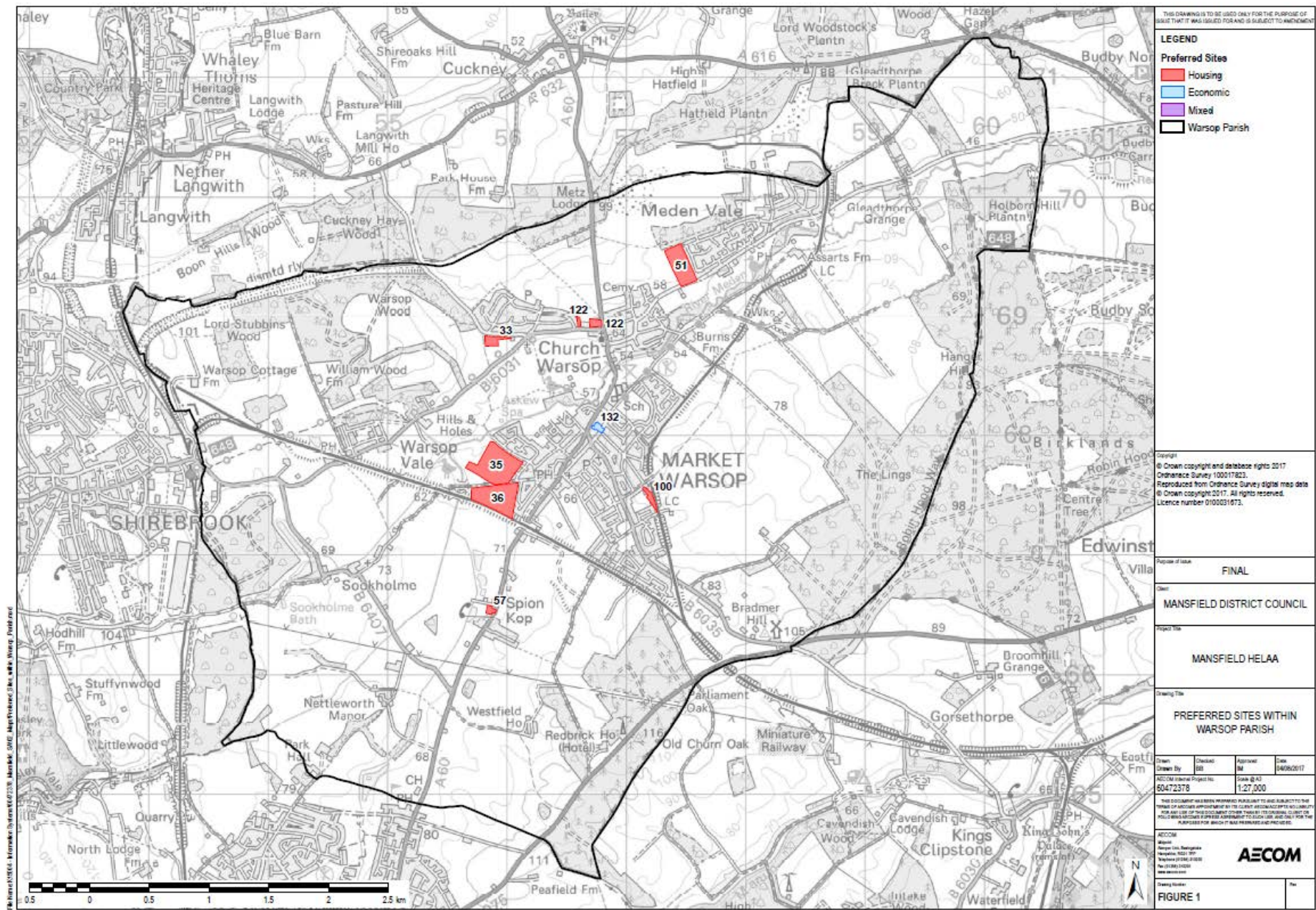


Figure 5.2: Preferred sites for housing and employment allocations in Warsop Parish



5.4 Rationale for site selection

- 5.4.1 As discussed previously, the Plan strategy involves a focus on development within the urban area where possible. Consequently, all sites within the existing urban area that are available, suitable and achievable have been allocated for development.
- 5.4.2 A number of former school sites owned by Nottinghamshire County Council have been assessed as suitable, available and achievable through the HELAA process. However, the Council does not consider it to be appropriate to put them forward as housing allocations at this stage. It is expected that a number of new primary schools will be required to meet the need generated from new housing sites within Mansfield District. The location of these new schools is not yet known and it may be that the former school sites offer an appropriate way of providing the new schools.
- 5.4.3 With regards to the sites outside the existing settlement boundaries, the Council has come to a decision upon which sites are preferred for allocation and which are not. Outline reasons for these decisions are presented below.

Pleasley Hill Farm (Allocated)

- 5.4.4 This strategic site consists of four parcels of land (Pleasley Hill Farm, Fields Farm, Skegby Lane and Land off Wharmby Avenue). Together, the sites would provide approximately 924 dwellings, 12 ha of employment and retail land.
- 5.4.5 Whilst it is acknowledged that the site falls within a higher value landscape (compared to the alternative strategic sites) and includes the loss of Grade 2 agricultural land, there are substantial benefits that would accrue from the delivery of employment land and the good accessibility of the sites to the MARR and M1 which are not possible on other sites.

Land off Jubilee Way (Allocated)

- 5.4.6 This strategic site will provide 800 homes. It will also provide substantial GI and sports benefits related to the provision of a golf course, rugby club and connections to nearby biodiversity assets. The proximity to the nearby SSSI will need to be carefully managed though. There are few links to other nearby sites although it is considered to be of sufficient size to provide on-site infrastructure.
- 5.4.7 There is reasonable access to the MARR and nearby employment opportunities and the provision of a 6.7ha extension to the Crown Farm employment area. Whilst there are areas of higher value 'conserve' landscape in the area, the majority of the area to be developed is the lower value 'restore and create' landscape. The site is shown as Grade 3 agricultural land on mapping; it is understood, however, not to be agricultural land and is associated with the former colliery.

Warren Farm (not allocated) and New Mill Lane (Allocated)

- 5.4.8 Two different options have been explored in this location; the larger Warren Farm site (around 1600 homes) and a smaller New Mill Lane site (around 500 homes). Across both options there are substantial benefits for GI as the site can provide direct links with the strategic GI corridor that runs along the River Maun. The area is lower value in landscape and agricultural land terms.

- 5.4.9 Access to the MARR and M1, however, is not as good as some of the other sites considered. There is reasonable access to the Crown Farm industrial estate, especially from the eastern parts of the larger site, and to the shopping facilities located at Fulmer Close. Electricity pylons run across the site and consideration will need to be given to these.
- 5.4.10 For the larger site there are concerns about the capacity of nearby junctions to accommodate the substantial increase in traffic movements that would result. These concerns are reduced, although not removed entirely, if the smaller New Mill Lane sites are taken forward alone. In terms of deliverability the area is expected to have medium to high sales values; the adjacent Sandlands development has progressed relatively quickly. However, there are a number of different landowners here and different levels of work have been undertaken to progress sites. Additional work will be required in terms of masterplanning.
- 5.4.11 In conclusion it is considered that only the smaller New Mill lane site should be put forward as a preferred site. The additional highway impact of the larger site and the poorer access to employment compared to the Pleasley Hill Farm and Jubilee Way sites outweigh the GI benefit that would be provided. Development of the smaller New Mill Lane site will provide some GI benefit without the same scale of highway impact.

Peafield Lane (Not allocated)

- 5.4.12 This strategic site consists of three smaller parcels of land (Land at Peafield Lane, Small holding off Peafield Lane, Land off Peafield Lane). These three sites do not have good access to the MARR or M1 in comparison to the other sites considered and would impact on the heavily congested A60 corridor. They involve the loss of Grade 3 agricultural land and land in a higher value 'Conserve and Reinforce' landscape. No employment land is proposed, and would not likely be attractive in this location. The sites are also some distance from existing employment areas and town centres. In addition, there is limited evidence of deliverability; one of the promoters of the sites did not attend the Developer Surgery that was held.
- 5.4.13 In conclusion it is not proposed to put these three sites forward as preferred sites either individually or in combination.

Rear of High Oakham Hill (Not allocated)

- 5.4.14 The site has reasonable access to the MARR and nearby employment areas. It is a small greenfield site in a higher value area and likely to prove very deliverable. However, there are significant concerns about the proximity of the site to a population of white clawed crayfish. Given this concern and the recent refusal of planning permission it is not proposed to put this site forward as a preferred site.

Three Thorn Hollow Farm (Allocated)

- 5.4.15 The site enjoys good access to the MARR and nearby employment areas. It will help improve the vitality of Rainworth. It is close to a SSSI but it is considered that there is potential for mitigation to be provided. Overall it is proposed to put this site forward as a preferred site.

Caudwell Road (Allocated)

- 5.4.16 The site has good links to the MARR and reasonable links to the M1. The site has good access to a number of employment locations. The landscape is of medium value and includes Grade 3 agricultural land.
- 5.4.17 This site forms part of a larger allocation with Ashfield District. The situation with the site will be confirmed as the Ashfield Local Plan progresses. It is considered that the development of the remainder of the field will deliver a better development. In conclusion, it is recommended that the site be put forward as a preferred site.

Park Hall Farm and South of Clipstone Road East (Allocated)

- 5.4.18 The Planning Committee at Mansfield District Council has already resolved to grant planning permission for these sites subject to the signing of S106 agreements. As such they are being put forward as preferred options.

Stonebridge Lane (Allocated)

- 5.4.19 This large site, together with the other sites proposed in the area, will contribute to the vitality of Market Warsop by supporting the viability of local services and facilities. There are reasonable links to the M1 and employment areas in Shirebrook although these are via narrow roads or underpasses along the railway line.
- A planning application was recently refused on the basis of:
 - being premature development ahead of the local plan process
 - being outside of the urban boundary
 - its impact on the highway network
 - its impact on infrastructure
 - lack of evidence regarding protected species
 - its impact upon a SSSI
 - loss of best and most versatile agricultural land
 - impact on sewerage and foul water infrastructure.

- 5.4.20 The Council consider that these issues can be addressed so the site remains a preferred site.

Netherfield Lane (Allocated)

- 5.4.21 This is a large site in the context of Meden Vale, the settlement it adjoins. The site will contribute to the vitality of Meden Vale by supporting the viability of local services and facilities in both Meden Vale and Market Warsop. Some access to employment opportunities in Shirebrook and the M1; there is also excellent access to the former Welbeck Colliery site, located within Bassetlaw, where redevelopment for economic purposes is proposed. However, it is expected that there would be some increase in traffic using the heavily congested A60 corridor. In conclusion, it is recommended that the site be put forward as a preferred site.

High Oakham Farm (Not allocated)

- 5.4.22 The site is on the edge of the Mansfield urban area, and would be likely to have an effect on landscape character. Access to some facilities by sustainable and active modes of travel is not ideal, with a GP, community facilities and a district centre

scoring negatively in the SA. Cauldwell Brook Local Wildlife Site also runs through the site, which presents the potential for negative effects upon biodiversity.

Spion Kop Sites (One site allocated, one site not allocated)

- 5.4.23 The settlement of Spion Kop lies on the A60; both site options would add additional traffic onto this heavily congested road although there are bus stops. There are limited services in the settlement and neither site is of a size that is considered likely to bring substantial benefits in terms of supporting continued vitality. Spion Kop is some distance from employment opportunities although there is reasonable access to the M1 via Shirebrook. It is also important to note that there has already been a relatively large level of homes built in Spion Kop during the plan period.
- 5.4.24 In conclusion it is proposed to identify land adjacent to Gables (site ref 57) as a preferred site. The site is small in scale and a planning application is currently being determined. In contrast land adjacent to 49 Mansfield Road is much larger and given the highways and infrastructure issues and scale of development that has already occurred it is proposed that it is not put forward as a preferred site.

Employment sites

- 5.4.25 The proposed employment sites were identified in the HELAA and are all considered to be available, suitable, achievable and deliverable. Sites that did not match these criteria were not considered to be appropriate.
- 5.4.26 As the two strategic sites ('Land off Jubilee Way' and 'Pleasley Hill') are proposed as mixed use developments, these will also provide an element of employment land as part of the allocations.

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Next Steps

06

6 NEXT STEPS

6.1 Next steps

- 6.1.1 The Council has identified a preferred approach for the scale and distribution of development, including a number of site allocations for housing and employment. This interim SA Report has been prepared to document the SA process that has been undertaken to inform the preferred approach, including an assessment of reasonable alternatives (where appropriate).
- 6.1.2 Following the consultation period on the preferred approach, the Council will work towards the publication of a draft Local Plan. This will take account of consultation feedback, the findings of the SA (as set out in this interim report) and any new evidence.
- 6.1.3 A full SA Report will be prepared to support the publication version of the Local Plan. This will involve updating the interim SA Report as necessary; appraising the Local Plan 'as a whole' including all its policies, and establishing potential monitoring measures. Further mitigation or enhancement measures will also need to be considered.
- 6.1.4 The timetable moving towards Adoption of the Local Plan is set out in Table 8.1 below. At each of these stages, it may be necessary to undertake additional iterations of SA to account for changes/modifications to the Plan.

Table 6.1 – Timetable

Date	Milestone
Autumn 2017	Regulation 19 consultation on the Local Plan
Early 2018	Submission of the Local Plan and key evidence
Spring 2018	Examination

APPENDIX I: THE SA FRAMEWORK

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA1	To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will it reduce homelessness? • Will it reduce the number of unfit homes? 	Population Material Assets ¹
SA2	To improve health and wellbeing, and reduce health inequalities	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? 	Population Human Health
SA3	To provide better opportunities for people to value and enjoy the district's green spaces and culture	<ul style="list-style-type: none"> • Will it provide new open space? • Will it improve the quality of existing open space? • Will it help people to increase their participation in sport and recreation and cultural activities? • Will it allow better access to the green infrastructure network? 	Population Material Assets Cultural heritage
SA4	To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> • Will it provide safer communities? • Will it reduce crime and the fear of crime? • Will it contribute to a safe, secure and stable built environment? 	Population
SA5	To promote and support the development and growth of social capital across the district	<ul style="list-style-type: none"> • Will it improve access to, and resident's satisfaction with community facilities and services? • Will it encourage engagement in community activities? 	Population

¹ 'Material Assets' is not defined in the SEA Directive or the Regulations. We have assumed 'Material Assets' to include resources such as water, minerals and waste, as well as built infrastructure, including transport and waste infrastructure, but also economic and employment infrastructure and interests.

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA6	To increase biodiversity levels across the district	<ul style="list-style-type: none"> • Will it help protect / restore / improve biodiversity and in particular avoid harm to protected species? • Will it help protect / restore / improve habitats? • Will it increase / maintain / provide opportunities for improving / enhancing sites designated for their nature conservation interest / value? • Will it maintain / restore / enhance woodland cover and management? • Will it help achieve local BAP targets? • Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats? • Will it conserve species and protect the district's overall biodiversity? • Will it expand and enhance the green infrastructure network? 	Biodiversity Fauna Flora
SA7	To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	<ul style="list-style-type: none"> • Will it protect / enhance existing cultural assets? • Will it protect / enhance the historical and archaeological environment? • Will it protect / restore / enhance the landscape character and sense of place? 	Cultural Heritage Biodiversity Landscape Fauna Flora
SA8	To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals	<ul style="list-style-type: none"> • Will it improve or ensure no deterioration to, water quality? • Will it minimise flood risk? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality? 	Soil Water Air Material Assets
SA9	To minimise waste and increase the re-use and recycling and composting of waste materials	<ul style="list-style-type: none"> • Will it reduce household waste? • Will it increase waste recovery, re-use and recycling? • Will it reduce hazardous waste? • Will it reduce waste in the construction industry? 	Material Assets

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA10	To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? 	Climatic Factors
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	<ul style="list-style-type: none"> • Will it utilise and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	Population Material Assets
SA12	To create high quality employment opportunities	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it increase average income levels? 	Material Assets Population
SA13	To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> • Will it increase levels of qualification? • Will it create jobs in high knowledge sectors? 	Material Assets Population
SA14	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"> • Will it provide land and buildings of a type required by businesses? • Will it improve the diversity of jobs available? 	Material Assets

APPENDIX II: THE SITE APPRAISAL FRAMEWORK

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
1) To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> Will it increase the range and affordability of housing for all social groups? 	<ul style="list-style-type: none"> Site polygon (which is themed and labelled to show site area (ha), whether it is greenfield, brownfield or mixed, and potential number of dwellings). Proposed urban boundary (in order to double check the sites are within the urban boundary). 	Development of the site provides 200 or more dwellings	RESIDENTIAL SITES:	Significant positive effect as more than 10 dwellings would be provided and affordable housing requirement would be triggered.	Affordable housing required, preferably on site.	Sites that deliver higher amounts of housing are presumed to be more likely to provide a higher number and greater range of affordable units. National threshold guidance for off-site Section 106 contributions (e.g. affordable housing) are required for 11 or more dwellings.	
				NON-RESIDENTIAL SITES:	N/A	N/A		
			Development of the site provides 1 - 199 dwellings	RESIDENTIAL SITES:	Positive effect as the site provides housing.	Affordable housing required, preferably on site.		
				NON-RESIDENTIAL SITES:	N/A	N/A		
			Non-residential development on land that was not previously used for housing.	NON-RESIDENTIAL SITES:	No significant effect.	N/A		
			Development of non-residential land on land that is more suitable for housing development	NON-RESIDENTIAL SITES:	Site potentially deliverable for housing (i.e. no amenity issues due to existing employment uses)	Ensure that the overall dwelling requirement makes up for the loss.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties	
SA Objective	Relevant decision making criteria								
2) To improve health and wellbeing, and reduce health inequalities	<ul style="list-style-type: none">Will it reduce health inequalities?Will it improve access to health services?	<ul style="list-style-type: none">Site polygon;Route network analysis ITN;GP.	The site is within 400m walking distance of a doctors surgery	RESIDENTIAL SITES:	Significant positive effect as doctor’s surgery within 400m walking distance.	N/A	Accessible walking distance calculated through network analysis from the centre of the site options.	Walking distances give an indicative of acceptable distance to judge site access to health facilities.	
				NON-RESIDENTIAL SITES:	N/A	N/A			
			The site is within 800m walking distance of a doctors surgery	RESIDENTIAL SITES:	Positive effect as a doctor’s surgery within 800m walking distance.	N/A			
				NON-RESIDENTIAL SITES:	N/A	N/A			
			Site is within 800-1300m of a doctors surgery	RESIDENTIAL SITES:	Neutral effect as doctor’s surgery within 800m-1300m surgery.	n			The Manual for Streets (2007) suggests that ‘walkable neighbourhoods’ will typically have access to a range of services and facilities within 800m. Inclusive mobility: A Guide to best practice on access to pedestrian and transport infrastructure (DfT, 2005) – suggests that 400m is a desirable distance.
				Non-residential development	NON-RESIDENTIAL SITES:	N/A Access to a GP is considered to be more relevant to housing site options.			
			The site is not within 1300m walking distance of a doctors surgery	RESIDENTIAL SITES:	Negative effect possible as facilities are not within close walking distance (1300m)	Developer contributions required may be towards healthcare provision.			
				NON-RESIDENTIAL SITES:	N/A	N/A			
			Development of the site results in the loss of a doctor’s surgery.	RESIDENTIAL SITES:	Significant negative effect as the existing facility would be lost.	Replacement facility may be required.			
				NON-RESIDENTIAL SITES:	Significant negative effect as the existing facility would be lost.	Replacement facility may be required.			

