



Mansfield Local Plan

Sustainability Appraisal Report

Technical Appendix A

Site Appraisal Proformas

August 2018

Mansfield Local Plan: SA Report

Technical Appendix A: Site Appraisal Proformas

Housing site options (including 'strategic sites')

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 & INFRASTRUCTURE	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. No immediate heritage assets close to the site, and the site is not likely to be visible from heritage assets in Church Warsop including the Grade 1 Church of St Peter and Paul.	
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
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 (163m) 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 Sookholme 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
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	149m 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 Sookholme 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)	Some of site (south west) 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	215m from publicly accessible greenspace and has at least one recreational facility within 800m (5 facilities; walking trails, LNR, playing fields). Though the site falls within the Strategic Green Infrastructure Network there would be no loss of recreational function. There are no PROW or other publicly accessible trails of strategic importance passing through site.	
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	118m from publicly accessible greenspace (amenity space at Spion Kop) 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 & INFRA-STRUCTURE	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 negative effects upon landscape character and potential for surface water flooding. Mitigation measures ought to be possible to ensure that effects on landscape and flooding are minimal.

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	763m from Crown Medical Centre (with capacity).	
SA3: GREEN SPACES & CULTURE	81m 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, medical centre and community facilities within walking distance. 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: Greenfield
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). No PROW or other publicly accessible trail of strategic importance passing through site. The boundary of the site overlaps with strategic green infrastructure area.	
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	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 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 SUDs 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: 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	201m 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 predicted as no heritage assets are likely to be affected from development.	
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: 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 publicly 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)	115m 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 publicly 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 (part)

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, 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. 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: 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 publicly accessible greenspace on part of the site.	
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 publicly 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: Greenfield
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). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. The site is located within the strategic GI network and includes PROW running along the northern edge that provides wider recreational linkage. The PROW could potentially be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to existing trails nearby.	
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 756m 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)	Substantial harm predicted on non-designated heritage assets (Forest Town colliery village and Model housing at Forest Town colliery village).	
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 & INFRASTRUCTURE	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. However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. Flood risk will also need to be assessed, mitigated and managed. 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: 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)	(A - 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)	(B - 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: 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 (185m - 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). However, the site is within strategic green infrastructure areas and would result in a net loss. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to contribute to the creation of local green corridor (additional recreational access linkage) along adjacent former mineral railway line to the north (linking Sandy Lane with Sherwood Close). And also link to local footpaths (non-definitive).	
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 Designated sites)	(A - 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 Enhancement)	(B - Falls within HAG opportunity area and 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 Soil)	(A - No effects likely. 100% Urban - does not contain any agricultural land.	
SA8: NATURAL RESOURCES Flooding)	(B - Potential negative effects. Low risk of fluvial flooding (FZ1) but low risk of surface water flooding 1 in 1000.	
SA8: NATURAL RESOURCES Groundwater)	(C - 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 Sustainable modes of travel)	(A - 8m from bus stop and 876m from Mansfield Town Centre	
SA11: TRANSPORT Access to Schools)	(B - 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: 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	221m from publicly accessible greenspace and has 7 facilities within 800m. However, site is within strategic green infrastructure areas and would result in a net loss. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to contribute to the creation of local green corridor (additional recreational access linkage) along adjacent former mineral railway running through the proposed development site (linking Sandy Lane with Sherwood Close). And also link to local footpaths (non-definitive).	
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 Designated sites)	(A More than 7.9km to SAC and 1.6km to ppSPA (pSPA). SSSI impact zones suggest no impacts are likely. However, the site is 221m from Local Nature Reserve (Ravensdale).	
SA6: BIODIVERSITY Enhancement)	(B - Falls within a strategic green infrastructure area and a 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 & INFRA-STRUCTURE	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: 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 (114m) 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: Greenfield
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	Greenfield site (though several buildings present on 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)	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 (42m, 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)	Adjacent to the LPZ (SH11) Sherwood Sandstone 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 & INFRA-STRUCTURE	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 predicted as no heritage assets are likely to be affected.	
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: 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 is not predicted to have an effect on the setting of Debdale Hall but an indirect impact on the former landscaped grounds to the south of Debdale Lane is likely. Overall, no significant effects predicted.	
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). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. The site also includes a PROW (Stinting Lane) running along the eastern edge that provides wider recreational linkage. The PROW could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to PROW nearby.	
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. A low effect on non-designated heritage assets is predicted.	
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 & INFRASTRUCTURE	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, recreational green infrastructure 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 93m of publicly accessible open space (Whinney Hill Woods) and has at least one recreational facility within 800m (cycling and walking trails). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. The site also has a PROW (Stinting Lane) running along the eastern edge that provides wider recreational linkage. The PROW could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to existing trails nearby.	
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. The site falls within close proximity to an area of archaeological significance. A low effect on non-designated heritage assets is predicted.	
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 & INFRASTRUCTURE	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: 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 & INFRASTRUCTURE	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. However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site.	
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 at the proposed scale of growth. However the site is 254m from Racecourse LWS. Potential for negative effects still exists, for example recreational pressure.	
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 300m 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. However, the site is located within the strategic GI network and includes a PROW (Stinting Lane) running along the eastern edge that provides wider recreational linkage. The PROW could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to existing trails nearby.	
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. A low effect on non-designated heritage assets is predicted.	
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 (FZ2 and FZ3) 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). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to contribute to the creation of local green corridor (additional recreational access linkage) connecting to Stinting Lane PROW/green corridor.	
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. A low effect on non-designated heritage assets is predicted.	
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. However, only a very small portion of the site is affected.	
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 (1120m 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 potential 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. Though the site is categorised as having potential negative impacts in terms of flooding, this only relates to a very small part of the site and is unlikely to be an issue.