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
3) To provide better opportunities for people to value and enjoy the district's green spaces and culture.	<ul style="list-style-type: none"> Will it provide new open space? Will it improve the quality of existing open space? Will it help people to increase their participation in sport and recreation and cultural activities? Will it allow better access to the green infrastructure network? 	<ul style="list-style-type: none"> Site polygon; Route analysis (ITN); Community open space, recreational facilities, allotments, trails / cycle routes / sports pitches Strategic GI Network 	Development of the site is within 400m of publically accessible green space AND within 800m of at least <u>one</u> recreational facility (including <i>allotments, walking and cycling trails, indoor leisure facilities, community accessible playing pitches play space</i>).	RESIDENTIAL SITES:	Significant positive effect likely	Developer could potentially be required to provide on-site open space or off-site contributions to meet green space requirements/standards.	<p>Accessible walking distance calculated through network analysis from the centre of the site options.</p> <p>The Manual for Streets (2007) suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m. Inclusive mobility: A Guide to best practice on access to pedestrian and transport infrastructure (DfT, 2005) – suggests that 400m is a desirable distance. The GI network includes a range of urban greenspace, countryside and also brownfield land uses. It is multi-functional in nature supporting recreational, ecological, heritage and climate change adaptation benefits.</p>	Primary focus of this criteria is access to green/open space, however, it is acknowledged that other recreational facilities allow for participation in recreation.
			A) The site is within 400m of publicly accessible open space but there are no Recreational facilities within 800m.	NON-RESIDENTIAL SITES:	N/A	N/A		
			B) The Site is within 401m - 800m of publically accessible open space and at least one recreational facility within 800m	RESIDENTIAL SITES:	<p>Positive effect likely:</p> <p>A) Positive effect as there is publicly accessible green space within close walking distance.</p> <p>B) Though the site is not within close walking distance of green space, there are recreational facilities nearby.</p> <p>C) The site could <u>potentially</u> support improvements to the strategic GI network.</p>	Developer could potentially be required to provide on-site open space or off-site contributions to meet green space requirements/standards.		
			C) Site is within 400m of Strategic Green Infrastructure	NON-RESIDENTIAL SITES:	N/A	N/A		

			The site has poor access to publicly accessible open space and recreational facilities (over 800m for both), but is likely to contribute to improvements on or offsite (<i>development of 11 or more</i>)	RESIDENTIAL SITES:	Neutral effect as though there is poor access to facilities, new development will need to provide local improvements.	Developer is likely to be required to provide on-site green space or off-site contributions to meet green space requirements/standards.	National threshold guidance for off-site Section 106 contributions (e.g. open space) are required for 11 or more dwellings.	
				NON-RESIDENTIAL SITES:	N/A	N/A		
			The site has poor access to publicly accessible open space and facilities (over 800m for both), and is not likely to contribute to improvements on or offsite (development 10 or less dwellings)	RESIDENTIAL SITES:	Negative effect as there is not any publicly accessible green space within walking distance and the size of the development falls below the national threshold for off-site planning contributions.	Developer is likely to be required to provide on-site green space or off-site contributions to meet green space requirements / standards.		
				NON-RESIDENTIAL SITES:	N/A	N/A		
			Development of the site results in the loss of open space, recreational facility or recreational function of strategic green infrastructure network.	RESIDENTIAL SITES:	Significant negative effect as the site results in the net loss of open space or recreational facility or recreational function of strategic green infrastructure network.	Replacement open space, recreational facility, or recreational GI function required/ enhancements required to remaining space.		
				NON-RESIDENTIAL SITES:	Significant negative effect as the site results in the net loss of open space or recreational facility or recreational function of strategic green infrastructure network.	Replacement open space, recreational facility, or recreational GI function required/ enhancements required to remaining space.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
4) To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> Will it contribute to a safe, secure and stable built environment? 	<ul style="list-style-type: none"> Site polygon; Coal Authority Mapping – High Risk Areas 	Stable land (in relation to mining legacy)	ALL SITES	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	N/A	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. Precautionary approach taken.	Impact from development on reducing crime and fear of crime 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.
			Potential stability issues as a result of mining legacy	ALL SITES	Negative effect likely as site within 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.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
5) To promote and support the development and growth of social capital across the district	<ul style="list-style-type: none"> Will it improve access to, and residents' satisfaction with community facilities and services? Will it encourage engagement in community activities? 	<ul style="list-style-type: none"> Site polygon; Community facilities; Route analysis 	The site is within walking distance (800m) of a wide range (3 or more) of community facilities	RESIDENTIAL SITES:	Significant positive effect as 3 or more community facilities within walking distance.	N/A	Wide range = 3 or more facilities Accessible walking distance of 800m calculated through route analysis from the centre of the site allocation boundary. Community facilities include: village halls, community centres, local shops, post offices, churches, church halls, libraries, youth centres, social clubs, and allotments.	
				NON-RESIDENTIAL SITES:	N/A	N/A		
			The site is within walking distance (800m) of at least one community facility	RESIDENTIAL SITES:	Positive effect as at least one community facility is within walking distance.	N/A		
				NON-RESIDENTIAL SITES:	N/A	N/A		
			Development (non-residential) of land that has no existing community facility use.	RESIDENTIAL SITES:	N/A	N/A		
				NON-RESIDENTIAL SITES:	Neutral impact.	N/A		
			The site is not within walking distance (800m) of any community facilities Development results in the loss of land formerly used as community facility.	RESIDENTIAL SITES:	Negative effect as no community facilities are within walking distance. Negative effect as development of the site would result in the loss of land previously used as community facilities	Developer contributions may be required towards community facility provision.		
				NON-RESIDENTIAL SITES:	N/A			
			Development of the site results in the loss of community facilities that are currently in use	RESIDENTIAL SITES:	Significant negative effect as development of the site would result in the loss of a community facility.	Replacement facility and/or enhancements to existing nearby facilities required.		
				NON-RESIDENTIAL SITES:	Significant negative effect as development of the site would result in the loss of a community facility.	Replacement facility and/or enhancements to existing nearby facilities required.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
6) To increase biodiversity levels across the district <i>Designated sites</i>	<ul style="list-style-type: none"> Will it help protect / restore / improve biodiversity and in particular avoid harm to protected species? Will it help protect / restore / improve habitats? Will it maintain / restore / enhance woodland cover and management? Will it help achieve local BAP targets? Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats? Will it conserve species and protect the district's overall biodiversity? 	<ul style="list-style-type: none"> Site polygon; SAC and buffers; Possible future SPA and buffers; NNR SSSIs SSSI IRZs LNRs; LWS LGS Ancient Woodland 	<p>The site is outside of relevant SAC and future possible potential SPA (1km)</p> <p>SSSI risk zones do not identify potential issues.</p> <p>More than 400m from local wildlife sites, Local Nature Reserves), local geological sites and ancient woodland</p>	ALL SITES:	Development unlikely to have a significant effect on designated biodiversity sites.	n/a	Special Area of Conservation (SAC) is the only European designated site within close proximity to the district and identified for assessment through a separate Habitats Regulation Scoping Assessment. Natural England recommends a risk-based precautionary approach (2011 and 2014) is taken with regards to a possible potential SPA (ppSPA) in relation to ground nesting bird species.	<p>The Habitat Regulations Scoping Assessment for the MDC Local Plan, provides a more detailed assessment regarding likely significant effects, alone and in-combination, for proposed development site allocations.</p> <p>Reasonable effort was made to use the most up-to-date and relevant data and knowledge to inform the methods used.</p> <p>Impacts on designated sites will need to be assessed on a site-by-site basis and in line with policy requirements.</p>
			<p>Development of the site could result in harm to a designated biodiversity site:</p> <p>A) SSSI risk zones identify potential impact.</p> <p>B) Within 400m of local wildlife sites (LWS/LNR/LGS/Ancient woodland),</p> <p>C) The site is within 1km of the SAC or future possible potential SPA</p>	ALL SITES:	Development has the potential for negative effects upon designated biodiversity habitats.		<p>SAC and ppSPA - the 1 km buffer is used to identify potential in-combination effects (e.g. noise, light, air pollution, etc.) as per consultation on the Council's Risk Based Approach to development applications (2012).</p> <p>Natural England's SSSI Impact Risk Zones (IRZs) are used as indicative indicators of potential risk based on the size and type of development.</p>	

							The 400m buffer is based on a literature review regarding potential impacts on sensitive habitats. This is an indicative buffer.	
			<p>Development of the site more likely to result in harm to designated biodiversity site:</p> <ul style="list-style-type: none"> SSSI impact risk zones suggest impact likely Ancient Woodland on site. Within 400m SAC or possible potential SPA. Local wildlife site within 50m. 	ALL SITES:	Development has greater potential for significant negative effects upon designated biodiversity habitats.			

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
6) To increase biodiversity levels across the district <i>Opportunity for enhancement</i>	<ul style="list-style-type: none"> Will it increase / maintain / provide opportunities for improving / enhancing sites designated for their nature conservation interest / value? Will it expand and enhance the green infrastructure network? 	Calcareous Natural Grassland opportunity areas; Heath and Acid Grassland opportunity areas; Mixed Broadleaved Woodland opportunity areas; Wetland opportunity areas.	Within 300m of strategic green infrastructure network (but outside of designated sites) And Falls within habitat opportunity areas	ALL SITES	Significant positive effect as the development has potential to provide a net gain in biodiversity and enhancements to the strategic green infrastructure network.	Net gain in biodiversity and enhancements need to be secured on all sites. More specific enchantments may be required with regards to the strategic green infrastructure network required.	Sites which are connected to the ecological and strategic GI networks where there is potential to create enhancement will have a positive effect. Biodiversity is likely to increase on intensely farmed land and Previously Developed Land with hard standing or no vegetation when replaced/enhanced through, for example: habitat creation, incorporation of green SuDS, re-naturalising of water courses, ecologically sensitive landscaping, etc.). Sites which fall within habitat opportunity areas (HAG, CNG and Wetlands). have the greatest potential to increase biodiversity and enhance them through appropriate management and better connection. The 300m buffer is based on Habitat Opportunity Mapping methodology (based on Roger Catchpole). This is the maximum distance in which, generally, most species through open habitats (e.g. grassland).	

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
			<p>Within 300m of strategic green infrastructure network (but outside of designated sites)</p> <p>OR</p> <p>Falls within habitat opportunity areas</p>				<p>Allocations which fall in or within 300m 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"> Publicly accessible green space; Trails networks NCC Cycle Network and Trails; 	
			Does not fall within 300m of strategic infrastructure network and does not fall within habitat opportunity areas.					

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
7a) To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological heritage assets of the district	<ul style="list-style-type: none"> Will it protect / restore / enhance the landscape character and sense of place? 	<ul style="list-style-type: none"> Site polygon; Landscape policy zones 	Site is within a mineral site (no longer needed for extraction)	ALL SITES:	Significant positive effect as it has the potential to restore visual landscape detractors.	Facilitate enhancements to the landscape character and visual amenity such that it is sensitive to the surrounding/nearby landscape policy zone.	Generally there will only be a significant positive effect upon Landscape Character if development can facilitate the restoration of a mineral site.	'Sense of place' is considered neutral as the impact of development is dependent upon urban design and a series of secondary factors not directly related to the allocation of sites.
			The site is within the countryside but located on the edge of the existing settlement OR Site is within the existing urban area and adjacent (within 100m) to one of the following Landscape Policy Zones (LPZ) with the following overall LPZ actions: <ul style="list-style-type: none"> Create Restore and Create 	ALL SITES:	Positive effect as the development may facilitate an improvement to the landscape character and/or visual amenity within a landscape policy zone with the overall action 'create' or 'restore and create'.	Facilitate enhancements to the landscape character and visual amenity such that it is sensitive to the surrounding/nearby landscape policy zone.	Generally, development within the existing urban settlement will have a limited impact on landscape character, unless it is directly adjacent. Potential development sites within the countryside but on the urban edge are likely to impact on landscape character to a lesser extent than those away from the urban edge.	
			The site is within the urban area and has no impact upon Landscape Character	ALL SITES:	There is unlikely to be an effect upon Landscape Character due to the site location.	N/A	Detailed visual and landscape impacts will be subject to more detailed assessments.	
			The site is within, but on the edge of the existing urban settlement, OR adjacent (within 100m) one of the	ALL SITES:	Negative effect as the development of the site may result in harm to the area covered by Landscape character and/or visual amenity within a landscape	Facilitate enhancements to the landscape character and visual amenity such that it is sensitive to the		

			following Landscape Policy Zones: <ul style="list-style-type: none"> • Conserve • Conserve and create • Conserve and reinforce • Conserve and restore 		policy zone with the overall action 'conserve' or 'conserve and create', 'conserve and reinforce' and 'conserve and restore'.	surrounding/nearby landscape policy zone.		
			The site is within, but not on the edge of existing urban settlement, one of the following Landscape Policy Zones: <ul style="list-style-type: none"> • Conserve • Conserve and create • Conserve and reinforce • Conserve and restore 	ALL SITES:	Significant negative effect as the development of the site is likely to result in harm character and/or visual amenity within a landscape policy zone with the overall action 'conserve' or 'conserve and create', 'conserve and reinforce' and 'conserve and restore'.	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.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
7b) To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological heritage assets of the district	<ul style="list-style-type: none"> Will it protect / enhance existing cultural assets? Will it protect / enhance the historical and archaeological environment? 	<ul style="list-style-type: none"> Site polygon; Listed buildings; Conservation areas; Scheduled Ancient Monuments; Registered Park and Gardens; Locally listed heritage assets (Buildings of Local Interest). 	Development of the site preserves and enhances a heritage asset and setting	ALL SITES:	Significant positive effect as the development of the site is likely to preserve and enhance a heritage asset and its setting.	Suitable enhancements will need to be secured.	<p>A precautionary approach was taken for any site with the potential to negatively impact on a heritage asset and/or its setting. The identification of potential impacts was informed by comments from the Council's Conservation Officer.</p> <p>Heritage asset = Listed building, conservation area, scheduled ancient monument, registered park and garden, non-designated heritage assets (local heritage asset).</p>	<p>Potential negative impacts on archaeology will need to be further assessed on a site-by-site basis by a trained archaeologist. Comments are recorded against each site based known finds within the relative vicinity of the potential development site. The exact locations of archaeological sites cannot be disclosed due to sensitivity reasons.</p>
			Development of the site preserves a heritage asset and setting	ALL SITES:	Positive effect as the development of the site preserves and enhances a heritage asset and setting	Suitable enhancements will need to be secured.		
			The site unlikely to have a negative effect on a heritage asset or its setting.	ALL SITES:	No significant effect as there are no heritage assets within close proximity to the site that would be negatively affected.	N/A		
			Development of the site likely to result in harm to a heritage asset and / or setting. OR	ALL SITES:	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.	This negative effect should be mitigated through the application of Historic Environment policies		
			Loss of a locally listed heritage asset. OR Site falls near to an area with potential archaeological value.		Potential negative impact on archaeological value.	Impacts on archaeology will need to be assessed at site-level.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
			Development of the site likely to result in the loss of a heritage asset and / or setting	ALL SITES:	Significant negative effect as the development of the site may result in the loss of a heritage asset and / or setting	This effect cannot be mitigated as heritage 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.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
8a) To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals <i>Soils / agricultural land</i>	<ul style="list-style-type: none"> Will it minimise the loss of soils to development? Will it maintain and enhance soil quality? 	<ul style="list-style-type: none"> Site polygon; Agricultural Land Classification; 	Site does not contain any agricultural land	ALL SITES:	No effects likely.	N/A	<p>Avoidance of agricultural land is positive, but does not lead to an increase in resources or soil quality. Therefore, effects are considered neutral.</p> <p>The Agricultural Land Classification provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Agricultural land classified as Grade 3 is recorded as potentially negative as it could be Grade 3a (see notes to right regarding precautionary approach taken).</p>	<p>The existing data (source: Natural England) does not distinguish between Grade 3a and Grade3b; thus, a precautionary approach is taken.</p> <p>There is no national guidance or benchmarks as to what constitutes a 'significant loss of agricultural land'. Consultation with Natural England is required if the loss of the best and most versatile land (grade 1, 2 and 3a) 20 ha or more. To differentiate between the higher quality of Grade 2 land compared to Grade 3 land, a loss of 10ha Grade 2 land is considered to be significant (i.e. comparable to an overall loss of 20ha of Grade 1, 2 or 3).</p>
			Site could involve the loss of less than 20ha agricultural land classified as grade 3	ALL SITES:	Potential negative effects			
			Site could involve the loss of less than 10ha of agricultural land classified as Grade 2	ALL SITES:	Significant negative effects likely			
			Site could involve the loss of 10ha or more of agricultural land classified as Grade 2. Site could involve the loss of 20ha or more of agricultural land classified as Grade 3.	ALL SITES:				

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
8b) To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals <i>Water / flooding</i>	<ul style="list-style-type: none"> Will it help to reduce flood risk and flooding 	<ul style="list-style-type: none"> Flood Zone 2; Flood Zone 3; Indicative areas of surface water run off; EA surface water flooding 1 in 30 layer; Indicative areas of low permeability. 	No negative impacts: The site has a low risk of fluvial flooding (within FZ1) and is outside areas identified as being susceptible to increased risk of surface water flooding;	ALL SITES:	Neutral effect on flooding as no apparent flooding issues.	All developments should not increase and also seek to reduce the risk of flooding throughout the lifetime of the development. Flood Risk Assessments (FRA) may be required on a site-by-site basis according to national guidance.	<ul style="list-style-type: none"> All development should be prioritised for allocation within Flood Zone 1, where possible. Only 'less vulnerable' and 'more vulnerable' may be suitable for allocation in FZ2, without the application of an exceptions test. 'More vulnerable' uses* = Dwellings, residential institutions, drinking establishments, nightclubs, hotels, some non-residential institutions. '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). <p><i>*As per DCLG Technical</i></p>	<ul style="list-style-type: none"> The Environment 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'. Exceptions test required for 'highly vulnerable' uses in Zone 2. Exceptions test required for 'essential infrastructure' and 'more vulnerable' uses in Zone 3a with 'highly vulnerable' not permitted. Exceptions test required for 'essential infrastructure' in Zone 3b with 'highly', 'more' and 'less
			The site has a medium risk of fluvial flooding (inside FZ2) and/or is in an area with a low or medium risk of surface water flooding (1 in 1000, or 1 in 100, or less);	ALL SITES:	<p>Negative effect as the site is located within Flood Zone 2.</p> <p>Negative effect as there is a likely increased risk of surface water flooding (i.e. located within an indicative area of surface water run off shown by the SFRA or EA data, and/or low soil permeability.</p>	Developments within flood zone (FZ) 2 are subject to the Sequential Test, following this assessment; consider vulnerability classifications (see difficulties column). Consider SA findings to inform the decision making process regarding allocation of sites.		

			The site has a high risk of fluvial flooding (inside FZ3) and/or is in an area with a high risk of surface water flooding (1 in 30);	ALL SITES:	<p>Significant negative effect as the site is located within Flood Zone 3.</p> <p>Significant negative effect as there is a likely increased risk of surface water flooding (i.e. 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).</p>	<p>Developments within flood zone (FZ) 3 are subject to the Sequential Test, following this assessment; consider vulnerability classifications regarding application of the Exceptions Test (see difficulties column). Consider SA findings to inform the decision making process regarding allocation of sites.</p> <p>.</p>	<i>Guidance to the NPPF</i>	vulnerable' uses not permitted.
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Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
8c) To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals <i>Ground water</i>		<ul style="list-style-type: none"> Ground water protection zones. Potentially contaminated sites. 	Site not within Ground Water Protection Zones 1 or 2.	ALL SITES:	No effects likely.	N/A	Much of the district is located on principle aquifer where groundwater is sensitive to pollution. All previous uses of a site should be investigated to determine whether there is the potential to cause contamination to ground water. This risk should be assessed on a site-by-site basis. Environment Agency Ground Water Protection Zones (1 and 2) are used to show an indication of potential increased risk.	
			Site within Ground Water Protection Zones 1 or 2.	ALL SITES:	Potential for negative effects	Routine mitigation ought to be possible to ensure that groundwater is not affected by construction activities.		
			Sites with potential contamination issues AND located within Ground Water Protection Zones 1 or 2.		Significant negative effect as there may be an increased risk to groundwater contamination.	Ensure that any risk to groundwater has been assessed and viable remediation is put into place.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
9) To minimise waste and increase the re-use and recycling and composting of waste materials	<ul style="list-style-type: none"> Will it increase waste recovery, re-use and recycling? Will it reduce hazardous waste? Will it reduce waste in the construction industry? 	<ul style="list-style-type: none"> Site polygon 	Development of the site would result in the re-use of land or buildings, and resolve possible contamination issues (if present)	ALL SITES:	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues.	Ensure that possible contamination issues are addressed and viable remediation is put into place.		Household waste indicators are considered negative as all development will increase waste. The variation of impact between sites is likely to be dependent upon the number of occupants, type of waste produced and waste management methods.
			Development of the site would result in the re-use of non-contaminated brownfield land.	ALL SITES:	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.	Site investigation at time of application to ensure contamination is not present.		
			Development of the site would result in the loss of a greenfield site		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		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions
SA Objective	Relevant decision making criteria						
10) To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? 	No criteria established	N/A	N/A	N/A	N/A	Generally all development will increase energy consumption. However, the impact of development on renewables and climate change is dependent upon opportunities for renewable energy provision (turbines, etc.) or energy efficiency measures. This is better informed through policy and infrastructure assessments.

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
11a) 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 <i>Sustainable modes of travel</i>	<ul style="list-style-type: none"> Will it utilise and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	<ul style="list-style-type: none"> Site polygon; Mansfield Town Centre Mansfield Woodhouse and Market Warsop District Centres; ITN route network Bus stops / rail stations 	Mansfield Town Centre is within 1.3 km and therefore easily accessible by at least 2 non-car modes of transport (OR) Site is within 200m of a bus stop / train station	RESIDENTIAL SITES:	Significant positive effect likely as site is within close proximity to a bus/train route and / or Mansfield Town Centre.	N/A	Non-car modes of transport = Walking, cycling, bus, rail.	
			Site is within 200m of a bus stop / train station with regular service (3 or more per 'hour)	NON-RESIDENTIAL SITES:	Significant positive effect likely as site is within close proximity to a bus/train route	N/A	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;	
			A District Centre is within 1.3 km and therefore easily accessible by at least 2 non-car modes of transport (OR) Site is within 400m of a bus stop / train station	RESIDENTIAL SITES:	Positive effect likely as site is within close proximity to a bus/train route and / or Mansfield Town Centre.	Improved access to bus services may be required.	Most jobs and services and onward travel connections are provided in Mansfield Town Centre, and to a lesser extent in the District Centres (Market Warsop and Mansfield Woodhouse).	
			Site is within 400m of a bus stop / train station	NON-RESIDENTIAL SITES:	Positive effect likely as site is within close proximity to a bus/train route	Improved access to bus services may be required.	Employment uses may be within 1.3km of Mansfield or a District Centre, but not necessarily be accessible to some that do not have good access to the urban areas. Therefore, only proximity to a bus stop / train station is considered.	
			Site is not within 1.3km of Mansfield Town Centre or a District Centre (AND) Site is more than 400m from a bus stop or train station	RESIDENTIAL SITES:	Negative effect as site does not easily enable access to sustainable modes of transport	Improved access to bus services are likely to be required.		

							The County Highway Authority requires access to bus stops within 200m walking distance to ensure a site meets County standards.	
			Site is more than 400m from a bus stop or train station	NON-RESIDENTIAL SITES:	Negative effect as site does not easily enable access to sustainable modes of transport			
			Site is not within 1.3km of Mansfield Town Centre or a District Centre (AND) Site is more than 800m from a bus stop or train station	RESIDENTIAL SITES:	Significant negative effect as site does not easily enable access to sustainable modes of transport	Provision of new bus services to support the site would be necessary		
			Site is more than 800m from a bus stop or train station	NON-RESIDENTIAL SITES:	Significant negative effect as site does not easily enable access to sustainable modes of transport	Provision of new bus services to support the site would be necessary		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
11b) 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 <i>Access to schools</i>	Will it reduce journeys undertaken by car by encouraging alternative modes of transport?	<ul style="list-style-type: none"> Site polygon; Primary schools ITN route network 	Within 400m of a primary school	RESIDENTIAL SITES:	Most likely to encourage walking.	Provision requirements for new schools will be assessed on a site by site basis in consultation with the Education Authority (Nottinghamshire County Council). If a new school is required, the location of the school should aim to reduce walking distances. Improvements to walking routes may be addressed through design of new development, or potentially through off-site improvements.	<p>Accessible walking distance calculated through network analysis from assume site access points.</p> <p>The Manual for Streets (DfT 2007) suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m.</p> <p>A Guide to best practice on access to pedestrian and transport infrastructure (DfT, 2005) – suggests that 400m is a desirable distance</p> <p>CIHT (2000) Providing for Journeys on Foot suggests that 1300m is a reasonable walking distance.</p>	
			Within 800m of a primary school	RESIDENTIAL SITES:	Likely to encourage walking to school.			
			Within 1300m of a primary school	RESIDENTIAL SITES:	Within maximum reasonable walking distance.			
			More than 1.3km to primary school	RESIDENTIAL SITES:	Not within a reasonable walking distance.			

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
12) To create high quality employment opportunities	• Will it reduce unemployment?	• Site polygon.	The site provides for over 5ha of land for employment uses	RESIDENTIAL SITES:	X	X	Development of non-employment uses on sites that are not previous or active employment sites should be appraised as having a neutral effect. 5ha threshold selected for significant effect as it represents the size of existing established business parks such as Ransom Wood (which provide a larger scale and wider range of employment opportunities).	Limited information on potential employment sectors which would locate on sites within the district. Due to this, it is difficult to come to a conclusion on the potential to create 'high quality' employment opportunities with any degree of certainty.
				NON-RESIDENTIAL SITES:	Significant positive effect	N/A		
			The site provides up to 5ha of land for employment uses	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 employment for the purposes of this appraisal.	Consider the wider evidence for employment need through the Local Plan site allocation process.		
				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.	Consider the wider evidence for employment need through the Local Plan site allocation process.		
				NON-RESIDENTIAL SITES:	X	X		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
13) To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none">Will it increase levels of qualification?Will it create jobs in high knowledge sectors?	<ul style="list-style-type: none">Site polygon;Schools.	The site is capable of providing a new educational facility (More than 500 dwellings).	RESIDENTIAL SITES:	Significant positive effect as the site would provide an educational facility and ensure there would be no additional pressure on existing facilities.	Consider need for educational provision and/or financial contributions in consultation with the Local Education Authority (Nottinghamshire County Council).	Vacant sites that were previously used for knowledge based sectors or which provided training are considered suitable for these uses for the purposes of this appraisal.	Appraisal concentrates on education due to there being limited information on potential employment sectors which would locate on sites within the district.
				NON-RESIDENTIAL SITES:	N/A	N/A		
			The site would contribute towards educational provision (11-499 dwellings)	RESIDENTIAL SITES:	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	Consider need for educational provision and/or financial contributions in consultation with the Local Education Authority.	As the total amount of land required to meet primary school needs was unknown at the time of this assessment, a precautionary approach to educational land has been applied when considering sites with vacant educational land.	
			The site has potential 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 to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.	N/A		
			Site is unlikely to have a significant effect upon education (less than 11 dwellings)	RESIDENTIAL SITES:	Neutral effect as the type of employment is currently unknown.	N/A		
			Type of employment use is unknown Site on land that is less likely to provide jobs in knowledge intensive businesses	NON-RESIDENTIAL SITES:	Employment use on land not used for education or training purposes	N/A		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
			The development results in the loss of a vacant educational facility or site	RESIDENTIAL SITES:	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. No mitigation as the site is too small to provide contributions.		
				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	ALL SITES	Significant negative effect as the development results in the loss of an educational facility which is in use.	Replacement of facility likely to be required.		

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
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"> Will it provide land and buildings of a type required by businesses? 	<ul style="list-style-type: none"> Site polygon. Also use information held in the SHLAA database. 	Within 500m of the Primary Route Network	NON-RESIDENTIAL SITES:	Significant positive effect as most likely to be attractive to modern business development.	N/A	Sites within close proximity to primary route network are assumed to be attractive for development.	<p>Does not take account of site specific issues such as viability and ownership.</p> <p>Infrastructure Delivery Plan looks more closely at the infrastructure for potential development sites for a range of infrastructure types (e.g. required regarding broadband, transport, energy, etc.)</p>
			Within 1km of primary route network	NON-RESIDENTIAL SITES:	Positive effect as likely to be attractive to modern business development.	N/A		
			Not within 1km of primary route network Residential site	NON-RESIDENTIAL SITES:	<p>Neutral effect as site is not likely to be as attractive in terms of modern business development.</p> <p>Residential development will have a neutral effect on economic infrastructure.</p>	N/A		

APPENDIX III SITE APPRAISAL PROFORMAS

This appendix includes a site proforma for every reasonable site option considered in the SA site assessment process. The site options consist of the following uses.

- Housing sites
- Strategic sites (housing or mixed-use)
- Employment sites

Site Name: Former Strand Cinema
Site Reference: AECOM 1
HELAA Reference: 132
Potential Use: Employment

Land Type: Brownfield
Area: 0.49 ha
Potential Number of Dwellings (if a housing site): N/A

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use and within area of current employment allocation. Adjacent to existing employment site.	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	146m to The Carrs Local Nature Reserve and Warsop Recreation Ground LWS.	
SA6: BIODIVERSITY (B - Enhancement)	116m from strategic green infrastructure. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	100% overlap with Grade 3 according to National Agricultural Land Classification data. However, site is currently built upon and would be unsuitable for agriculture. No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. No risk of fluvial flooding as not within Flood Zones 2 and/or 3 but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls within groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Brownfield site. Not thought likely to be contaminated.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	8m from bus stop and 66m from Market Warsop District Centre	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.49ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	8m from Primary Road Route (A60)	

Summary - The site has very good access to the primary route network and public transport links, and could help to provide employment opportunities. There are potential negative effects on biodiversity, and surface water flooding would need to be assessed, mitigated and managed. No further environmental constraints are identified.

Site Name: Land at the Rear of Cherry Paddocks

Site Reference: AECOM 2

HELAA Reference: 100

Potential Use: Housing

Land Type: Greenfield

Area: 0.7 ha

Potential Number of Dwellings (if a housing site): 19

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 19 dwellings).	
SA2: HEALTH	1009m to Riverbank Medical Centre.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of greenspace (252m) and within 800m of a other recreational facilities (public rights of way, play space, bowls green and allotments).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	4 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 3km from SAC, but only 740m from ppSPA. Over 1m from SSSI with no potential issues identified by impact zones. More than 817m from local wildlife sites. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within habitat opportunity area HAG.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Adjacent to (6m from) Sherwood Landscape Policy Zone (SH25 - Conserve and reinforce).	
SA8: NATURAL RESOURCES (A - Soil)	Site is 100% Grade 3 agricultural land but only 0.7ha would be lost.	
SA8: NATURAL RESOURCES (B - Flooding)	Neutral impact as the site has no risk of fluvial flooding as site not within flood zones 2 and/or 3 and/or is outside areas identified as being at greater risk of surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls wthin groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Development would result in the loss of a small greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	238m from bus stop, 418m from Market Warsop District centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400 metres or less walking distance from a primary school (264m to Sherwood Junior School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	Within 731m of primary route network (A60 Church Street)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network.The site has fairly good access to facilities and services. However, it has the potential for negative effects upon biodiversity, landscape and soil. Given the relatively small scale nature of the site, significant effects are considered unlikely. Conversely, enhancements to green infrastructure are also less likely to be secured.

Site Name: Moorfield Farm
 Site Reference: AECOM 3
 HELAA Reference: 122
 Potential Use: Housing

Land Type: Mostly brownfield
 Area: 0.81 ha
 Potential Number of Dwellings (if a housing site): 17

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 17 dwellings).	
SA2: HEALTH	52m to Shires Health Centre and 916m Riverbank Medical Centre.	
SA3: GREEN SPACES & CULTURE	Within 228m from publicly accessible greenspace and within 800m of five recreational facilities (walking and cycling trails, playing pitches, play area, leisure centre).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	3 community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	Site over 3km from SAC and 1.9km from possible potential SPA (ppSPA). More than 1km from SSSI and risk zones do not identify issues. However, the site is within 289m of a Local Nature Reserve (The Carrs). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Within 300m of CNG, and wetland opportunity area and within 300m of strategic green infrastructure network (but outside of designated sites).	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Adjacent to Magnesian (ML25) and Sherwood (ML29) LPZ (within 100m, Conserve and Conserve and Reinforce).	
SA8: NATURAL RESOURCES (A - Soil)	Site is classified as 100% Grade 3 agricultural land but only 0.81ha would be lost. Land has also been built upon and is currently a car park and business units, so resources already lost.	
SA8: NATURAL RESOURCES (B - Flooding)	Neutral impact as the site has a low no risk of fluvial flooding as site not within flood zones 2 and/or 3 and/or is outside areas identified as being at greater risk of to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls within groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Brownfield site; encouraging the reuse of land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	42m from bus stop	
SA11: TRANSPORT (B - Access to Schools)	Within 800m of a primary school (518m from Church Vale Primary School and Foundation Unit)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	8m from primary road route (A60 Church Road)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has very good access to facilities and services. The majority of effects upon environmental and social factors are predicted to be neutral. Though potential negative effects on biodiversity are recorded, these are unlikely to be significant given the small scale nature of the site.

Site Name: Wood Lane (Miners Welfare)
 Site Reference: AECOM 4
 HELAA Reference: 33
 Potential Use: Housing

Land Type: Predominantly greenfield
 Area: 1.05 ha
 Potential Number of Dwellings (if a housing site): 31

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 31 dwellings).	
SA2: HEALTH	603m from Shires Health Centre and 1267m from Riverbank medical centre.	
SA3: GREEN SPACES & CULTURE	Development would result in the loss of a small portion of existing publicly accessible green space (including former bowls green). However, enhancements may be possible given size of green space and number of dwellings to be provided. Site within 800m of at least one recreational facility (walking and cycling trails, play area, sports pitches).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 4km from SAC and over 2km of ppSPA. More than 500m from SSSI with no potential issues identified by impact zones. However, the site is within 87m of ancient woodland and 74m of a local wildlife site (Colliers Spring). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within MBW opportunity area and strategic green infrastructure (but outside of designated sites) CNG within 4m.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Partially within LPZ Magnesian Limestone(ML 25 - Conserve and reinforce) and on edge of urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Although the site is classified as 100% Grade 3 agricultural land (according to GIS data), it is actually previously developed land. Therefore, no agricultural land would be affected.	
SA8: NATURAL RESOURCES (B - Flooding)	The site has a low risk of fluvial flooding (FZ1) but 2.01% surface water flooding 1 in 1000 layer.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site; encouraging the use of land. No contamination thought likely.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	13m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m of a primary school (453m from Church Vale Primary School and Foundation Unit).	
SA12: EMPLOYMENT	Residential site on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	797m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. The site has very good access to public transport, and greenspace, and good access to schools, health centres and community facilities. However, there is potential for negative effects on landscape character, a loss of soil and an element of flood risk. Although the site is within close proximity to local wildlife sites, there may be potential for enhancement. A significant negative effect has been recorded due to the loss of publicly open space, but it should be possible to secure mitigation/enhancement.

Site Name: Stonebridge Lane / Sookholme Lane

Site Reference: AECOM 5

HELAA Reference: 35

Potential Use: Housing

Land Type: Greenfield / agricultural

Area: 9.01 ha

Potential Number of Dwellings (if a housing site): 200

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 200 dwellings).	
SA2: HEALTH	998m from Riverbank Medical Centre.	
SA3: GREEN SPACES & CULTURE	Within at least 400m walking distance from publicly accessible greenspace (34m) and within at least one recreational facility within 800m (5 - walking trails, play provision, playing pitches). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	7 community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	Site over 4km from SAC and over 2km from ppSPA. However, the site falls in a SSSI impact risk zone suggesting that residential development of more than 50 dwellings is likely to have impacts. Site is also within 362m to Local Nature Reserve (The Carrs). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG, wetland opportunity areas. Also adjacent to strategic green infrastructure (includes amenity space and public rights of way along stinting lane). Given the larger scale size of the site, there may be opportunity to provide mitigation and even enhance biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No negative effect identified, although located adjacent to areas of archaeological significance that will need to be investigated further.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ Magnesian (ML25 - Conserve and reinforce)	
SA8: NATURAL RESOURCES (A - Soil)	63.39% overlap with Grade 2 agricultural land 36.61% overlap with Grade 3 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	The site has no risk of fluvial flooding (FZ1) but 0.12% surface water flooding 1 in 100 layer and 0.55% surface water flooding 1 in 1000 layer. Also within area of low permeability (northwest corner).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of this site would result in the loss of the a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	549m from Market Warsop District Centre. 404m to a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m of a primary school (969m from Birklands Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	368m from Primary Road Route (A60)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. The site has broadly good access to services and facilities. However, there is potential for negative effects on landscape character, a loss of agricultural land, and an element of flood risk. Potential for significant negative effects on biodiversity are identified too, but there ought to be opportunities for enhancement, especially given the large scale nature of the site.

Site Name: Sookholme Lane / Sookholme Drive
Site Reference: AECOM 6
HELAA Reference: 36
Potential Use: Housing

Land Type: Greenfield / Agricultural
Area: 7.27 ha
Potential Number of Dwellings (if a housing site): 200

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 200 dwellings).	
SA2: HEALTH	1110m from Riverbank Medical Centre.	
SA3: GREEN SPACES & CULTURE	145m from publicly accessible greenspace and has 3 facilities within 800m (walking trails, play provision, playing pitches)	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	5 community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	Site over 4km from SAC and over 1.5km from ppSPA. However, the site is 4m from a SSSI, and falls in a SSSI impact risk zone suggesting that residential development of more than 50 dwellings is likely to have impacts. Potential for significant negative effects, but there may also be enhancement opportunities (see SA6).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG, HAG, Wetland opportunity areas. Also directly adjacent to strategic green infrastructure (includes amenity space, SSSI and public rights of way along stinging lane).	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No negative effect identified, although located adjacent to areas of archaeological significance that will need to be investigated further.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ (ML25) Magnesian Limestone (Conserve and reinforce)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 97.99% overlap of Grade 2 and 2.01% overlap of Grade 3 agricultural land - 7.27ha will be lost in total, of which 7.12 ha is Grade 2.	
SA8: NATURAL RESOURCES (B - Flooding)	The site has a medium risk of fluvial flooding (FZ2). Overlap with surface water flooding layer (risk of 1 in 1000). Site overlaps with area of low permeability (western edge).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	355m from bus stop and 557m from Market Warsop District Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m of a primary school (1022m from Birklands Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	318m from Primary Road Route (A60)	

Summary - The site makes a very positive contribution to housing and is within close proximity to the primary route network. The site has broadly good access to services and facilities. However, there is potential for negative effects on landscape character, a loss of agricultural land, and an element of flood risk, which ought to be possible to mitigate. Potential for significant negative effects on biodiversity are identified too, but there ought to be opportunities for enhancement, especially given the large scale nature of the site.