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). However, the site is located within the strategic GI network and includes PROW trails running throughout the site that currently provide wider recreational linkage. The PROWs could be incorporated within the proposed development site as green corridors and also provide improvements through the creation of linkages to existing trails nearby, including the Maun Valley Trail.	
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, Abbots 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	13m 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	36m from publicly accessible greenspace (Oakham Local Nature Reserve) and has at least one recreational facility (cycling and walking trails) within 800m walking distance. However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create linkages to the Timberland Trail/PROW to the north of the proposed development site.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy. However, the site is within close proximity to Coal Authority High Risk Area.	
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)	Site forms part of a wider area that holds significant archaeological potential with possible medieval origins.	
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 has potential to secure enhancements. Potential archeological effects are also likely which will need to be assessed.

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

Land Type: Part brownfield / 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	108m from publicly accessible greenspace (Chesterfield Road Open Space) 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 & INFRA-STRUCTURE	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 (33m - 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. The scale and form of new development should be carefully considered to avoid a negative impact on the conservation area and the nearby listed building.	
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). However, the site is located within the strategic GI network and includes public trail extending from Pheasant Hill to Highfield Avenue that provides wider recreational linkage. This public trail could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to nearby open 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	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 moderate harm to the setting of non-designated heritage assets (Queen Elizabeth Grammar School and cricket pavilion). Also within close proximity to area of archaeological significance and Mill Bank Cottage but a negligible effect is predicted on these.	
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. However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages with the PROW and open space (restored colliery) to the south of the development site.	
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 - 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)	310m 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. However, the site is currently used for employment and its development for housing may result in the loss of employment and the future employment use of this suitable site. 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: Part brownfield / part greenfield
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 (Ravensdale Local Nature Reserve) and has 5 recreational facilities (play provision x1, playing pitches x1, Maun Valley Leisure Centre, cycle and walking trails) within 800m. However, the site is classified as strategic green infrastructure itself and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages adjacent open space (Ravensdale LNR) to the north of the proposed development site.	
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	143m 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. Potential for a high level of harm to the setting of a non designated heritage asset.	
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 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)	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)	348m 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 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	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. However, it would lead to a loss of employment land. 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.

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

Land Type: 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. However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages adjacent Timberland Trail and former mineral railway line (existing green corridor) to the south and east of the proposed development site.	
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 (Birklands & Bilhaugh) 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). The site is also 438m from Ravensdale LNR and 438m from Valeclose Plantation LWS.	
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 & INFRA-STRUCTURE	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: 1.43 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	167m 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	4 community facilities within 800m.	
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)	165m 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: Part brownfield / part 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	Adjacent to 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)	Adjacent to 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): 21

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 21 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)	Site within area of archaeological significance and a high impact is predicted. Levels of harm are unknown at this stage due to the absence of detailed evaluation. Indicators suggest a high level of harm which can be mitigated through appropriate measures.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ (ML23) Magnesian Limestone (Conserve). Large site with the majority adjacent to the 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 & INFRA-STRUCTURE	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)	Site within area of archaeological significance and a high impact is predicted. Levels of harm are unknown at this stage due to the absence of detailed evaluation. Indicators suggest a high level of harm which can be mitigated through appropriate measures.	
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 Original
Site Reference: AECOM 63
HELAA Reference: 171
Potential Use: Housing