Site Name: Land at Spion Kop
Site Reference: AECOM 7
HELAA Reference: 45
Potential Use: Housing

Land Type: Greenfield
Area: 2.47 ha
Potential Number of Dwellings (if a housing site): 85

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Expected delivery of 1-199 dwellings).	
SA2: HEALTH	2148m from Riverbank Medical Centre.	
SA3: GREEN SPACES & CULTURE	252m from publicly accessible greenspace (approved open space at Woodlands Way) and has at least one recreational facility within 800m (several different walking trails).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 4km from SAC, but within 1km of ppSPA. Over 900m from SSSI with impact zone suggesting no risks. Site over 400m from any local wildlife sites. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG and wetland opportunity areas. No overlap with strategic green infrastructure.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Outside of the urban area and falls within LPZ (ML25) Magnesian Limestone (Conserve and reinforce)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 87.26% overlap of Grade 3 and 12.74% overlap of Grade 2 . 2.47ha will be lost in total, of which the majority (2.15 ha) is Grade 3.	
SA8: NATURAL RESOURCES (B - Flooding)	Majority of site has a medium risk of fluvial flooding (FZ2), 4.5% FZ3. Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flood risk. Also, small portion within area of low permeability (southwestern edge); this overlaps with surface water flood risk area.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	12m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	More than 1.3km to primary school (2008m from Birklands Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	8m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has good access to a bus stop, but is not well related to education, health or community facilities. There is potential for significant negative effects upon landscape character, and flood risk issues. There will also be a loss of agricultural land, and potential effects on biodiversity.

Site Name: Land off Netherfield Lane
Site Reference: AECOM 8
HELAA Reference: 51
Potential Use: Housing

Land Type: Greenfield
Area: 4.95 ha
Potential Number of Dwellings (if a housing site): 120

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 120 dwellings).	
SA2: HEALTH	829m from Meden Medical Services.	
SA3: GREEN SPACES & CULTURE	410m from publicly accessible greenspace (Netherfield Lane play area) and has at least one recreational facility within 800m (5 facilities; walking trails, LNR, playing fields)	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	Site more than 3km from SAC and more than 1.3km from ppSPA. More than 1km from SSSI and no potential issues identified by impact zones. However, site is within 188m of a local wildlife site and local nature reserve (The Bottoms LNR, Church Warsop). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure with the function of mainly maintaining a visual and character break between settlements (see landscape character SA7 below). No overlap with opportunity areas. May offer potential to improve habitat linkages (e.g. between restored colliery and towards The Bottoms LNR) and on-site green corridors.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH29) Sherwood (Conserve) but also adjacent to the existing urban edge.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% Grade 3 agricultural land - 4.95ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Overlap with 1 in 1000 risk surface water flooding layer. Negative effect as the site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls within groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Development of the site would result in the loss of a greenfield site	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	199m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m of a primary school (627m from Eastlands Junior School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	821m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. The site has good access to a broad range of services and facilities. However, there is potential for significant negative effects upon landscape character and there will be a loss of agricultural land and has potential for surface water flooding. Though the site is within close proximity to a local wildlife site, there is potential to enhance strategic green infrastructure.

Site Name: Land off Mansfield Road, Spion Kop
Site Reference: AECOM 9
HELAA Reference: 57
Potential Use: Housing

Land Type: Greenfield
Area: 0.41 ha
Potential Number of Dwellings (if a housing site): 8

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 8 dwellings).	
SA2: HEALTH	1949m from Riverbank Medical Centre.	
SA3: GREEN SPACES & CULTURE	195m from publicly accessible greenspace (approved but not completed open space at Woodlands Way) and has at least one recreational facility within 800m (different walking trails).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	More than 4km from SAC, but within 1km of ppSPA. Over 900m from SSSI with no potential issues identified by impact zones. More than 400m from local wildlife sites. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG and wetland opportunity areas, although due to size of site unlikely to support habitat creation. No overlap with strategic green infrastructure. Potential for biodiversity enhancement likely to smaller scale in nature.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (ML25) Magnesian Limestone (Conserve and reinforce). Outside of but adjacent to existing village boundary.	
SA8: NATURAL RESOURCES (A - Soil)	Classified as 55% of Grade 2 Agricultural land, 45% of Grade 3 Agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Overlap with 1 in 1000 risk surface water flooding layer. Negative effect as the site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Loss of a small greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	32m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	More than 1.3km to primary school (1810m from Birklands Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	The site has a neutral effect as it is less than 11 dwellings.	
SA14: BUSINESS LAND & INFRASTRUCTURE	9m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has limited access to services and facilities, with a bus stop and greenspace close by, but poorer access to education, health and community facilities. There is also potential for significant negative effects upon landscape character and potential for surface water flooding.

Site Name: Former bus station site
Site Reference: AECOM 10
HELAA Reference: 127
Potential Use: Employment

Land Type: Brownfield
Area: 2.22 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effects as no loss of housing expected from existing use (currently car park and former bus station).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	The site includes the Unitarian Church community venue, but this is unlikely to be included within the developable area. Therefore, a neutral effect as no loss of community facility likely.	
SA6: BIODIVERSITY (A - Designated sites)	Over 400m from local wildlife sites or local nature reserves. Over 9km to SAC and 3km to potential SPA. SSSI impact zones suggest impacts unlikely.	
SA6: BIODIVERSITY (B - Enhancement)	455m from strategic green infrastructure. No overlap with habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Development of the site likely to result in harm to a heritage asset and/or setting. The development of this site would result in harm to the setting of listed buildings, but not loss of an asset. The site is situated in an urban environment and currently contains unsympathetic development. Historically the site would predominantly have been residential in usage possibly of 2-storeys, with more substantial grounds associated with the Church. The site is able to take development but impact on the heritage assets mitigated against.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and not adjacent to the countryside, so has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as not within flood zones 2 and/or 3 but within low to high risk area of surface water flooding (1 in 30, 1 in 100 and 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site. Adjacent to potentially contaminated land, but not thought likely to affect development.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	13m from bus stop, 244m from train station and is considered to fall within the Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 2.22ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	4m from Primary Road Route (A6009 and A38). Also within close proximity to A60.	

Summary - The site has very good access to the primary route network and public transport links, and could help to provide employment opportunities. There are potential negative effects on heritage assets and surface water flooding would need to be assessed, mitigated and managed. No further environmental constraints are identified.

Site Name: Frontage to Ransom Wood Business Park
Site Reference: AECOM 11
HELAA Reference: 139
Potential Use: Employment

Land Type: Part Greenfield
Area: 2.25 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effects no loss of housing expected from existing use (currently disused railway and green corridor) and adjacent to existing employment allocation and existing employment sites (Ransom Wood Business Park and Sherwood Oaks Business Park).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Potential significant negative impact (loss of green infrastructure) as site located within existing recreational green corridor and cycle/walking provision (Mansfield Way). Due to the location and small size of site, providing suitable enhancements may be limited.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	36% overlap with potential SPA and 7m to Local Wildlife Site (Rainworth Forest).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within HAG and MBW opportunity areas and strategic green infrastructure BUT 36.17% overlap with possible SPA .	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is on the edge of the urban area and within LPZ Sherwood Sandstone (Create / Restore and Create). Potential for enhancement.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as not within flood zones 2 and/or 3 and low risk of surface water flooding (1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Partially greenfield. Not thought to be contaminated.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	161m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 2.25ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	29m from Primary Road Route (A6191) and within 500m of MARR.	

Summary - The site has very good access to the primary route network and public transport links and cycle routes, and could help to provide employment opportunities. There are potential negative effects on biodiversity, and a loss of open space/green infrastructure. Surface water flooding would need to be assessed , mitigated and managed. No further environmental constraints are identified.

Site Name: Land off Sherwood Street
Site Reference: AECOM 12
HELAA Reference: 144
Potential Use: Employment

Land Type: Brownfield
Area: 0.23 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effects as no loss of housing expected from existing use (currently car park). Also adjacent to existing employment site and current area allocated for employment.	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of open space or strategic green infrastructure (of recreation function).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	189m from Local Wildlife Site (Sherwood Colliery).	
SA6: BIODIVERSITY (B - Enhancement)	180m from strategic green infrastructure. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon landscape character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as not within flood zones 2 and/or 3 and low risk of surface water flooding (1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site, not likely to be contaminated.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	17m from bus stop, 504m from train station and 311m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.23ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	94m from Primary Road Route (A6075).	

Summary - The site has very good access to the primary route network and public transport links, and could help to provide employment opportunities. There are potential negative effects on biodiversity and surface water flooding would need to be assessed, mitigated and managed. No further environmental constraints are identified.

Site Name: Ratcher Hill Quarry
Site Reference: AECOM 13
HELAA Reference: 150
Potential Use: Employment

Land Type: Quarry
Area: 30.73 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (currently mineral extraction site). Also adjacent to existing employment site and current area allocated for employment (Ransom Wood Business Park).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	NA
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	0.19% overlap with Coal Authority High Risk Area.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	Within 24m of Local Nature Reserve (Oak Tree Heath), adjacent to Local Wildlife Site (Ratcher Hill Cutting). Almost entirely within possible potential SPA (ppSPA) and adjacent to Strawberry Hill Heath SSSI. Potential for significant negative effects. The scale of site may make enhancement a possibility (see below).	
SA6: BIODIVERSITY Enhancement) (B -	Falls within HAG and MBW opportunity areas. Falls within strategic green infrastructure BUT 0.31% overlap with LWS, 0.53% overlap with SSSI and 99.84% overlap with possible SPA. A portion of the site is expected to provide habitat restoration enhancements (secured through mineral restoration plans).	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is partially within LPZ (SH08) Sherwood Sandstone (Restore and Create). Site is also within a current minerals working area. In the longer term, there is potential to enhance the landscape.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as not within flood zones 2 and/or 3 but low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Quarry. Not thought to present contamination issues.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	9m from closest bus stop but the topography into the site is such that access to bus stops on Jubilee Way South are inaccessible. Closest accessible bus stop are located on Southwell Rd (455m).	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Significant positive effect - 30.73ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	682m from Primary Road Route (A6191 Southwell Rd West).	

Summary - The site has good access to the primary route network and good public transport links, and could help to provide substantial employment opportunities. There are potential significant negative effects on biodiversity, though enhancement should be possible due to size of site and mineral restoration plans. The risk of surface water flooding would need to be assessed, mitigated and managed.

Site Name: Car Park Opposite Birch House
Site Reference: AECOM 14
HELAA Reference: 151
Potential Use: Employment

Land Type: Brownfield
Area: 0.22 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (currently car park). Also adjacent to existing employment site and current area allocated for employment(Ratcher Hill Quarry).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of open space or strategic green infrastructure (of recreation function).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	Adjacent to Rather Hill Cutting Local Wildlife Site. 50% overlap with possible potential SPA (ppSPA).	
SA6: BIODIVERSITY (B - Enhancement)	Although the sites falls within HAG and MBW opportunity areas and is adjacent to strategic green infrastructure, the site's existing use (car park) and scale of site would mean that any enhancements may be unlikely. There is a 50.64% overlap with possible potential SPA (ppSPA) but current use unlikely to provide suitable bird habitat; site specific impacts would need to be assessed.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon landscape character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has no risk of fluvial flooding as not within flood zones 2 and/or 3 and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield land (car park). Not likely to be contaminated.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	208m from bus stop	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.22ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	77m from Primary Road Route (A6191 Southwell Road West).	

Summary - The site has very good access to the primary route network and good public transport links, and could help to provide employment opportunities. There are potential significant negative effects on biodiversity, and the size of the site would make enhancement opportunities minimal. No further environmental constraints are identified.

Site Name: Land at Ratcher Hill Quarry (south west)
Site Reference: AECOM 15
HELAA Reference: 40
Potential Use: Employment

Land Type: Brownfield
Area: 0.75 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (currently mineral extraction site/car parks). Also adjacent to existing employment site and current area allocated for employment (Ransom Wood Business Park).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	4.26% overlap with Coal Authority High Risk Area for former minerals working.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	3m from Ratcher Hill Cutting LWS. Completely within possible potential SPA (ppSPA) / sensitive bird area. However, as a working quarry, this is unlikely to support nightjar or woodlark nesting areas in its existing form.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within HAG, MBW ad wetland opportunity areas. Falls within strategic green infrastructure BUT 100% overlap with possible potential SPA (PPSPA). Scale of site makes enhancements on site unlikely but related to larger scheme including habitat restoration to the north (site ref 150). Current use would not provide suitable bird habitat; site specific impacts would need to be assessed.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is partially within LPZ (SH08) Sherwood Sandstone (Create / Restore and Create). Site is also within a current minerals working area. In the longer term, there is potential to enhance the landscape.	
SA8: NATURAL RESOURCES (A - Soil)	62.64% overlap with Grade 3 and 37.36% overlap with non-agricultural land. Scale of loss would be very low. Though classified as agricultural grade 3, the land is not in agricultural use, nor would it be likely it would be useful in such uses.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. No risk of fluvial flooding as not within flood zones 2 and/or 3 but low to medium risk of surface water flooding (1 in 100 and 1 in 1000) on a small part of the site.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield land. Adjacent to area of potential contamination. Unclear whether the site would contribute to clean up of contamination.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	168m from bus stop	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.75ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	215m from Primary Road Route (A6191 Southwell Road West).	

Summary - The site has good access to the primary route network and public transport links, and could help to provide employment opportunities. The site is in close proximity to a local wildlife site, and falls within the potential ppSPA sensitive bird area. However, as a working quarry, it is unlikely that its development for employment would lead to negative effects. Surface water flooding would need to be assessed, mitigated and managed.

Site Name: Site A, Long Stoop Way
Site Reference: AECOM 16
HELAA Reference: 71a
Potential Use: Employment

Land Type: Brownfield
Area: 2.28ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effects as no loss of housing expected from existing use as currently an existing employment site.	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	99m from possible potential SPA (ppSPA).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within HAG opportunity area but current use unlikely to provide suitable heathland or bird habitat; site specific impacts would need to be assessed. Adjacent to strategic green infrastructure (Timberland Trail network) but provides limited existing biodiversity benefits.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon landscape character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as not within flood zones 2 and/or 3 but low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield land. Not thought likely to be contaminated.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	519m from bus stop. Over 3km from district centre.	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 2.28ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	202m from Primary Road Route (A6117 Pump Hollow Road).	

Summary - The site has very good access to the primary route network and could help to provide employment opportunities. However, public transport links are not ideal. There are potential significant negative effects on biodiversity, though enhancement should be possible. No further environmental constraints are identified, though surface water flooding will need to be assessed and managed.

Site Name: Site C, Long Stoop Way
Site Reference: AECOM 17
HELAA Reference: 71c
Potential Use: Employment

Land Type: Brownfield
Area: 0.6ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effects as no loss of housing expected from existing use as currently an existing employment site.	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	5.5% overlap with Coal Authority High Risk Area. Running through middle of site.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	91m from possible potential SPA (ppSPA).	
SA6: BIODIVERSITY (B - Enhancement)	67m from strategic green infrastructure (Timberland Trail network) but provides limited existing biodiversity benefits. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon landscape character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely - Site does not contain any agricultural land as it is 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as not within flood zones 2 and/or 3 but low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield land. Adjacent to area of potential contamination. Unclear whether the site would contribute to clean up of contamination.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	424m from bus stop. More than 1.3km from any local or district centre.	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.6ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	576m from Primary Road Route (A6117 Pump Hollow Road).	

Summary - The site has good access to the primary route network and could help to provide employment opportunities. However, public transport links are not ideal. There are potential significant negative effects on biodiversity, though enhancement should be possible. No further environmental constraints are identified, though surface water flooding will need to be assessed and managed.

Site Name: Water Lane
Site Reference: AECOM 18
HELAA Reference: 74b
Potential Use: Employment

Land Type: Greenfield
Area: 0.85 ha
Potential Number of Dwellings (if a housing site):

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Site potentially deliverable for housing (i.e. no amenity issues due to existing employment uses)	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	257m from Local Wildlife Site (Cotton Plantation)	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG and wetland opportunity areas. 812m from strategic green infrastructure.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site on edge of urban area within LPZ (ML23) Magnesian Limestone ('conserve').	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 2 -0.85ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	The site has no risk of fluvial flooding as not within flood zones 2 and/or 3 and is outside but adjacent to areas identified as being susceptible to surface water flooding BUT 19.82% overlap with indicative area with concentrated run-off along the MARR (A617).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Loss of greenfield site. Not likely to be contaminated.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	610m from bus stop. More than 1.3km from any centre.	
SA11: TRANSPORT (B - Access to Schools)	n/a	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.85ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	76m from Primary Road Route (MARR A617).	

Summary - The site has very good access to the primary route network and could help to provide employment opportunities. However, public transport links are not ideal. There are potential negative effects on biodiversity, though enhancement should be possible. There could be negative effects upon landscape character, and a small loss of agricultural land. Surface water flooding would need to be assessed, mitigated and managed.

Site Name: Land south of Clipstone Road East
Site Reference: AECOM 19
HELAA Reference: 101
Potential Use: Housing

Land Type: Greenfield
Area: 10.56 ha
Potential Number of Dwellings (if a housing site): 313

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 313 dwellings).	
SA2: HEALTH	2129m from Clipstone Health Centre (with capacity)	
SA3: GREEN SPACES & CULTURE	150m from publicly accessible greenspace (Spa Ponds) and is within at least one recreational facility within 800m (6 facilities including cycle and walking trails, and playing pitches). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	More than 5km from SAC, but only 8m of ppSPA. Over 898m from SSSI with no potential issues identified by impact zones. Site only 348m from local wildlife site (Mansfield Colliery Railway. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within wetland opportunity area and overlaps slightly with strategic green infrastructure (recreational significance). Site is sufficient in scale to potentially support enhancement.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH08) Sherwood Sandstone (Restore and Create), although adjacent to urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% Grade 3 agricultural land – 10.56ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Significant negative effect. 0.86% overlap with FZ2 and 0.46% overlap with FZ3 within the bottom southern area of the site (near to Newlands Road). Surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) diagonally across the middle of the site.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	7m from bus stop (Clipstone Road East) from likely site access. Centre of site under 400m away.	
SA11: TRANSPORT (B - Access to Schools)	Within 1.3km to primary school (1071m from Holly Primary School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	1355m from Primary Road Route (A617)	

Summary - The site makes a very positive contribution to housing delivery. Accessibility is fairly good, with a bus stop close by, greenspace and community facilities within walking distance. However, access to health facilities is not ideal. The site is within the possible potential SPA (ppSPA) , which could generate significant negative effects. Conversely, there are potential opportunities to secure enhancements to green infrastructure, given the size and location of the development (e.g. creation of green corridors, SuDS and habitat creation).

Site Name: Park Hall Farm
Site Reference: AECOM 20
HELAA Reference: 104
Potential Use: Housing

Land Type: Brownfield
Area: 1.07 ha
Potential Number of Dwellings (if a housing site): 10

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 10 dwellings).	
SA2: HEALTH	1737m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	405m from publicly accessible greenspace (Manor Park) and has at least one recreational facility within 800m (3 - play area, playing pitches and walking trails)	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	Site over 6.8km of SAC and 2km of ppSPA. Site over 1km from SSSI with no issues likely according to SSSI risk zones. Though site is within 330m of ancient woodland, it is very small scale and unlikely to have significant effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG opportunity area, although due to size of site, it is unlikely to facilitate habitat creation. Within strategic green infrastructure on the site's northwestern edge (existing hedgerow). Retention and enhancement of hedgerow important for facilitating biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Although this is a locally designated heritage asset, conversion of heritage asset is feasible. No negative effect identified. As the building is currently derelict, reuse of the building could have a positive effect.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Located within LPZ (ML25) Magnesian Limestone (Conserve and reinforce), although located in the middle of approved development on the existing urban edge.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 91.9% overlap with Grade 3 (0.98ha) and 8.1% (0.02ha) overlap with Grade 2 (1.07ha will be lost in total of Grade 2/3 land)	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but within area of increased surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk) and whole of site within an area of low permeability. A SUD scheme has been implemented nearby which ought to help reduce these risks.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site; encourages reuse of land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any local or district centre. 241m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 1.3km to primary school (839m from Northfield Primary School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Neutral effect. Only 10 homes, so site not required to provide financial contributions towards education provision.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	1067m from Primary Road Route (A60)	

Summary - The site has fairly good access to services and facilities. Though potential negative effects upon biodiversity and landscape character are identified, these are potentially unlikely given that the site is very small scale, although ecological surveys would be needed to address site specific impacts. Conversely, the potential for enhancements are also likely to be limited, and the contribution to housing delivery is small. A currently derelict building could be re-used as part of development, which is a positive effect. Though the site is within an area of low permeability, and presents surface water flood risk, a nearby SUD scheme should help to mitigate risks.