Land Type: Greenfield
Area: 17.16
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). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site.	
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: Brownfield****Site Reference: AECOM 64****Area: 0.76 ha****HELAA Reference: 1****Potential Number of Dwellings (if a housing site):****23****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)	75m from strategic infrastructure network. 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% in 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: 46.83 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. However, the majority of the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages to existing cycle paths and strategic trails to the north of the site and create other new publicly accessible recreational linkages.	
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 predicted as there are no likely effects on designated or non designated heritage assets.	
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 from 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: 42.66 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 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 and wetlands opportunity areas so has opportunity to facilitate enhancements.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Site within area of archaeological significance and a high impact is possible. Levels of harm cannot be quantified at this stage due to the absence of detailed evaluation.	
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 (either Farmilio Primary and Nursery or Crescent Primary and Nursery), 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: New Mill Lane A
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): 439

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 439 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. However, the majority of the site is classified as strategic GI network and includes a PROW (Stinting Lane) running along the eastern edge that provides wider recreational linkage. The PROW could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to existing trails nearby, including the Maun Valley Way.	
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 (this varies throughout the site)	
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)	No significant negative effect identified on heritage assets. However, within close proximity to an area of archaeological significance. A minor effect on non-designated heritage assets is possible.	
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	6m from from Primary Route Network (A60) from site HELAA30. 755m from farthest site HELAA31.	

Summary - The site makes a very positive contribution to housing provision and is within 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: New Mill Lane B
Site Reference: AECOM 67
HELAA Reference: 30,31,53
Potential Use: Housing

Land Type: Greenfield
Area: 19.88 ha
Potential Number of Dwellings (if a housing site): 416

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 416 dwellings and would trigger the requirement for affordable housing.	
SA2: HEALTH	1372m from Sandy Lane Surgery from closest point. 1.48km from Oakwood Surgery is farthest distance.	
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. However, the majority of the site is classified as strategic GI network and includes a PROW (Stinting Lane) running along the eastern edge that provides wider recreational linkage. The PROW could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to existing trails nearby, including the Maun Valley Way.	
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 (this varies throughout the site). Two facilities present for site HELAA 53, two facilities present for HELAA 31, none for HELAA 30.	
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 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 2ha overlap with Maun Woodlands Local Wildlife Site and 0.65ha overlap with Maun Valley Park (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)	No significant negative effect identified on heritage assets. However, within close proximity to an area of archaeological significance. A minor effect on non-designated heritage assets is possible.	
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 19.88ha	
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 20m from the nearest bus stop at the closest point. 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	6m from Primary Route Network (A60) from site HELAA30. 755m from farthest site HELAA31.	

Summary - The site makes a very positive contribution to housing provision and is within 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): 1558

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Capacity to deliver 1558 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. However, the majority of the site is classified as strategic green infrastructure and includes several PROW running throughout the site that provides wider recreational linkage. The PROWs could be incorporated within the proposed development site as green corridors and also provide improvements through the creation of linkages to existing trails nearby, including the Maun Valley Trail.	
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 (this varies throughout the site)	
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 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)	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. However, part of the site is classified as strategic green infrastructure (HELAA 67) and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages with the PROW to the south of the development site.	
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 (this varies throughout the site).	
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 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.

Site Name: Land at Debdale Lane, site to the rear of houses on Burlington **Land Type:** Greenfield
Site Reference: AECOM 70 **Area:** 5.97ha
HELAA Reference: 46 **Potential Number of Dwellings:** 157
Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 157 dwellings).	
SA2: HEALTH	Site is within 712m of a GP (Bull Farm Surgery) but the closest with capacity is at a distance of 1528m (Oakwood Surgery).	
SA3: GREEN SPACES & CULTURE	Adjacent to a publicly accessible greenspace and has 4 types of recreational facilities within 800m (allotment, cycle trail, walking trail and sports pitches/play area). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages with the PROW and open space (Oxclose Woods) to the north and east of the site, respectively.	
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 8.5km from SAC and over 3.8km from ppSPA. SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves and geological sites but 71m from the local wildlife site (Debdale Lane). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network, CNG and MBW.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Located 300m from various Grade II listed buildings at Debdale Hall and close to areas of archaeological interest; potential for archaeological interest on site. Not included in the Heritage Impact Assessment. Site has potential to impact on setting of listed building; existing screening may help address this but an assessment would be required. An archaeological evaluation should be undertaken, as per advice for site ref 28.	
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)	Negative effects. The majority of the site (97.2%) is classified as Grade 2 agricultural land (5.8ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding (exception of 0.2% of the site within 1 in 1000 zone).	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre, but only 97m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	1104m to the nearest primary school (Crescent Primary and Nursery).	
SA12: EMPLOYMENT	Residential development on undeveloped land.	
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	7m from Primary Road Route (Debdale Lane).	