Site Name: Land at 7 Oxclose Lane

Site Reference: AECOM 21

HELAA Reference: 105

Potential Use: Housing

Land Type: Urban Brownfield

Area: 0.45 ha

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

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 17 dwellings).	
SA2: HEALTH	471m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	218m from publicly accessible greenspace and has 6 recreational facilities within 800m (cycle trail, play provision, playing pitches).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	14 community facilities within 800m	
SA6: BIODIVERSITY (A - Designated sites)	Over 7.9km from SAC and over 3km from ppSPA. Over 1km from SSSI and impact zones suggest no impacts likely. Though the site is only 212m to Sherwood Colliery Local Wildlife Site. Development site is small scale and unlikely to have significant effects.	
SA6: BIODIVERSITY (B - Enhancement)	198m from strategic green infrastructure. No overlap with opportunity areas. Although due to size and density of site, it is potentially unlikely that it will facilitate habitat creation or significant biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. 100% urban land.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	The site would result in the development of a brownfield site without contamination issues.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	81m from bus stop and 46m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400m of primary school (154m from Robin Hood Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	287m from Primary Road Route (A6075).	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has good access to services and facilities and is relatively unconstrained by environmental factors, though it is within 212m of a local wildlife site.

Site Name: Bellamy Road Recreation Ground
Site Reference: AECOM 22
HELAA Reference: 11
Potential Use: Housing

Land Type: Urban greenfield
Area: 2.14 ha
Potential Number of Dwellings (if a housing site): 64

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 64 dwellings).	
SA2: HEALTH	1118m from Oak Tree Lane Health Centre.	
SA3: GREEN SPACES & CULTURE	Site is within 400m of open space and within 800m of at least one recreational facility (6 facilities - play provision, playing pitches, cycle routes). However, development would result in loss of publically accessible greenspace, which is recorded as a potential significant negative effect.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	9 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8km from SAC and over 538m from ppSPA. 916m from SSSI and impact zones suggest no impacts likely. Site is 180m to Local Wildlife Site (King George V playing fields). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	169m from strategic green infrastructure and falls within MBW opportunity area	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely 100% Urban. Does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls within groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Development would result in the loss of a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	16m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 400m of primary school (247m from St Peter's Church of England (C of E) Primary School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	10m from Primary Road Route (A6117 Adams Way)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has very good access to services and facilities and is relatively unconstrained by environmental factors. Flood risk will need to be assessed, mitigated and managed. The site would result in the loss of publically accessible open space, which is recorded as negative. However, there may be potential to provide suitable open space enhancements on-site due to the size of the site.

Site Name: Broomhill Lane Allotments **Land Type:** Greenfield
Site Reference: AECOM 23 **Area:** 1.03 ha
HELAA Reference: 12 **Potential Number of Dwellings (if a housing site):** 35
Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 35 dwellings).	
SA2: HEALTH	763m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	Within 400m from publicly accessible greenspace and has 6 recreational facilities within 800m (playing pitches, play provision, cycle routes).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	4 community facilities within 800m. However, development of the site would result in the loss of open space (currently disused allotments).	
SA6: BIODIVERSITY (A - Designated sites)	Site over 9km from SAC and 3.7km from ppSPA. No potential impacts likely according to SSSI impact zones. Over 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	374m from strategic green infrastructure. Falls within CNG opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A Soil)	No effects likely, 100% Urban, does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the a greenfield site (disused allotments).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	66m from bus stop and 827m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m of a primary school (549m from Ethel Wainwright Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	177m from Primary Road Route (A617 Chesterfield Rd South)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has very good access to services and facilities and despite the loss of a greenfield site (formerly used for allotments), is relatively unconstrained by environmental factors. Flood risk will need to be assessed and managed.

Site Name: Land at Cox's Lane
Site Reference: AECOM 24
HELAA Reference: 14
Potential Use: Housing

Land Type: Urban Greenfield
Area: 0.74 ha
Potential Number of Dwellings : 20

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 20 dwellings).	
SA2: HEALTH	1334m Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	Within less than 400m of nearby publicly accessible open space (The Green, Mansfield Woodhouse) and has at least one recreational facility within 800m (5 - play provision x 2, walking and cycling trails and allotments). However, development would result in loss of publically accessible greenspace.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	6 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 7.6km from SAC and over 2.7km from ppSPA. SSSI impact zones do not suggest a potential impact. Although the site is 359m from Littlewood Lane Quarry Local Wildlife Site, it is small scale and effects are unlikely to be significant.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG opportunity area and is 70m from strategic green infrastructure. Although due to size and density of site, it is potentially unlikely that it will facilitate habitat creation or significant biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within the urban area but directly adjacent to LPZ (ML27) Magnesian Limestone (Conserve and Restore).	
SA8: NATURAL RESOURCES (A - Soil)	Site is classified as Grade 2 agricultural land. However, much of the site is recreational land.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low to medium risk of surface water flooding (1 in 1000 and 1 in 100).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	352m from bus stop and 1085m from Mansfield Woodhouse District Centre.	
SA11: TRANSPORT (B - Access to Schools)	Within 400m of primary school (381m from Northfield Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	1409m from Primary Road Route (A60)	

Summary - The site has broadly very good accessibility to services and facilities, with the exception of health facilities. Development would result in the loss of publically accessible greenspace, with potential effects on landscape character. As a fairly small site, the amount of housing that would be provided is not significant. There is a fairly low risk of flooding.

Site Name: Allotment site at Pump Hollow Road
Site Reference: AECOM 25
HELAA Reference: 19
Potential Use: Housing

Land Type: Urban greenfield (Allotments)
Area: 1.92 ha
Potential Number of Dwellings (if a housing site): 64

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 64 dwellings).	
SA2: HEALTH	1862m from Oak Tree Lane Health Centre.	
SA3: GREEN SPACES & CULTURE	Nearest publicly accessible green space is within 460m walking distance. Also has at least one recreational facility within 800m (7 - playing pitches, 2 play provision, walking and cycling routes).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	10 community facilities within 800m. However, development of site would result in the loss of land used for community activities (existing allotments).	
SA6: BIODIVERSITY (A - Designated sites)	Site over 6.8km from SAC, but within 455m of ppSPA. Over 1.2km from SSSI with no potential issues identified by impact zones. Site is 785m from local wildlife site (Valeclose Plantation). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	The site is adjacent to a heritage asset, but unlikely to have a significant negative effect on the asset or its setting.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. 100% Urban - does not contain any agricultural land. However, there would be a loss of allotments.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	The development of the site would result in the loss of a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km to any centre, but only 110m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 400m of primary school (309m from Forest Town Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	9m from Primary Road Route (A6117 Pump Hollow Road)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly very good accessibility to services and facilities, with the exception of health facilities. There are no major environmental constraints, though flood risk will need to be assessed, mitigated and managed. However, there will also be a loss of currently used allotments. Replacement facilities ought to be sought.

Site Name: Land at Rosebrook Primary School
Site Reference: AECOM 26
HELAA Reference: 20
Potential Use: Housing

Land Type: Urban greenfield
Area: 5.1 ha
Potential Number of Dwellings : 134

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 134 dwellings).	
SA2: HEALTH	1296m from Bull Farm Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m of publicly accessible greenspace (Abbott Road Recreation Ground) and has at least one recreational facility within 800m (5 - playing pitches, public rights of way and play provision). Also, the large size of the site means on-site open space could be created.	
SA4: COMMUNITY SAFETY	0.14% overlap with potentially unstable land.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Over 10km to SAC and over 4km to ppSPA. SSSI impact zones suggest no potential impacts. More than 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG and MBW opportunity areas. 886m from strategic green infrastructure	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	Classified as 100% Urban - does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) and low risk of surface water flooding 1 in 1000. But also located within area with low permeability soils which may increase risk of surface water flooding.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the land would result in the loss of greenfield land (former educational land)	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	n/a
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 204m from bus stop	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (70m from Flying High Academy School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Development on former primary school site.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	9m from Primary Road Route (A6075 Abbott Road)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly very good accessibility to services and facilities, with the exception of health facilities. Flood risk will need to be assessed, mitigated and managed and a very small area of potentially unstable land avoided.

Site Name: Sandy Lane
Site Reference: AECOM 27
HELAA Reference: 23
Potential Use: Housing

Land Type: Urban greenfield
Area: 1.46 ha
Potential Number of Dwellings (if a housing site): 63

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 63 dwellings).	
SA2: HEALTH	19m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	Within at least 400m walking distance from publicly accessible greenspace (202m - Jackson's Field) and has at least one recreational facility within 800m (x 7 play provision, x 3, allotments, leisure centre and cycle and walking routes).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	10 community facilities within 800m. However, there would be a loss of land formerly used for community activity (allotments).	
SA6: BIODIVERSITY (A - Designated sites)	More than 8km from SAC and more than 1.7km from ppSPA. SSSI Impact zones suggest no likely impacts. However, site is 358m from Local Nature Reserve (Ravensdale).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within HAG opportunity area. 302m from strategic green infrastructure	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No negative effect identified.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. 100% Urban - does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site (former allotments).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	8m from bus stop and 876m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (431m from Asquith Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	659m from Primary Road Route	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. The site has broadly very good accessibility to services and facilities. There are no major environmental constraints, though flood risk will need to be assessed, mitigated and managed. There will also be a loss of greenfield land, formerly used for allotments.

Site Name: Sherwood Close
Site Reference: AECOM 28
HELAA Reference: 24
Potential Use: Housing

Land Type: Urban greenfield
Area: 0.6 ha
Potential Number of Dwellings (if a housing site): 32

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 32 dwellings).	
SA2: HEALTH	623m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	534m from publicly accessible greenspace and has 7 facilities within 800m.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Within 800m, 6 community facilities are present. However, would result in the loss of greenspace formerly used as allotments.	
SA6: BIODIVERSITY (A - Designated sites)	More than 7.9km to SAC and 1.6km to ppSPA (pSPA). SSSI impact zones suggest no impacts are likely. However, the site is 220m from Local Nature Reserve (Ravensdale).	
SA6: BIODIVERSITY (B - Enhancement)	182m from strategic green infrastructure. Falls within HAG opportunity area. Although due to size and density of site, it is potentially unlikely that it will facilitate habitat creation or significant on-site biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. 100% Urban - does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site (former allotment).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km to any centre, but only 223m from bus stop	
SA11: TRANSPORT (B - Access to Schools)	620m to Askwith Primary School and Nursery.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	955m from Primary Road Route (A6191)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. The site has broadly good accessibility to services and facilities. There are no major environmental constraints, but the small scale nature of the site could make enhancements (to biodiversity for example) difficult to secure on-site. There would also be a loss of greenspace formerly used as allotments.

Site Name: Ladybrook lane / Tuckers Lane
Site Reference: AECOM 29
HELAA Reference: 25
Potential Use: Housing

Land Type: Urban greenfield
Area: 1.11 ha
Potential Number of Dwellings (if a housing site): 33

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 33 dwellings).	
SA2: HEALTH	464m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	Less than 400m walking distance to publicly accessible greenspace (150m) and has at least one recreational facility within 800m (5 facilities - allotment, play provision, playing pitches, cycle lanes).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	9 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Over 9.4km to SAC, and 3.6km to ppSPA. SSSI impact zones suggest no likely impacts. Over 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG and MBW opportunity areas. 651m from strategic green infrastructure. Although due to size and density of site, it is potentially unlikely that it will facilitate habitat creation or significant on-site biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. 100% Urban - does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low to medium risk of surface water flooding (1 in 1000 and 1 in 100).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land (school playing fields).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	205m from bus stop, 933m from train station and 376m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (371m from St Philip Neri with St Bede Primary and Nursery)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	88m from Primary Road Route (A6009)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly very good accessibility to services and facilities. There are no major environmental constraints, and opportunities for green infrastructure enhancement (though these may be unlikely given the small scale of the site). Potential surface water flooding would need to be assessed, mitigated and managed.

Site Name: Land at Windmill Lane (former nursery)
Site Reference: AECOM 30
HELAA Reference: 26
Potential Use: Housing

Land Type: Brownfield
Area: 1.27 ha
Potential Number of Dwellings (if a housing site): 37

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 37 dwellings).	
SA2: HEALTH	1059m Orchard Medical Centre.	
SA3: GREEN SPACES & CULTURE	18m from publicly accessible greenspace (Carr Bank Park) and has at least one other recreational facility within 800m (7 facilities- play provision x 2, cycle and walking trails, playing pitches x 3)	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	6 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	More than 8km from SAC and 3.6km to potential SPA. SSSI impact zones suggest no likely effects. Site more than 400m from local wildlife sites and local nature reserve.	
SA6: BIODIVERSITY (B - Enhancement)	4m from strategic green infrastructure. No overlap with opportunity areas. Although due to size and density of site, it is potentially unlikely that it will facilitate habitat creation or significant on-site biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Site within The Park Conservation Area but site currently derelict, so has potential to enhance if sensitively designed. No significant negative effect identified.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	site within The Park Conservation Area but site currently derelict, so has potential to enhance if sensitively designed. No negative effect identified.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. 100% Urban - does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified areas susceptible to surface water flooding.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	n/a
SA11: TRANSPORT (A - Sustainable modes of travel)	367m from bus stop and 622m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	More than 1.3km from nearest primary school (1301m from Newgate Lane Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	332m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has mixed accessibility to services and facilities. It is located within 622m from Mansfield Town Centre and within close proximity to a bus stop and public greenspace. However, access to schools, and health facilities is not ideal. There are no environmental constraints identified.

Site Name: Land at Redruth Drive
Site Reference: AECOM 31
HELAA Reference: 27A
Potential Use: Housing

Land Type: Greenfield
Area: 4.98 ha
Potential Number of Dwellings (if a housing site): 99

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 99 dwellings).	
SA2: HEALTH	1470m from Oak Tree Lane Health Centre.	
SA3: GREEN SPACES & CULTURE	Within 400m or less of publicly accessible greenspace (51m, small amenity space at Red Ruth Drive) and has at least one recreational facility within 800m (Cycle and walking paths, play provision). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	7 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8.9km from SAC and 392m from ppSPA. 879m from SSSI. Site is 377m from local wildlife site (Ratcher Hill Cutting). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within wetland opportunity area. 314m from strategic green infrastructure	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH11) Sherwood Conserve and create). Adjacent to Mansfield urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effect. 72% overlap with Grade 3 (3.6ha) and 28% overlap with Urban	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk). Site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km to any centre, but only 7m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (531m from St Peter's Cofe Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	295m from Primary Road Route (A6161 Southwell Road West)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly good / very good access to services and facilities. However, there is potential for negative effects upon landscape character, a loss of agricultural land and flood risk would need to be managed.

Site Name: Debdale Lane / Emerald Close
Site Reference: AECOM 32
HELAA Reference: 28
Potential Use: Housing

Land Type: Greenfield
Area: 1.08 ha
Potential Number of Dwellings (if a housing site): 32

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 32 dwellings).	
SA2: HEALTH	948m from Bull Farm Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance to nearest publicly accessible greenspace (Amenity Space Illion St and Burlington Play Area) and has at least one recreation facility within 800m (6 facilities, play provision, walking and cycling trails and playing pitches). However, there would be potential loss of a public right of way and green infrastructure.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	4 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Over 9km to SAC and 4km to ppSPA. SSSI Impact Zones suggest no likely impacts. However, site is 26m to Debdale Lane Grassland Local Wildlife Site.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 88.76% overlap with Grade 2 agricultural land (0.85ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of this site would result in the loss of greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	85m from bus stop, 947m from train station and 1168m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 1.3km from nearest primary school (1214m from Crescent Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	8m from Primary Road Route (A6191 Chesterfield Rd)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has very good access to greenspace, community facilities and public transport. Access to a school and health facilities is less positive. Though the site is within close proximity to a local wildlife site, it ought to be possible to mitigate potential effects given the small scale of the site. Surface water flooding will need to be assessed, mitigated and managed. There could be a loss of green infrastructure that has value as a recreational facility.

Site Name: Sherwood Rise (adjacent Queen Elizabeth Academy)
Site Reference: AECOM 33
HELAA Reference: 29
Potential Use: Housing

Land Type: Urban Greenfield
Area: 5.82 ha
Potential Number of Dwellings (if a housing site): 87

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 87 dwellings).	
SA2: HEALTH	1062m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m from publicly accessible greenspace (Debdale Open Space) and has at least one recreational facility within 800m (5 facilities - play provision x 2, playing pitches x2, walking trails). However, there is potential loss of a public right of way / green infrastructure, hence a significant negative effect is recorded.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	1 community facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8.5km from SAC and 3.4km from ppSPA. Over 2.1km from SSSI. However, site is adjacent to Debdale Lane Grassland Local Wildlife Site. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG and MBW opportunity areas and strategic green infrastructure, thus there may be opportunity to mitigate impacts.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Development of the site likely to result in harm to a heritage asset and/or setting, or loss of a heritage asset. The site is situated in an urban environment however the land format would result in development impacting on the setting of existing heritage assets. Also nearby potential archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Land within urban area (could have local amenity value) Located within Landscape Policy Zones (LPZ ML27) Magnesian Limestone (Conserve and Restore), although adjacent to existing urban area.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected (former school playing field).	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	The development of the site would result in the loss of a greenfield site (former school playing field).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	200m from bus stop, 498m from train station and 720m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m from nearest primary school (928m from Robin Hood Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	70m from Primary Road Route (A6191 Chesterfield Road)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has mixed access to services, with public transport, a district centre, greenspace and community facilities within close proximity. Access to schools and health facilities is less favourable, but still within a reasonable distance. The site is adjacent to a Local Wildlife site, which presents the potential for negative effects. There is also potential for loss of publicly accessible green infrastructure. Conversely, there may be good opportunities for biodiversity enhancement and due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors. Potential effects on heritage assets have also been identified.

Site Name: Land at Old Mill Lane / Stinting Lane
Site Reference: AECOM 34
HELAA Reference: 30
Potential Use: Housing

Land Type: Greenfield
Area: 5.78 ha
Potential Number of Dwellings (if a housing site): 86

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 86 dwellings).	
SA2: HEALTH	1372m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance to publicly accessible greenspace (36m, Maun Valley Local Nature Reserve) and within 800m of a least one recreational facility (several walking and cycling trails, play provision x1).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 6.8km to SAC and more than 1.6km to ppSPA. Over 2.5km to SSSI. However, site is only 45m to Maun Valley Park and 130m from Maun Woodlands Local Wildlife Site. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH12) Sherwood (Restore and Create) and adjacent to the existing urban area	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. Loss of 5.78 ha of Grade 3 agricultural land (100% overlap)	
SA8: NATURAL RESOURCES (B - Flooding)	Significant negative effects. Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 17m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (578m from Heatherley Primary School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	6m from Primary Road Route (A617 Old Mill Lane)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly good access to services and facilities, with the exception of community facilities and health services. There are several environmental constraints with potential effects upon landscape character, agricultural land loss, and flood risk. The site is close to several local wildlife sites, but may also present opportunities for enhancement.

Site Name: Land at New Mill Lane
Site Reference: AECOM 35
HELAA Reference: 31
Potential Use: Housing

Land Type: Greenfield
Area: 5.32 ha
Potential Number of Dwellings (if a housing site): 100

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 100 dwellings).	
SA2: HEALTH	1479m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	The Site is within 401m - 800m of publicly accessible open space (Sanderling Way) and has at least one recreational facility within 800m (cycling and walking trails).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site is over 6.4km from SAC and 1.4km from ppSPA . Over 2.8km from SSSI. However, site is 120m from Maun Valley Park Local Nature Reserve (LNR) and has a 14% overlap with Maun Woodlands Local Wildlife Site (0.7 hectares). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure BUT 13.79% overlap with LWS. Falls within MBW and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH12) Sherwood (Restore and Create) and adjacent to the existing urban area. Adjacent to LPZ (SH15) Sherwood (Conserve and Reinforce). Site- specific impacts will need to be assessed.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. Loss of 5.78 ha of Grade 3 agricultural land (100% overlap)	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. The site has a medium risk of fluvial flooding (FZ2) and is in an area with a low risk of surface water flooding 0.01% 1 in 1000 layer. Although site located on raised area above the river valley.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	345m from bus stop and 1094m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (597m from Peafield Lane Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	607m from Primary Road Route (A617 Old Mill Lane)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. Access to services and facilities is broadly good, with the exception of health facilities. There are potential negative effects upon biodiversity as the site overlaps with local wildlife sites. The scale of the site ought to allow for these effects to be avoided though and potential enhancements achieved. A loss of soil and impacts upon landscape character may be unavoidable though and need to be assessed. Flood risk would need to be assessed, mitigated and managed.

Site Name: Land astride
Victoria Street
Site Reference: AECOM 36
HELAA Reference: 4
Potential Use: Housing

Land Type: Part greenfield / brownfield
Area: 1.37 ha
Potential Number of Dwellings (if a housing site): 63

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 63 dwellings).	
SA2: HEALTH	545m from Mill View Surgery.	
SA3: GREEN SPACES & CULTURE	411m (Moor Lane Park) from publicly accessible greenspace and is within 800m of at least one recreational facility (play provision x 1, walking and cycling trails).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	6 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site is over 9km to SAC and over 2.7km to ppSPA. SSSI impact zones suggest no significant effects. Though the site is 328m to Quarry Lane Local Nature Reserve and 360m to River Maun LWS, the nature and scale of development is unlikely to have significant effects.	
SA6: BIODIVERSITY (B - Enhancement)	327m from strategic infrastructure network and does not fall within habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site; encourages reuse of land. No known contamination.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	337m from bus stop, 445m from train station and 327m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (596m from Sutton Road Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	267m from Primary Road Route (A38)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is good. In the main, there are few environmental constraints, though flood risk will need to be assessed and managed. Although potential negative effects are recorded, these should be possible to mitigate. However, the opportunities for biodiversity and GI enhancement may be limited at this site.

Site Name: Small holding off Peafield Lane
Site Reference: AECOM 37
HELAA Reference: 48
Potential Use: Housing

Land Type: Greenfield
Area: 1.95 ha
Potential Number of Dwellings (if a housing site): 58

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 58 dwellings).	
SA2: HEALTH	2084m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	556m from publicly accessible greenspace (Hornby Plantation Open Space) and has 4 recreational facilities (walking trails, play provision x2, allotment x 1) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	1 community facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site is over 5.7km from SAC, but 723m to ppSPA. However, the HRA suggests that parcel 48 is unlikely to be suitable for nightjar or woodlark nesting habitat. SSSI impact zones suggest no likely impacts. Site is over 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	14m from strategic infrastructure network. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH 25) Sherwood (Conserve and reinforce). Not immediately adjacent to the urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 3 (1.93 ha loss)	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 359m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (763m from Peafield Lane Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	10m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is good, with the exception of health facilities. Though the site is within the possible potential SPA (ppSPA), enhancements to strategic GI may be possible (though on a small scale). However, the site could have significant effects on landscape character.

Site Name: Abbey Primary School
Site Reference: AECOM 38
HELAA Reference: 5
Potential Use: Housing

Land Type: Part brownfield / part greenfield
Area: 2.07 ha
Potential Number of Dwellings (if a housing site): 54

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 54 dwellings).	
SA2: HEALTH	879m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	86m from publicly accessible greenspace (green corridor south of Samworth Academy) and has 4 recreational facilities (walking and cycling trails, allotments x 2) within 800m	
SA4: COMMUNITY SAFETY	1.15% overlap with potentially unstable land.	
SA5: SOCIAL CAPITAL	4 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site is over 7.7km to SAC and over 1km from ppSPA. SSSI risk zones suggest no likely effects. However the site is 254m from Racecourse LWS. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Adjacent to the strategic infrastructure network (within 300m). No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Neutral effect. The development would be on a mixture of brownfield and greenfield (former school playing fields).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km to any centre, but only 352m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	730m to Askwith Primary School and Nursery.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	The development results in the loss of a vacant educational facility or site.	
SA14: BUSINESS LAND & INFRASTRUCTURE	989m from Primary Road Route (A6191)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. Access to services and facilities is broadly good. However, the site could affect existing community facilities (a school).

Site Name: Land off Peafield Lane

Site Reference: AECOM 39

HELAA Reference: 50

Potential Use: Housing

Land Type: Greenfield

Area: 13.37 ha

Potential Number of Dwellings (if a housing site): 400

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 400 dwellings).	
SA2: HEALTH	1966m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	364m from publicly accessible greenspace (Hornby Plantation) and has 6 recreational facilities (playing pitches, play provision x3, walking trails) within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	2.13% overlap with potentially unstable land.	
SA5: SOCIAL CAPITAL	3 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site is over 5.6km from SAC, but only 663m to ppSPA. Over 2.1km from SSSI and 522m from LWS (Maun Scrub and Grassland). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	12m from strategic infrastructure network. No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH25) Sherwood (Conserve and reinforce), and adjacent to the existing urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 3 - 13.37ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	206m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (646m from Peafield Lane Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	5m from Primary Road Route (A60)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is mixed, with very good access to community facilities and greenspace, good access to public transport and schools, but less than ideal access to health facilities. The scale of the site ought to support substantial enhancements to facilities though. Due to the scale of the site, there would be a substantial loss of agricultural land, as well as potential negative effects upon landscape character. However, there should be opportunities for enhancement to strategic green infrastructure.

Site Name: Land between Old Mill Lane & New Mill Lane
Site Reference: AECOM 40
HELAA Reference: 53
Potential Use: Housing

Land Type: Greenfield
Area: 8.73 ha
Potential Number of Dwellings (if a housing site): 230

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 230 dwellings).	
SA2: HEALTH	1454m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m of publicly accessible greenspace (Adjacent to Sandilands open space) and has at least one recreational facility within 800m (walking and cycling trails). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 6.5km from SAC and 1.6km from ppSPA. Over 2.6km from SSSI. However, 14.8% of site overlaps with Maun Woodland Local Wildlife Site (1.29ha) and is adjacent to Maun Valley Local Nature Reserve. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network BUT 0.75% overlap with LNR and 14.8% overlap with LWS. Falls within MBW and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effect identified on heritage assets. However, within close proximity to an area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Majority of site within LPZ (SH12) Sherwood Sandstone (Create / Restore and Create). Marginally within LPZ (SH15) Sherwood (Conserve and reinforce). Adjacent to urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 3 agricultural land - 8.73ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	The site has a medium and high risk of fluvial flooding (F22 and F23) and is in an area with a low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000 layers	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	320m from bus stop and 1069m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	1.2km from Heatherly Primary School.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	331m from Primary Road Route (A617 Old Mill Lane)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is broadly good, with the exception of health and education facilities. There could be significant negative effects on local wildlife site and local nature reserve, but it would be anticipated that direct loss of woodland would be avoided and enhancements sought. A loss of agricultural land would be unavoidable though. Effects on landscape character are mixed and would need to be assessed on a site specific level, especially on the Maun River Valley (SH15). The site is also at risk of flooding which would need to be assessed, mitigated and managed.

Site Name: Former Evans Halshaw site
Site Reference: AECOM 41
HELAA Reference: 54
Potential Use: Housing

Land Type: Brownfield
Area: 1.92 ha
Potential Number of Dwellings (if a housing site): 66

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 66 dwellings).	
SA2: HEALTH	2108m from St Peter's Medical Practice.	
SA3: GREEN SPACES & CULTURE	9m from publicly accessible greenspace (Johnson Drive Open Space) and has 4 recreational facilities (walking and cycling trails) within 800m	
SA4: COMMUNITY SAFETY	6.18% overlap with potentially unstable land. Potential negative effects.	
SA5: SOCIAL CAPITAL	5 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	More than 10km from SAC and more than 1km from SPA. SSSI impact zones suggest no likely effects. Site is 48m to Nottingham Road Cemetery LWS. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Directly adjacent to the strategic infrastructure network and MBW opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Site is near to Historic Park and Garden but no significant impacts likely. Also within a woodland TPO which the design will need to be sympathetic to.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to medium risk of surface water flooding 1 in 1000 and 1 in 100.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site; encourages reuse of land. Unknown if there are contamination issues.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	37m from bus stop	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (610m from High Oakham Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	6m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is broadly very good, with the exception of health facilities. Potential negative effects on local wildlife sites are highlighted, but the site is actually well placed to secure enhancements. Potentially unstable land will need to be assessed, and subsequently avoided /managed, as will the possibility of contamination.

Site Name: Tall Trees mobile homes Old Mill Lane
Site Reference: AECOM 42
HELAA Reference: 55
Potential Use: Housing

Land Type: Greenfield
Area: 3.8 ha
Potential Number of Dwellings (if a housing site): 100

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 100 dwellings).	
SA2: HEALTH	1479m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of publicly accessible green space (Maun Valley LNR). Within 800m of at least one recreational facility (walking and cycling trails). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 6.7km from SAC and over 1.8km from ppSPA. Over 2.6km from SSSI. However, site is only 27m to Maun Valley Local Nature Reserve and is adjacent to Maun Woodlands LWS. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network and MBW and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effect identified on heritage assets. However, site is within close proximity to an area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Majority of site within LPZ (SH12) Sherwood Sandstone (Create / Restore and Create). Marginally within LPZ (SH15) Sherwood (Conserve and reinforce). Adjacent to urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 3 - 3.8ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. The site has a medium risk of fluvial flooding (FZ2) and is in an area with a low risk of surface water flooding 1 in 100 and 1 in 1000 layer.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	Over 1.3km to Mansfield Town Centre. However, within 400m of nearest bus stop (320m)	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m from nearest primary school (969m Heatherley Primary).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	204 m from Primary Road Route (A60 Old Mill Lane)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is mixed, with a bus stop nearby, and very good access to greenspace. However, access to health, primary school and community facilities is poorer. Whilst significant negative effects are recorded against biodiversity (due to the presence of local wildlife sites), the site is actually well placed to secure enhancements. A loss of agricultural land would be unavoidable, but potential enhancements to landscape character could be secured.

Site Name: Warren Farm, Land North of New Mill Road
Site Reference: AECOM 43
HELAA Reference: 56
Potential Use: Housing

Land Type: Greenfield
Area: 92.33 ha
Potential Number of Dwellings (if a housing site): 1000

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant Positive effect as the site provides housing (Capacity to deliver 1000 dwellings).	
SA2: HEALTH	1690m from Oakwood Surgery. <i>NB. Site could potentially support new facilities.</i>	
SA3: GREEN SPACES & CULTURE	Within 400m of publicly accessible greenspace (Larkhills Open Space), and at least one recreational facility within 800m (play provision x 1, allotment x 1, various walking and cycling trails). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	0.15% overlap with potentially unstable land. Effects unlikely.	
SA5: SOCIAL CAPITAL	No community facilities are within 800m when measured from the centre of the site (due mainly to its large size). Measured from potential site access of New Mill Lane, there are allotments within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 5km from SAC, but only 403m from ppSPA. Over 1.7km from SSSI. Only 308m to Maun Valley Local Nature Reserve and 4.8% of the site overlaps with Maun Scrub and Grassland LWS. Also immediately adjacent to Spa Ponds Local Wildlife Site (LWS). Potential for significant negative effects, but it ought to be possible to avoid those areas that fall within LWS or to achieve enhancements (see below).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network BUT 4.77% overlap with LWS. Falls within MBW and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Development of the site likely to result in the loss of the setting of a listed building and Scheduled Ancient Monument. The listed building is currently set within open countryside. Also within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Majority of the site within LPZ (SH12) Sherwood Sandstone (Create / Restore and Create). Partially within LPZ (SH15) Sherwood (Conserve and reinforce).	
SA8: NATURAL RESOURCES (A - Soil)	Significant negative effects likely. 90.52% overlap with Grade 3 agricultural land - 83.5ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Significant negative effect possible: Medium to high risk of fluvial flooding (FZ2 and FZ3). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run-off	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	96m from bus stop and 1.3km to Mansfield Woodhouse District Centre.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (594m from Holly Primary School).	
SA12: EMPLOYMENT	Residential site on land that was not previously used for employment purposes.	
SA13: INNOVATION	The site is capable of providing a new educational facility.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	757m from Primary Road Route (A617 Old Mill Lane)	

Summary - The site makes a very positive contribution to housing and is within close proximity to the primary route network. The site has broadly good access to services and facilities. Whilst access to health, community facilities and a primary school is less positive, the scale of the site could actually support new facilities. However, there are numerous environmental constraints, including a significant loss of agricultural land, areas of flood risk, potential effects on landscape character and the presence of local wildlife sites. Conversely, the scale of this site should make it possible to mitigate potential negative effects and to secure enhancements to green infrastructure.

Site Name: Fields Farm, Abbott Road
Site Reference: AECOM 44
HELAA Reference: 58
Potential Use: Housing

Land Type: Greenfield
Area: 7.59 ha
Potential Number of Dwellings (if a housing site): 200

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 200 dwellings).	
SA2: HEALTH	2127m from Bull Farm Surgery.	
SA3: GREEN SPACES & CULTURE	7m from publicly accessible greenspace (former cycle proficiency amenity space and Abbott Rd Recreation Ground) and has 4 recreational facilities (play provision x1, walking and cycling trails, playing pitches x1), within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m walking distance.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10km to SAC and over 3.7km to potential SPA. SSSI impact zones (Treversal Pastures) suggest potential effects for residential development over 100 dwellings. Over 400m to local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	1024m from strategic infrastructure network. Falls within CNG opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effects identified on heritage assets. However, within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (ML23) Magnesian (Conserve), Adjacent to the existing urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 80.32% overlap with Grade 3 agricultural land (6.31 ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). Also within area with low soil permeability.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 8m from bus stop (Brick Kiln Lane)	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (635m from The New Rose Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	18m from Primary Road Route (A6075 Abbott Road)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is mixed, with good access to a bus stop, greenspace and primary school, but poorer access to a GP and community facilities. There are potential effects upon biodiversity that would need to be assessed and managed, as would potential flood risk issues. The site could have negative effects on landscape character. A loss of agricultural land would be unavoidable.

Site Name: Land to the Rear of High Oakham Hill

Site Reference: AECOM 45

HELAA Reference: 59

Potential Use: Housing

Land Type: Greenfield

Area: 2.37 ha

Potential Number of Dwellings (if a housing site): 39

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 39 dwellings).	
SA2: HEALTH	1658m from St Peter's Medical Practice.	
SA3: GREEN SPACES & CULTURE	11m from publicly accessible greenspace (Oakham Local Nature Reserve) and has at least one recreational facility (cycling and walking trails) within 800m walking distance	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	1 community facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10km from SAC and 1.6km from ppSPA. Over 3.2km from SSSI. However, site is 36m to Oakham Local Nature Reserve and 9m to Cauldwell Brook LWS. Though this is flagged as potentially negative there may be opportunities for enhancement (see below).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network and wetland opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH11) Sherwood (Conserve and create). On edge of urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 8.23% overlap with Grade 3 agricultural land (0.2ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 330 m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (529m from High Oakham Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	513m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. Access to facilities and services is broadly good, with the exception of health facilities. Development could potentially affect landscape character and would lead to a loss of agricultural land. Though potential negative effects upon wildlife are highlighted, the site is may have potential to secure enhancements.

Site Name: Centenary Lane (phase 3)
Site Reference: AECOM 46
HELAA Reference: 6
Potential Use: Housing

Land Type: Part greenfield
Area: 2.42 ha
Potential Number of Dwellings (if a housing site): 93

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 93 dwellings).	
SA2: HEALTH	771m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	416m from publicly accessible greenspace (Chesterfield Road Open Space via footpath and Albion Rd) and has 7 recreational facilities (play provision x 1, walking and cycling trails, playing pitches x3, allotment x1) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	4 community facilities within 800m. However, part of the site was formerly used as allotments.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 9km to SAC, and 3.8km from potential SPA. SSSI impact zones suggest that effect are unlikely and the site is over 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	356m from strategic infrastructure network and does not fall within habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected, although former allotment.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land (part former allotment, part former housing area).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	18m from bus stop and 835m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (453m from Ethel Wainwright Primary and Nursery School)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	205m from Primary Road Route (A6191 Chesterfield Road South)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is good, with strong links to Mansfield town centre. With the exception of potential surface water flood risk, there are no major environmental constraints.

Site Name: Land off Ley Lane
Site Reference: AECOM 47
HELAA Reference: 60
Potential Use: Housing

Land Type: Greenfield
Area: 0.42 ha
Potential Number of Dwellings (if a housing site): 15

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 15 dwellings).	
SA2: HEALTH	577m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of publicly accessible greenspace (35m - Warsop Road Amenity Space) and has at least one recreational facility within 800m (playing pitches x 3, allotment x 1, play provision x2, and cycle and walking trails).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	14 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 7km from SAC and more than 2km from potential SPA. SSSI risk zones do not suggest likely impacts, and the site is more than 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	190m from strategic infrastructure network. Falls within CNG and MBW opportunity areas, although the size of the site may limit significant opportunities for biodiversity enhancement gains.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Within Conservation Area (Mansfield Woodhouse) but no significant negative effects identified. However, is within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	119m from bus stop and 82m from Mansfield Woodhouse District Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (15m from Leas Park Junior School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	285m from Primary Road Route (A6075 Warsop Road)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is very good, with strong links to Mansfield Woodhouse District centre. With the exception of potential surface water flood risk, there are no major environmental constraints. The site is also well placed for enhancements to biodiversity, but perhaps too small in scale to secure strategic improvements.

Site Name: Pheasant Hill and Highfield Close
Site Reference: AECOM 48
HELAA Reference: 64
Potential Use: Housing

Land Type: Greenfield
Area: 3.31 ha
Potential Number of Dwellings (if a housing site): 98

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 98 dwellings).	
SA2: HEALTH	626m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of existing publicly accessible greenspace (Birding Lane amenity space and others) and has at least one recreational facility within 800m (play provision x3, playing pitches x2, walking and cycling trails)	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	3 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8.5km from SAC and over 3.3km from potential SPA. SSSI impact zones suggests no likely effects, however site is 208m from Debdale Lane Grassland LWS. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network and CNG and MBW opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	The development of this site would result in harm to the setting of non-designated heritage assets. The site is situated in an urban environment however the land format would result in development impacting on the existing structures. Also within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	LPZ (ML27) Magnesian Limestone(Conserve and restore). Located on the edge of existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the a greenfield site (school playing field).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	168m from bus stop, 968m from train station and 938m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (587m from St Philip Neri and St Bede Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	144m from Primary Road Route (A6191 Chesterfield Road South)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is very good, with links to Mansfield Town Centre. Though a local wildlife site is fairly nearby, the site is well placed for enhancements to biodiversity. However, development could lead to negative effects on heritage assets and landscape character. Flood risk would also need to be assessed and managed.