Summary: This site will make a positive contribution to housing delivery. It is located nearby transport links, education facilities and green infrastructures. However, development will result in the loss of a greenfield site which could affect landscape character and biodiversity. The site is also Grade 2 agricultural land.

Site Name: Land off Baums Lane

Land Type: Brownfield

Site Reference: AECOM 71

Area: 0.24ha

HELAA Reference: 44

Potential Number of Dwellings: 8

Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 8 dwellings).	
SA2: HEALTH	Site is within 1000m of a GP (St Peter's Medical Practice) but the closest with capacity is at a distance of 1367m (Sandy Lane Surgery).	
SA3: GREEN SPACES & CULTURE	256m from publicly accessible greenspace (Titchfield Park) and has 5 types of recreational facilities within 800m (allotment, cycle trail, walking trail, leisure facility and sports pitches/play area).	
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 9.4km from the nearest SAC and over 2.5km of ppSPA. SSSI impact zones do not suggest likely effects. Site is within 400m of a local nature reserve (Quarry Lane) and a local wildlife site (River Maun).	
SA6: BIODIVERSITY (B - Enhancement)	67m from strategic green 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 agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) but high risk of surface water flooding (22.55% of 1 in 30; 49% of 1 in 100; 76.2% of 1 in 1000).	
SA8: NATURAL RESOURCES (C- Groundwater)	Most of the site is contaminated and is located in groundwater protection zone 2.	
SA9: WASTE	Brownfield land; encourages the reuse of contaminated land.	
SA10: ENERGY	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)	586m from Mansfield Town Centre and only 101m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	382m to the nearest primary school (King Edward Primary).	
SA12: EMPLOYMENT	Residential development on undeveloped land.	
SA13: INNOVATION	Neutral effect as site is small and thus unlikely to contribute significantly to new school facilities.	
SA14: BUSINESS LAND & INFRASTRUCTURE	222m from Primary Road Route (A6191 Nottingham Road).	

Summary: This site will make a positive contribution to housing. It is strategically located nearby a primary school, several community facilities, a public park and a primary road route. The site is at high risk of fluvial flooding and most of the site is contaminated. This will need to be assessed and mitigated.

Site Name: Ashmead Chambers

Land Type: Brownfield

Site Reference: AECOM 72

Area: 0.08ha

HELAA Reference: 165

Potential Number of Dwellings: 8

Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 8 dwellings).	
SA2: HEALTH	Site is within 544m of a GP (Roundwood Surgery) but the closest with capacity is at a distance of 664m (Orchard Medical Practice).	
SA3: GREEN SPACES & CULTURE	383m from publicly accessible greenspace (Old Meeting House Amenity Space) and has 4 types of recreational facilities within 800m (cycle trail, walking trail, leisure facility and sports pitches/play area).	
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	20 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10.7km from the nearest SAC and over 2km of ppSPA. SSSI impact zones do not suggest likely effects. Site is within 400m from a geological site (Rock Valley).	
SA6: BIODIVERSITY (B - Enhancement)	251m from strategic green infrastructure network. Does not fall within any habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Site has planning permission for conversion (2016/0562/ST) – assume impact.	
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) and surface water flooding (0.05% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	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 located within Mansfield Town Centre and only 125m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	812m to the nearest primary school (Newgate Lane Primary and Nursery).	
SA12: EMPLOYMENT	Residential development on site that has potential to incorporate employment opportunities.	
SA13: INNOVATION	Neutral effect as site is small and thus unlikely to contribute significantly to new school facilities.	
SA14: BUSINESS LAND & INFRASTRUCTURE	180m from Primary Road Route (Chesterfield Road South).	