Site Name: Harrop White Road Allotments
Site Reference: AECOM 49
HELAA Reference: 66
Potential Use: Housing

Land Type: Greenfield
Area: 0.28 ha
Potential Number of Dwellings (if a housing site): 10

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 10 dwellings).	
SA2: HEALTH	1532m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	87m from publicly accessible greenspace (Daveners Drive amenity space) and has 2 recreational facilities (playing pitches x1 and public rights of way) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	1 community facility within 800m. However, there would be a loss of a community facility (existing allotments).	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10km from SAC, more than 3.8km from potential SPA. SSSI impact zones suggest no effects likely. More than 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	1018m from strategic infrastructure network. Falls within CNG opportunity area, although the size of the site may limit significant opportunities for biodiversity enhancement gains.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	Site is not within 1.3km of Mansfield Town Centre or a District Centre and 506m from a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (564m from The New Rose Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes.	
SA13: INNOVATION	Neutral effect. Only 10 homes (Unlikely to contribute significantly to new school facilities).	
SA14: BUSINESS LAND & INFRA-STRUCTURE	1.3km from Primary Road Route (A6075 Abbott Road).	

Summary - The site makes a small contribution to housing. Access to facilities and services is mixed, with good access to a primary school, community facilities and greenspace, but poorer access to health facilities, a bus stop and a district or town centre. The site has no identified environmental constraints, but would lead to the loss of greenfield land and a part of an existing allotment site.

Site Name: Land At Peafield Lane
Site Reference: AECOM 50
HELAA Reference: 67
Potential Use: Housing

Land Type: Greenfield
Area: 11.15 ha
Potential Number of Dwellings (if a housing site): 330

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 330 dwellings).	
SA2: HEALTH	1911m from Oakwood Surgery.	
SA3: GREEN SPACES & CULTURE	17m from publicly accessible greenspace (Peafield Park) and has 5 recreational facilities (play provision x2, allotment x 1, walking trails) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	3 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	(A) Site over 5.6km from SAC, but is within 721m from ppSPA. Over 2.9km from SSSI. Site is only 51m from Maun Scrub and Grassland Local Wildlife Site (LWS).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network and MBW opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effects identified on heritage assets. However, site is within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH25) Sherwood (Conserve and reinforce). On edge of existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 98.6% overlap with Grade 3 - 11 ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of the greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3 km from any centre, but only 187m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (412m from Peafield Lane Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	The site is capable of providing a new educational facility.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	18m from Primary Road Route (A60)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is mixed, with very good access to a bus stop, community facilities and greenspace, but poorer access to health facilities. Though the site is within the potential SPA buffer zone, it is actually well placed to secure enhancements. However, a loss of agricultural land and negative effects on landscape character are unavoidable.

Site Name: Kirkland Avenue Industrial Park
Site Reference: AECOM 51
HELAA Reference: 68
Potential Use: Housing

Land Type: Brownfield
Area: 0.7 ha
Potential Number of Dwellings (if a housing site): 20

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 20 dwellings).	
SA2: HEALTH	1181m from Mill View Surgery.	
SA3: GREEN SPACES & CULTURE	273m from publicly accessible greenspace (Ladybrook Place Park) and has 5 recreational facilities (play provision x4, cycle routes) within 800m.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	3 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10km to SAC, and over 3km to possible potential SPA (ppSPA). SSSI impact zones suggest no likely effects. Over 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	574m from strategic infrastructure network and does not fall within habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely as site is brownfield land. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site; encourages reuse of land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	191m from bus stop and 1057m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (322m from Sutton Road Primary and Nursery).	
SA12: EMPLOYMENT	The site is on a currently occupied employment site.	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	151m from Primary Road Route (A38)	

Summary - The site makes a small positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is good, with very good access to a bus stop, community facilities, greenspace and a primary school. No environmental constraints have been identified, though opportunities for enhancement may be limited due to size of site.

Site Name: Former Ravensdale Middle School

Site Reference: AECOM 52

HELAA Reference: 7

Potential Use: Housing

Land Type: Former school

Area: 3.37 ha

Potential Number of Dwellings (if a housing site): 100

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 100 dwellings).	
SA2: HEALTH	690m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	236m from publicly accessible greenspace (Maun Valley Local Nature Reserve) and has 5 recreational facilities (play provision x1, playing pitches x1, Maun Valley Leisure Centre, cycle and walking trails) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	4 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 7.5km from SAC and over 12km from ppSPA. Over 1.6km from SSSI. Adjacent to Ravensdale Local Nature Reserve (LNR) and local wildlife site (LWS), so potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network. Falls within HAG and MBW opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected (former school and school playing fields).	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Mixed site development of brownfield and greenfield land (former school and school playing fields). Neutral effect.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	41m from bus stop and 1273m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (693m from Abbey Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	The development results in the loss of a vacant educational facility or site	
SA14: BUSINESS LAND & INFRA-STRUCTURE	876m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. Access to facilities and services is good, with very good access to a bus stop, community facilities and greenspace. Though the site is adjacent to a local nature reserve and local wildlife site, there may be opportunities for enhancement, provided that any negative effects are mitigated and improvements to green infrastructure secured. No other environmental constraints have been identified. Former education site on brownfield land.

Site Name: Three Thorn Hollow Farm

Site Reference: AECOM 53

HELAA Reference: 73

Potential Use: Housing

Land Type: Greenfield

Area: 7.14 ha

Potential Number of Dwellings (if a housing site): 188

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 188 dwellings).	
SA2: HEALTH	1884m from Rainworth Primary Care Centre.	
SA3: GREEN SPACES & CULTURE	327m from publicly accessible greenspace (Mansfield Way green corridor) and has at least one recreational facility (cycle and walking trails) within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	No community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8.7km from SAC, but within 531m of possible ppSPA and 70m to SSSI. 63m to Rainworth Lakes Local Wildlife Site and Rainworth Dismantled Railway LWS. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Directly adjacent to the strategic infrastructure network and falls within wetland opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	The development of this site would result in the loss of the setting of the listed building and Scheduled Ancient Monument. The listed building is currently set within open countryside.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH11) Sherwood (Conserve and create). Adjacent to existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 3 - 7.14ha will be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding 1 in 30, 1 in 100 and 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls within groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Development of the site would result in the loss of greenfield land (arable land).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from Mansfield District Town Centre, but only 219m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (676m from Heathlands Primary and Nursery).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	335m from Primary Road Route (A617 MARR)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to facilities and services is mixed, with good access to a bus stop, primary school and greenspace, but poorer access to health and community facilities. Though the site is adjacent to Rainworth Lakes SSSI and a local wildlife site, there may be good opportunities for enhancement. However, development could adversely affect heritage assets and landscape character. There would also be a loss of agricultural land and potential issues with surface water flooding.

Site Name: Former Mansfield Hosiery Mill Car Park
& Electricity Board workshops & social club
Site Reference: AECOM 54
HELAA Reference: 75
Potential Use: Housing

Land Type: Brownfield
Area: 0.97 ha
Potential Number of Dwellings (if a housing site): 29

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 29 dwellings).	
SA2: HEALTH	996m from Mill View Surgery.	
SA3: GREEN SPACES & CULTURE	185m from publicly accessible greenspace (Ladybrook Place Park) and has 5 recreational facilities (play provision x4, cycle routes, allotments).	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	5 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	(A) More than 10km from SAC and 3km from potential SPA. SSSI impact zones do not suggest likely effects. More than 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	602m from strategic infrastructure network.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected (existing brownfield land).	
SA8: NATURAL RESOURCES (B - Flooding)	Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield site; encourages the reuse of land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	59m from bus stop, 119m from train station and 872m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (269m from Sutton Road Primary and Nursery School).	
SA12: EMPLOYMENT	The development of the site results in the loss of an active employment site.	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	150m from Primary Road Route (A38 Sutton Road)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is very good, with strong links to Mansfield Town Centre as well as local services within close walking distance. There are no major environmental constraints identified, but potential surface water flooding will need to be managed. Development would also result in the loss of an active employment site.

Site Name: Land off Rosemary Street
Site Reference: AECOM 55
HELAA Reference: 79
Potential Use: Housing

Land Type: Urban greenfield
Area: 0.29 ha
Potential Number of Dwellings (if a housing site): 10

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 10 dwellings).	
SA2: HEALTH	297m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	551m from publicly accessible greenspace (Chesterfield Road Open Space) and has 5 recreational facilities (play provision x 1, playing pitches x3, walking and cycling trails) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	8 community facilities within 800m. However, will result in the loss of land formerly used for community activities (allotments).	
SA6: BIODIVERSITY (A - Designated sites)	Site over 9.2km from SAC and 3.6km from possible potential SPA (ppSPA). SSSI impact zones suggest no effects likely. More than 400m from local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	449m from strategic infrastructure network. Falls within CNG opportunity area. Although due to size and density of site, it is potentially unlikely that it will facilitate habitat creation or significant on-site biodiversity enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character.	
SA8: NATURAL RESOURCES (A - Soil)	Former allotments. No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land (former allotments)	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	161m from bus stop, 1092m from train station and 529m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (204m from St Philip Neri and St Bede Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Neutral effect. Only 10 homes. Unlikely to contribute significantly to new school facilities.	
SA14: BUSINESS LAND & INFRASTRUCTURE	87m from Primary Road Route (A60 Westfield Lane).	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is very good, with strong links to Mansfield Town Centre as well as local services within close walking distance. Though there is good access to community facilities, the site is on land formerly used as allotments. There are no major environmental constraints identified, but potential surface water flooding will need to be managed.

Site Name: Former Sherwood Hall School
Site Reference: AECOM 56
HELAA Reference: 8
Potential Use: Housing

Land Type: Part brownfield / part greenfield
Area: 3.16 ha
Potential Number of Dwellings (if a housing site): 94

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 94 dwellings).	
SA2: HEALTH	1465m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	Publicly accessible greenspace (green corridor south of Samworth Academy) and has 7 facilities within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	5 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 7.2km from SAC, but within 688m of possible potential SPA (ppSPA). SSSI risk zones suggest that residential development over 50 dwellings could have potential impacts (Strawberry Hill Heaths SSSI).	
SA6: BIODIVERSITY (B - Enhancement)	Directly adjacent to the strategic infrastructure network and HAG and MBW opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No agricultural land affected (former school and playing fields)	
SA8: NATURAL RESOURCES (B - Flooding)	Significant negative effects possible. Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development on a mixture of brownfield and greenfield land. Neutral effect.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km to any centre, but only 9m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Site is adjacent to new Abbey Road Primary School.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes.	
SA13: INNOVATION	The development results in the loss of a vacant educational facility or site.	
SA14: BUSINESS LAND & INFRASTRUCTURE	268m from Primary Road Route (A6117).	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is broadly very good, with the exception of health facilities. Potential surface water flooding will need to be managed. Though the site is within the possible potential SPA (ppSPA) and could have effects on a SSSI, there may be opportunities for biodiversity enhancement.

Site Name: Land off Skegby Lane
Site Reference: AECOM 57
HELAA Reference: 89
Potential Use: Housing

Land Type: Greenfield
Area: 12.55 ha
Potential Number of Dwellings (if a housing site): 215

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 215 dwellings).	
SA2: HEALTH	2225m from Mill View Surgery.	
SA3: GREEN SPACES & CULTURE	3m from publicly accessible greenspace (Skegby Lane Millennium Green) and has 3 recreational facilities (play provision x1 and walking and cycle trails) within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 11km to SAC and over 3km to possible potential SPA (ppSPA). SSSI impact zones suggest no effects likely. However, site is 277m to Kings Mill Reservoir LWS and 450m from Hermitage LNR. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	263m from strategic infrastructure network and falls within CNG and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effects identified. However, within close proximity to area with potential archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (ML23) Magnesian Limestone (Conserve). Adjacent to existing urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 77.18% overlap with Grade 3 agricultural land and 22.59% overlap with Urban land - 9.6ha of agricultural land could be lost.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off and area of low soil permeability.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km to any centre, but only 79m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m from nearest primary school (809m from Intake farm Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	243m from Primary Road Route (A617 MARR)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is mixed, with very good access to a bus stop and greenspace, but poorer access to a health centre. Potential surface water flooding will need to be assessed, mitigated and managed. Though the site is within close proximity of a local wildlife site, it has potential for securing enhancements. However, a substantial loss of agricultural land would occur, and adverse effects on landscape character would be likely.

Site Name: Strip of land off Cauldwell Road (opposite the College)
Site Reference: AECOM 58
HELAA Reference: 91
Potential Use: Housing

Land Type: Greenfield
Area: 2.14 ha
Potential Number of Dwellings (if a housing site): 42

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 42 dwellings).	
SA2: HEALTH	2693m from St Peter's Medical Practice.	
SA3: GREEN SPACES & CULTURE	242m from publicly accessible greenspace (Shining Cliff Plantation woodland) and has 2 recreational facilities (cycle and walking trails) within 800m.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	3 community facilities within 800m. (2 of which are within the Mansfield Cemetery).	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10km from SAC, but 559m from possible potential SPA (ppSPA). Shining Path Plantation (part of Cauldwell Wood) is 200m to the west and would provide suitable habitat for nightjar and woodlark during the appropriate parts of the forestry cycle. There are therefore possible effects on the ppSPA that may need to be addressed. Over 2.8km from SSSI. 292m from Nottingham Road Cemetery local wildlife site (LWS), so potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	158m from strategic infrastructure network and falls within HAG opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ (SH11) Sherwood (Conserve and create). Adjacent to existing urban settlement area.	
SA8: NATURAL RESOURCES (A - Soil)	100 % overlap with Grade 3 land; thus a loss of 2.14 ha.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30).	
SA8: NATURAL RESOURCES (C - Groundwater)	Site falls within groundwater zone 2, but does not overlap with any areas of potential contamination	
SA9: WASTE	Development of the site would result in the loss of greenfield land (arable land).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 84m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m from nearest primary school (1194m from High Oakham Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes.	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	13m from Primary Road Route (A617 MARR).	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is mixed, with very good access to a bus stop, community facilities and greenspace, but poorer access to a health centre and primary school. Potential surface water flooding will need to be assessed, mitigated and managed. Though the site is within close proximity of a local wildlife site, it may have potential to secure enhancements. However, a loss of agricultural land would occur, and adverse effects on landscape character could occur.

Site Name: Land to the rear of 66-70 Clipstone Road West
Site Reference: AECOM 59
HELAA Reference: 98
Potential Use: Housing

Land Type: Greenfield
Area: 0.42 ha
Potential Number of Dwellings (if a housing site): 14

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 14 dwellings).	
SA2: HEALTH	2330m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	223m from publicly accessible greenspace (Queensway Park) and has 6 recreational facilities (play provision x2, playing pitches x2, walking and cycling trails) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	7 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Over 6km from SAC, but 392m from possible potential SPA (ppSPA), though effects not likely to be significant due to the small scale of site. SSSI impact zones suggest no likely effect. Over 400m from local wildlife sites. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	363m from strategic infrastructure network and does not fall within habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	6.48% overlap with land classified as Grade 3. However, this is not in use for agricultural land and is very small.	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land (garden land).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 46m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 400m from nearest primary school (325m from Holly Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	665m from Primary Road Route (A6117)	

Summary - The site makes a positive contribution to housing and is within close proximity to the primary route network. Access to services and facilities is mixed, very good with the exception of a health centre. Effects from this site alone would be unlikely given its small scale. There are no other environmental constraints identified. Conversely, opportunities for enhancement are limited.

Site Name: 18 Burns Street
Site Reference: AECOM 60
HELAA Reference: 99
Potential Use: Housing

Land Type: Brownfield
Area: 0.17 ha
Potential Number of Dwellings (if a housing site): 12

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 12 dwellings).	
SA2: HEALTH	553m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	220m from publicly accessible greenspace (incidental amenity space off Rosemary Street) and has 4 recreational facilities (play provision x1, playing pitches x1, allotments, cycle lanes) within 800m	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	8 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 9.4km from SAC and more than 3.5km to possible potential SPA (ppSPA).No wildlife sites within 400m. SSSI impact zones suggest no likely effects.	
SA6: BIODIVERSITY (B - Enhancement)	810m from strategic infrastructure network and does not fall within habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No effects likely. No agricultural land affected (brownfield land).	
SA8: NATURAL RESOURCES (B - Flooding)	No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	293m from bus stop, 997m from train station and 465m from Mansfield Town Centre	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (460m from St Philip Neri and St Bede Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes.	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	177m from Primary Road Route (A60)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. Access to services and facilities is broadly very good. There are no environmental constraints identified. Conversely, opportunities for enhancement are limited.

Site Name: Pleasley Hill Farm
Site Reference: AECOM 61
HELAA Reference: 52
Potential Use: Housing

Land Type: Greenfield
Area: 32.16 ha
Potential Number of Dwellings (if a housing site): 660

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 660 dwellings).	
SA2: HEALTH	1114m from Pleasley Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m of publicly accessible greenspace (Teversal Ave amenity space and Woburn Rd play area) and has 7 recreational facilities (play provision x1 and various cycle and walking trails) within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	7 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10km from SAC and over 5km to possible potential SPA (ppSPA). SSSI impact zones suggest no likely effects. However, site is 75m from Cotton Plantation Local Wildlife Site (LWS). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	10m from strategic infrastructure network and falls within CNG and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effects identified. However, within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ (ML23) Magnesian Limestone (Conserve). Large site with the majority adjacent the to existing urban area (to east and north) whilst the western half not on the urban edge.	
SA8: NATURAL RESOURCES (A - Soil)	Significant negative effects. 66.41% overlap with Grade 2. 21.35ha of Grade 2 agricultural land could be lost	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land (Arable land).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 129m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (436m from Farmilo Primary and Nursery)	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Significant positive effect possible as the site would be large scale enough to support new facilities.	
SA14: BUSINESS LAND & INFRASTRUCTURE	15m from Primary Road Route (A617 MARR)	

Summary - The site makes a very positive contribution to housing and is within very close proximity to the primary route network. The site has broadly good access to services and facilities. Though the site is within close proximity to a local wildlife site, there is good potential to secure enhancements to green infrastructure / biodiversity. A substantial loss of grade 2 agricultural land would occur, and adverse effects on landscape character are possible. Surface water flood risk would need to be assessed mitigated and managed.

Site Name: Water Lane
Site Reference: AECOM 62
HELAA Reference: 74C
Potential Use: Housing

Land Type: Greenfield
Area: 5.84 ha
Potential Number of Dwellings (if a housing site): 139

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 139 dwellings).	
SA2: HEALTH	1005m from Bull Farm Surgery.	
SA3: GREEN SPACES & CULTURE	446m from publicly accessible greenspace (incidental amenity space between Peel Street and Booth Crescent) and has 5 recreational facilities (play provision x2, playing pitches x1, walking and cycling trails) within 800m.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	2 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Over 10km from SAC and over 5km from possible potential SPA (ppSPA). SSSI impact zones suggest no significant effects. However, 294m from Cotton Plantation LWS. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	553m from strategic infrastructure network. Falls within CNG, MBW and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effects identified on heritage assets. However, within close proximity to area of archaeological significance.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ (ML23) Magnesian Limestone (Conserve). Adjacent to the existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% Grade 2; loss of 5.84 ha.	
SA8: NATURAL RESOURCES (B - Flooding)	Significant negative effect: Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land (arable land).	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from any centre, but only 139m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (622m from Crescent Primary and Nursery School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	14m from Primary Road Route (A617 MARR)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly good access to services and facilities. Though the site is within close proximity to a local wildlife site, there is good potential to secure enhancements to green infrastructure / biodiversity. A loss of grade 2 agricultural land would occur, and adverse effects on landscape character are possible. Surface water flood risk would need to be assessed, mitigated and managed.