Summary: This site makes a small contribution to housing provision. Being located within Mansfield town centre, accessibility is good with health and community facilities, transport links and green spaces nearby. However, residential development on this site is likely to result in the loss of a site with potential to incorporate employment uses. The site is also within 400m of a local geological site.

Site Name: Land forming part of Peafield Farm
Site Reference: AECOM 73
HELAA Reference: 187
Potential Use: Housing

Land Type: Greenfield
Area: 25.16ha
Potential Number of Dwellings: 750

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significantly positive effect as the site provides housing (Capacity to deliver 750 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 2192m (Oakwood Surgery).	
SA3: GREEN SPACES & CULTURE	664m from publicly accessible greenspace (Marples Park) and has 2 types of recreational facilities nearby (walking trail and sports pitches/play area). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. The site also includes PROW trails running within the northern and eastern boundary of the site and currently provide wider recreational linkage. The PROW could be incorporated within the proposed development site as local green corridors and also provide improvements through the creation of linkages to existing trails nearby.	
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 (Designated sites)	(A) Site over 4.9km from the nearest SAC but only 175m of an Nightjar and Woodlark breeding habitats ppSPA. SSSI impact zones do not suggest likely effects. Site is also adjacent to a local nature reserve (Ravensdale) and local wildlife sites (Valeclose Plantation). Potential for negative effects.	
SA6: BIODIVERSITY (Enhancement)	(B) Falls within strategic green infrastructure network and MBW area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Not assessed in Heritage Impact Assessment. Warren Farm (Grade II listed building – 250m) and Beeston Lodge (Scheduled Monument – 100m) are located to the south across the River Maun; there is also a non-designated heritage asset (Peafield Farm) approx. 400m to the northeast of the site. Potential impact on settings of heritage assets; assessment required to establish if any harm and potential mitigation. Directly adjacent to River Maun where there is archaeological significance; an archaeological assessment should be undertaken.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ Sherwood Sandstone (Conserve; Conserve and Create; Conserve and Reinforce; Conserve and Restore). Edge of existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Negative effects likely. All of the site falls within agricultural land classified as Grade 3 (12.24ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and surface water flooding (0.22% of 1 in 30; 0.41% of 1 in 1000). The surface water flooding risk is negligible and could potentially be mediated through the development of the site.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (Sustainable modes of travel)	(A) More than 1.3km from Mansfield Town Centre and 453m from bus stop.	
SA11: TRANSPORT (Access to Schools)	(B) 871m to the nearest primary school (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	17m from Primary Road Route (Peafield Lane).	

Summary: This site could have a significant contribution to housing need and is capable of providing a new educational facility. It is also located nearby green infrastructure and community facilities. However, access to public transport, health facilities and education is not ideal. Development on this site will result in the loss of a greenfield site and Grade 3 agricultural land. This could lead to negative effects on designated habitats and the character of the landscape.

Site Name: Land at Holly Road **Land Type:** Greenfield
Site Reference: AECOM 74 **Area:** 0.46ha
HELAA Reference: 189 **Potential Number of Dwellings:** 16
Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 16 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 2591m (Sandy Lane Surgery).	
SA3: GREEN SPACES & CULTURE	5m from publicly accessible greenspace (Lark Hill Open Space) and has 3 types of recreational facilities nearby (allotments, cycle trail and sports pitches/play area).	
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 6.3km from the nearest SAC but only 847m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	11m from strategic green infrastructure network.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No designated or non-designated heritage assets within the site. Within approximately 280m to listed building (Kingsway Hall grade II) but dense housing in between site. No identified archaeological evidence on site or within general area.	
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) and surface water flooding (2% of 1 in 100; 17.24% of 1 in 1000).	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre, but only 96m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	343m to the nearest primary school (Holly 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 & INFRASTRUCTURE	925m from Primary Road Route (Old Mill Lane).	

Summary: This site will make a small but positive contribution to housing delivery. It is located nearby several community facilities, green space and recreational facilities, with good access to public transport and a school. However, development on this site will result in the loss of a greenfield site.