Site Name: High Oakham Farm
Site Reference: AECOM 63
HELAA Reference: 171
Potential Use: Housing

Land Type: Greenfield
Area:
Potential Number of Dwellings (if a housing site): 275

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 275 dwellings).	
SA2: HEALTH	Negative effect possible as facilities are not within close walking distance (2231m from St Peters Medical Centre)	
SA3: GREEN SPACES & CULTURE	Adjacent to publicly accessible greenspace (Cauldwell wood and Shining Cliff Plantation) and has at least one facility within 800m (walking and cycling trails,)	
SA4: COMMUNITY SAFETY	0.01% overlap with potentially unstable land. Effects unlikely.	
SA5: SOCIAL CAPITAL	Negative effect. The site is not within walking distance (800m) of any community facilities.	
SA6: BIODIVERSITY (A - Designated sites)	197m to nearest local nature reserve (Northfield House Wood). Cauldwell Brook Local Wildlife Site runs through the site. Over 10km from nearest SAC. 1k from possible future SPA. 3.2km from nearest SSSI (Strawberry Hills Health)	
SA6: BIODIVERSITY (B - Enhancement)	72% overlap with HAG opportunity area. 24% overlap with wetland opportunity area. 99% within strategic green infrastructure. Potentially significant positive effect, if enhancements are secured.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Majority of site within LPZ (SH08) Sherwood Sandstone (Conserve and Create). Adjacent to the existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. The majority of the site (79.8%) is classified as Grade 3 agricultural land (13.7ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1). Small overlap with 1 in 30 and 1 in 100 surface water flooding layers. Larger overlap with 1 in 1000 surface water flooding layers.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater zones.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from Mansfield Centre or a district centre, 795m from bus stop (from centre of site).	
SA11: TRANSPORT (B - Access to Schools)	750m (from centre of site) from nearest primary school (High Oakham Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	617m from Primary Road Route (A60 Nottingham Road).	

Summary - Site will have a significant positive effect on housing delivery, and is relatively well located with regards to the strategic road network. Accessibility is mixed, with good access to a primary school and green space, but poorer access to sustainable modes of transport, community facilities and a health centre. Development would also involve the loss of Grade 3 agricultural land, have negative effects on landscape character, and could potential have significant effects on biodiversity due to the presence of a local wildlife site. There is a small amount of overlap with areas at risk of surface water flooding.

Site Name: Former Mansfield Brewery (Part b)**Land Type: Greenfield****Site Reference: AECOM 64****Area: 0.76 ha****HELAA Reference: 1****Potential Number of Dwellings (if a housing site):****20****Potential Use: Housing**

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing.	
SA2: HEALTH	Positive effect as facilities are within close walking distance (630m from St Peters Medical Centre).	
SA3: GREEN SPACES & CULTURE	Site is within 400m of Titchfield Park, Timberland Trail and Fisher Lane Park. Site is also within 800m of multiple recreational facilities (Cycle Trail, Allotment, play space)	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	The site is within walking distance (800m) of more than three community facilities (places of worship, public halls, community service centres).	
SA6: BIODIVERSITY (A - Designated sites)	More than 400m to nearest local wildlife site. More than 9000m from nearest SAC. More than 2.5km from potential SPA. SSSI impact zones suggest no likely effects.	
SA6: BIODIVERSITY (B - Enhancement)	No overlap with opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the urban area and has no impact upon Landscape Character	
SA8: NATURAL RESOURCES (A - Soil)	No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1). No overlap with surface water flooding layers.	
SA8: NATURAL RESOURCES (C - Groundwater)	100% overlap with Groundwater Protection Zone 2.	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	Within 400m from Mansfield Town Centre.	
SA11: TRANSPORT (B - Access to Schools)	295m (from centre of site) from nearest primary school (King Edward Primary School).	
SA12: EMPLOYMENT	Development on former employment site.	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRASTRUCTURE	324m from Primary Road Route (A6191 Nottingham Road).	

Summary: The site has very good access to services, facilities and public transport and is only constrained by the presence of a Groundwater protection zone

Site Name: Land off Jubilee Way North / Elmesley Heath
Site Reference: AECOM 65
HELAA Reference: 76
Potential Use: Housing

Land Type: Greenfield
Area: 143.48 ha
Potential Number of Dwellings (if a housing site): 800

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 800 dwellings and would trigger the requirement for affordable housing.	
SA2: HEALTH	673m from Oak Tree Lane Health Centre.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of publicly accessible greenspace (Oak Tree Heath Local Nature Reserve - 25m) and has 6 facilities (play provision x1, Oak Tree Leisure Centre, playing pitches x2, golf course, walking and cycling trails) within 800m.	
SA4: COMMUNITY SAFETY	0.07% overlap with potentially unstable land. Effects unlikely.	
SA5: SOCIAL CAPITAL	10 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site overlaps with Local Wildlife Site, possible potential SPA (ppSPA) and SSSI. Potential for significant negative effects. Enhancement may be a possibility (see below)	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic infrastructure network BUT 16.66% overlap with LWS, 42.84% overlap with ppSPA and 16.05% overlap with SSSI, although the developable area will fall outside the SSSI and LWS. Falls within HAG, MBW and wetland opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Majority of site within LPZ (SH08) Sherwood Sandstone (Restore and Create). Adjacent to and partly within LPZ Sherwood (Conserve). Adjacent to the existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Although part of the site (18.25%) is classified as Grade 3 agricultural land, the site consists of a golf course, playing pitches and a restored colliery site. Therefore, effects on agricultural land would not occur.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater zones.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	More than 1.3km from Mansfield Centre or a district centre. The site is within 200m of several bus stops form likely access points. The centre of the site is within 600m from bus stops, whilst the farthest parts of the site could be more than 1km away from a bus stop without expansion of services.	
SA11: TRANSPORT (B - Access to Schools)	Though parts of the site are within 400m from the nearest primary school (Oak Tree Primary and Nursery), large parts of the site would be more than 800m away from the nearest existing primary school.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Significant positive effect as the site would be likely to provide a new educational facility,	
SA14: BUSINESS LAND & INFRA-STRUCTURE	630m from Primary Road Route (A6117)	

Summary - The site makes a very good contribution to housing and is within close proximity to the primary route network. The site has very good access to services and facilities. Furthermore, given the very large nature of proposed development, it should be possible to secure new facilities such as a primary school, community facilities and greenspace. Significant negative effects on biodiversity are highlighted, which would need to be managed, though there may be opportunities to secure enhancements to green infrastructure / biodiversity. Adverse effects on landscape character are possible. Surface water flood risk would need to be assessed and managed.

Site Name: Pleasley Hill Farm
Site Reference: AECOM 66
HELAA Reference: 52,74b, 74c, 170
Potential Use: Housing

Land Type: Greenfield
Area: 38.85 ha
Potential Number of Dwellings (if a housing site): 924

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 924 dwellings and would trigger the requirement for affordable housing.	
SA2: HEALTH	1005m from Bull Farm Surgery and 1115m from Pleasley Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m of nearby publicly accessible greenspace and has at least one recreational facility (allotments, cycle and walking trails, 2 play area) within 800m. Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	The majority of the site is not within an area of high risk as a result of mining legacy. However, Parcel 170 contains a small area of land identified as a potential high risk area.	
SA5: SOCIAL CAPITAL	Significant positive effect. Within 800m, 9 community facilities are present	
SA6: BIODIVERSITY (A - Designated sites)	SSSI impact zones suggest no significant effects. Over 10km from SAC and over 5km from possible potential SPA (ppSPA) which suggests no significant impacts. HRA identifies that all three parcels appear to be arable land and thus unsuitable for nightjar or woodlark nesting habitat. Site within 75 m of Cotton Plantation Local Wildlife Site which may result in impacts.	
SA6: BIODIVERSITY (B - Enhancement)	10m from strategic green infrastructure and overlaps with CNG opportunity area so has opportunity to facilitate enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Effects on the significance or setting of heritage assets not likely. However, the site includes several archaeological finds within the site boundary and a larger area of findings within close proximity.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Entirely within LPZ ML23 Magnesian (Conserve) although on the edge of the existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Loss of over 20ha of Grade 2 and Grade 3 agricultural land	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding (outside flood Zones 2 and 3) but low to high risk of surface water flooding on some parts of the site (1 in 1000, 1 in 100 and 1 in 30) and overlaps within a indicative area of concentrated run off.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones.	
SA9: WASTE	Loss of large greenfield site.	
SA10: ENERGY	N/A	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	Much of the site is within 800m of a bus stop, with parts of the site that are close to potential access points falling within 200m of a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Parts of the site are 436m from the nearest primary school (Farmilio Primary and Nursery). However, other parts of the site are only within 800m, and some parts are more than 1300m at the farthest distances from possible access points.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Significant positive effect possible as the site could be large scale enough to support new facilities.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	14m from Primary Route Network (A617).	

Summary - The site makes a very positive contribution to housing provision and is within very close proximity to the primary route network. Access to services and facilities is broadly good, and the scale of the site could support new / improved facilities. Though site is within close proximity to a local wildlife site, it is well placed to secure enhancements to green infrastructure / biodiversity. There would be a substantial loss of Grade 2/3 agricultural land, and potential effects on landscape character. Surface water flood risk would need to be assessed and managed. Part of the site falls within an area identified by the Coal Authority as a 'high risk area' as a result of mining legacy, and will therefore need to be explored prior to development.

Site Name: Land at Old Mill Lane
Site Reference: AECOM 67
HELAA Reference: 30,31,53,55
Potential Use: Housing

Land Type: Greenfield
Area: 23.63 ha
Potential Number of Dwellings (if a housing site): 516

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 516 dwellings and would trigger the requirement for affordable housing.	
SA2: HEALTH	1372m from Sandy Lane Surgery.	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of publicly accessible greenspace (e.g. Maun Valley LNR, Sandlands open space) and has at least one leisure facility within 800m (1 allotment, cycle and walking trails). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	Significant positive effect. Within 800m, 4 community facilities are present	
SA6: BIODIVERSITY (A - Designated sites)	Overlaps with Maun Woodlands Local Wildlife Site (2 hectares). Adjacent to Maun Valley Local Nature Reserve. Thus, may result in impacts on these 2 designated sites. According to the HRA most of the site is arable land. Parcels 30, 31, 53 and 55 all appear to be rough grassland. They are thus not suitable for nightjar or woodlark nesting habitat and effects upon the ppSPA are unlikely. The site is 5km from the Birklands and Bilhaugh SAC and there is thus no site-specific impact pathway.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure BUT falls with 8.57% of LWS and 0.28% LNR. Falls within MBW and wetland opportunity areas. Therefore, has opportunity to facilitate enhancements and will need to buffer potential impacts to designated sites.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Not likely to have an impact on heritage asset or its setting. However, adjacent to area of archaeological interest along the River Maun Valley.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ SH12 Sherwood Sandstone (Create / Restore and Create) although on edge of existing settlement. Although within the countryside, development may allow an improvement to the Landscape Policy Zone.	
SA8: NATURAL RESOURCES (A - Soil)	100% overlap with Grade 3 agricultural land. Potential loss of 23.63 ha	
SA8: NATURAL RESOURCES (B - Flooding)	Within area of fluvial flooding (FZ2) but also located above the floodplain on a raised cliff ; as such the risk of fluvial flooding may be low or none. Within low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). As this is within FZ 2, a precautionary approach is taken until assessed otherwise in consultation with the Environment Agency.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater zones.	
SA9: WASTE	Loss of large greenfield site.	
SA10: ENERGY	N/A	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	Site access is 13m from the nearest bus stop. Centre of site is within 480m. Further parts of site are within 600m of a bus stop. Overall, accessibility is relatively good.	
SA11: TRANSPORT (B - Access to Schools)	The southern parts of the site are within 800m of the nearest primary school (Heatherley Primary School). The parcels of land to the north of this group of sites are farther away, but still within 1.3km.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Significant positive effect possible as the site could be large scale enough to support new facilities.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	875m from Primary Route Network (A60).	

Summary - The site makes a very positive contribution to housing provision and is within very close proximity to the primary route network. Access to services and facilities is broadly good, with the exception of health facilities. The scale of the site could support new / improved facilities. A small part of the site falls within a local wildlife site, but it is well placed to secure enhancements to green infrastructure / biodiversity and landscape character. However, there would be a substantial loss of Grade 2/3 agricultural land and flood risk would need to be assessed and managed.

Site Name: Warren Farm
Site Reference: AECOM 68
HELAA Reference: 30,31,53,55,56
Potential Use: Housing

Land Type: Greenfield
Area: 115.96 ha
Potential Number of Dwellings (if a housing site): 1635

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 1635 dwellings and would trigger the requirement for affordable housing.	
SA2: HEALTH	1372m from Sandy Lane Surgery	
SA3: GREEN SPACES & CULTURE	Within 400m walking distance of publicly accessible greenspace (e.g. Maun Valley LNR, Sandlands open space) and has at least one leisure facility within 800m (1 allotment, cycle and walking trails). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	0.14% overlap with an area of high risk of land instability as identified by the Coal Authority. Effects unlikely due to small area of overlap.	
SA5: SOCIAL CAPITAL	Significant positive effect. Within 800m 7 community facilities are present	
SA6: BIODIVERSITY (A - Designated sites)	Overlaps with Maun Woodlands Local Wildlife Site (2 hectares). Adjacent to Maun Valley Local Nature Reserve. Thus, may result in potential impacts on these 2 designated sites. According to the HRA most of the site is arable land. Parcels 30, 31, 53 and 55 all appear to be rough grassland. They are thus not suitable for nightjar or woodlark nesting habitat and effects upon the ppSPA are unlikely. The site is 5km from the Birklands and Bilhaugh SAC and there is thus no site-specific impact pathway. Parcel 56 is 400m away from the ppSPA (Peafield Plantation). It is possible that a buffer to this plantation may be needed if it is potentially suitable for nesting nightjar or woodlark, but the size of the whole potential development site is such that a suitable buffer (for example, 200m width) could potentially be included.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure BUT 0.06% of site falls within LNR and 5.54% LWS. Falls within MBW and wetland opportunity areas. Therefore, has opportunity to facilitate enhancements and will need to buffer potential impacts to designated sites.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Development of the site likely to result in the loss of a heritage asset and / or setting, Possible impact on listed building and Scheduled Ancient Monument (site ref 56 only). The site is also adjacent to areas of archaeological interest along the River Maun Valley.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ SH12 Sherwood Sandstone (Create / Restore and Create) although on edge of existing settlement. Although within the countryside, development may allow an improvement to the Landscape Policy Zone.	
SA8: NATURAL RESOURCES (A - Soil)	Overlap with Grade 3 agricultural land. Potential loss of over 100ha	
SA8: NATURAL RESOURCES (B - Flooding)	Within area of fluvial flooding (FZ2 and FZ3). Low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) and overlaps within an indicative area of concentrated run off.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater zones.	
SA9: WASTE	Loss of large greenfield site	
SA10: ENERGY	N/A	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	There would likely be multiple points of access given the very large nature of the site. For the parcels of land that make up 'Land at Old Mill Lane', site access is 13m from the nearest bus stop. Centre of this grouping of sites is within 480m. Further parts of this grouping of sites are within 600m of a bus stop. Overall, accessibility is relatively good from this area. At the large site to the north (HELAA 56), access would vary considerably. The centre of the site is likely to be within 600m of an existing bus stop, but areas furthest north could be more than 1km away. There would be a need to expand facilities to ensure good accessibility from these areas.	
SA11: TRANSPORT (B - Access to Schools)	The southern parts of the site are within 800m of the nearest primary school (Heatherley Primary School). The parcels of land to the north of this group of sites are farther away, but still within 800m-1.3km. The large site (HELAA 56) is mostly within 800m-1300m from the nearest primary school (Holly Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Significant positive effect possible as the site could be large scale enough to support new facilities.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	Parts of site within 1km, parts of site further than 1km from primary route network (A60).	

Summary - The site makes a very positive contribution to housing provision and parts of the site are within close proximity to the primary route network. Access to services and facilities is broadly very good, with the exception of schools (which is average) and health facilities (which is poorer). The scale of the site could support new / improved facilities though. A small part of the site falls within 2 local wildlife sites, but it is well placed to secure enhancements to green infrastructure / biodiversity and landscape character. However, there would be a substantial loss of Grade 2/3 agricultural land and potential impacts on heritage assets. Flood risk would also need to be assessed and managed.

Site Name: Peafield Lane
Site Reference: AECOM 69
HELAA Reference: 48,50 67
Potential Use: Housing

Land Type: Greenfield
Area: 26.47 ha
Potential Number of Dwellings (if a housing site): 788

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 788 dwellings and would trigger the requirement for affordable housing.	
SA2: HEALTH	1911m from Oakwood Surgery	
SA3: GREEN SPACES & CULTURE	17m from nearest publicly accessible greenspace (Peafield Park) and has 5 leisure facilities within 800m (Manor Park Complex sport facilities, allotment, walking trails, and other open space). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	0.28% overlap with an area of high risk of land instability as identified by the Coal Authority. Effects unlikely, but precautionary approach taken.	
SA5: SOCIAL CAPITAL	Significant positive effect. Within 800m, 7 community facilities are present	
SA6: BIODIVERSITY (A - Designated sites)	51m from Maun Scrub and Grassland local wildlife site (LWS) resulting in potential impacts on LWS. Within 663m from possible potential SPA (ppSPA) / sensitive bird habitat. However, the HRA states that parcels 50 and 67 are likely to be arable fields. Parcel 48 appears to be rough grassland. They are thus not suitable for nightjar or woodlark nesting habitat. The site is 5.7km from the Birklands and Bilhaugh SAC and there is thus no site-specific impact pathway.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure and within MBW opportunity areas. Therefore, has opportunity to facilitate enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant negative effects upon heritage assets likely. However, adjacent to areas of archaeological interest along the River Maun Valley.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Within LPZ SH25 Sherwood (Conserve and reinforce) on the edge of the existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential loss of 26 ha of grade 3 agricultural land	
SA8: NATURAL RESOURCES (B - Flooding)	No risk of fluvial flooding as falls outside FZ2 and/or 3 but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater zones.	
SA9: WASTE	Loss of a large greenfield site.	
SA10: ENERGY	N/A	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	The closest point of access is 187m from nearest bus stop. From the centre of the site parcels at either side of Peafield Lane, access is within 400-600m, whilst some of the furthest parts of the site are within 800m.	
SA11: TRANSPORT (B - Access to Schools)	Some parts of the site are within 800m of the nearest primary school (Peafield Lane Primary and Nursery School). However, other parts of the site are farther away at almost 1.3km to the northern parts of the site. The majority of the site falls within 800m-1300m in proximity.	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Significant positive effect possible as the site could be large scale enough to support new facilities.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	5m from Primary Route Network (A6075).	

Summary - The site makes a very positive contribution to housing provision and is within very close proximity to the primary route network. Access to services and facilities is broadly very good, with the exception of health facilities and access to schools is better in the southern portion of this site but less so for the northern areas. The scale of the site could support new / improved facilities though. The site is adjacent to a local wildlife site and within the potential SPA. However, it is well placed to secure enhancements to green infrastructure / biodiversity. However, there would be a substantial loss of Grade 2/3 agricultural land and potential impacts on landscape character. Flood risk would also need to be assessed and managed.

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