Site Name: Clipstone Road East / Crown Farm Way **Land Type:** Greenfield
Site Reference: AECOM 75 **Area:** 6.53ha
HELAA Reference: 13 **Potential Number of Dwellings:** 198
Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 198 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 1913m (Clipstone Health Centre).	
SA3: GREEN SPACES & CULTURE	363m from publicly accessible greenspace (Vicars Water) and has 4 types of recreational facilities nearby (cycle trail, walking trail, leisure facility and sports pitches/play area).	
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 5.3km from the nearest SAC but only 8m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI risk zones suggest that residential development over 50 dwellings could have potential impacts (Sherwood Forest Golf Course SSSI). Site is also within 400m of a local wildlife site (Mansfield Colliery Railway). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network and a wetlands opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No designated or non-designated heritage assets within or near to site. Nearest heritage assets include: locally significant historic park/garden (Clipstone Park) approx.500m to north. Heritage and archaeological impact considered as part of determining previous planning application (2014/0373/NT).	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ Sherwood Sandstone (Create; Restore and Create). Adjacent to the existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. The majority of the site (51.3%) is classified as Grade 3 agricultural land (3.35ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and surface water flooding (0.73% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre, but only 37m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	1027m to the nearest primary school (Newlands Junior).	
SA12: EMPLOYMENT	Residential development 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	1627m from Primary Road Route (A6117 Pump Hollow Road).	

Summary: The site makes a positive contribution to housing is located nearby public transport, green infrastructure and recreation. Access to a primary school and health facilities is less positive. Development on this site will also result in the loss of a greenfield site classified as Grade 3 agricultural land, and could have potentially significant negative effects on the nearby ppSPA and SSSI.

Site Name: Land forming part of Warren Farm
Site Reference: AECOM 76
HELAA Reference: 188
Potential Use: Housing

Land Type: Greenfield
Area: 12.24ha
Potential Number of Dwellings: 370

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significantly positive effect as the site provides housing (Capacity to deliver 370 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 2277m (Clipstone Health Centre).	
SA3: GREEN SPACES & CULTURE	Adjacent to publicly accessible greenspace (Spa Ponds) and has 4 types of recreational facilities nearby (cycle trail, walking trail, leisure facility and sports pitches/play area). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Opportunity to create additional recreational access linkages with the PROW to the east of the development site.	
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 4.9km from the nearest SAC but within 687m of ppSPA area (Nightjar and Woodlark breeding habitats). SSSI risk zones suggest that residential development over 50 dwellings could have potential impacts (Sherwood Forest Golf Course SSSI). Site is less than 400m from a local wildlife site. Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network and Wetland Opportunity area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Not assessed in the Heritage Impact Assessment. Site approx. 700m southeast of Warren Farm (Grade II listed Building). Beeston Lodge (Scheduled Monument) is located approx. 800m to the north. There may be the potential for harm to settings of these heritage assets. Also located directly to the west of historic park/garden of county importance (Clipstone Park). Impacts on heritage assets require further investigation to establish harm and mitigation. Existing archaeological interest to the north and east. The potential for archaeology on-site/nearby has also been identified by consultees; this would need to be investigated further.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ Sherwood Sandstone (Create; Restore and Create). Edge of existing urban settlement.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. All of the site falls within agricultural land classified as Grade 3 (12.24ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and surface water flooding.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre, but is adjacent to a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	915m to the nearest primary school (Holly 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	1339m from Primary Road Route (Old Mill Lane).	

Summary: This site has capacity to deliver a substantial amount of housing need and is located nearby public transport and recreational opportunities. However, proximity to schools, a GP and community facilities is not good and the site is located over 1km from the primary road network. Development on this site will also result in the loss of a greenfield site classified as Grade 3 agricultural land. This could have an adverse effect on the nearby Sherwood Forest Golf Course SSSI.

Site Name: Former Warsop Vale School

Land Type: Brownfield

Site Reference: AECOM 77

Area: 0.32ha

HELAA Reference: 175

Potential Number of Dwellings: 10

Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 10 dwellings).	
SA2: HEALTH	Site is within 1984m of a GP (Shires Health Centre) but the closest with capacity is at a distance of 2274m (Riverbank Medical Centre).	
SA3: GREEN SPACES & CULTURE	Adjacent to publicly accessible greenspace (Warsop Vale Sports Grounds) and has 4 types of recreational facilities nearby (allotments, cycle trail, leisure facility and sports pitches/play area). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. This will not result in a loss of the recreational function of the GI.	
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 5.6km from the nearest SAC and over 2.4km of ppSPA. SSSI risk zones suggest that residential development over 50 dwellings could have potential impacts (Hills and Holes and Sookholme Brook SSSI) but capacity is only 10 dwellings. Site is within 400m of a local wildlife site (Warsop Vale Sports Ground) and geological site (Hills and Holes). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	5m from strategic green infrastructure network.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects. Negligible harm predicted on a non-designated heritage asset (Warsop Vale Colliery Village).	
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) and outside of areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	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 Town Centre, but only 18m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	1834m to the nearest primary school (Church Vale Primary and Foundation Unit).	
SA12: EMPLOYMENT	Residential development on land that was not previously used for employment purposes	
SA13: INNOVATION	Neutral effect as site is small and thus unlikely to contribute significantly to new school facilities.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	1729m from Primary Road Route (Church Street).	

Summary: As an urban brownfield site, there are limited effects on landscape character and no loss of agricultural land, but proximity to a wildlife site could present potential negative effects (though very unlikely given the scale of growth involved). The site has good access to the town centre and public transport and is also well located with regards to green space and recreational/ community facilities. However, access to a GP or primary school on foot is less than ideal and the site is over 1.7km from the primary route network. As a small site contributions to education would be limited.

Site Name: Sherwood Rise/ Highfield Close

Site Reference: AECOM 90

HELAA Reference: 29, 64

Potential Use: Housing

Land Type: Greenfield

Area: 9.13 ha

Potential Number of Dwellings (if a housing site): 185

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 185 dwellings).	
SA2: HEALTH	Neutral effect as the northern part of the site is 1,062m from Oakwood Surgery. The southern part of the site is 626m from Rosemary Street Health Centre.	
SA3: GREEN SPACES & CULTURE	The northern part of the site is within 400m of a publicly accessible greenspace (Debdale Open Space) and has at least one recreational facility within 800m (5 facilities - play provision x 2, playing pitches x 2, walking trails). The southern part of the site is 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). However, the site is located within the strategic GI network and includes public trail extending from Pheasant Hill to Highfield Avenue that provides wider recreational linkage. This public trail could be incorporated within the proposed development site as a local green corridor and also provide improvements through the creation of linkages to nearby open space. 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	There are 4nr community facilities within 800m of the site therefore a significant positive effect is recorded.	
SA6: BIODIVERSITY (A - Designated sites)	The site is over 8.5km from SAC and over 3.3km from a potential SPA. The northern part of the site is 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 strategic green infrastructure network and CNG and MBW opportunity areas. There may be opportunity to mitigate impacts resulting in a positive effect.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Development of the site is not predicted to have an effect on the setting of Debdale Hall but an indirect impact on the former landscaped grounds to the south of Debdale Lane is likely. The development of this site would result in moderate harm to the setting of non-designated heritage assets (Queen Elizabeth Grammar School and cricket pavilion). Also within close proximity to area of archaeological significance and Mill Bank Cottage but a negligible effect is predicted on these.	
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)	The northern part of the site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding. The southern end also has a low risk of fluvial flooding but additionally a low risk of surface water flooding (1 in 1000).	
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)	The northern part of the site is located 200m from a bus stop, 498m from the train station and 720m from Mansfield Woodhouse District Centre. The southern part of the site is 168m from a bus stop, 968m from the train station and 938m from Mansfield Town Centre. Significant positive effect is likely because the site is within close proximity of a variety of transport nodes and the town centre.	
SA11: TRANSPORT (B - Access to Schools)	The southern end of the site is within 800m of a primary school (587m from St Philip Neri and St Bede Primary and Nursery School) but the northern end is 1,300m from one (Robin Hood Primary and Nursery School). This distance is considered to be within maximum reasonable walking distance so the effect is considered neutral.	
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	The northern end of the site is 70m from Primary Road Route (A6191 Chesterfield Road) whilst the southern end is 144m away. A significant positive effect is likely.	

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, and is constrained by the presence of a groundwater protection zone. 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: Clipstone Road East
Site Reference: AECOM 91
HELAA Reference: 101, 13
Potential Use: Housing

Land Type: Greenfield
Area: 17.09 ha
Potential Number of Dwellings (if a housing site): 511

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 511 dwellings).	
SA2: HEALTH	Clipstone Health Centre is at a distance of 1,913m and has capacity but Crown Medical Centre is closer at 763m (with capacity). A positive effect is felt as there is a doctor's surgery within 800m walking distance although some parts of the site are less accessible.	
SA3: GREEN SPACES & CULTURE	Publicly accessible green space is within 400m with Spa Ponds at a distance of 81m and Vicars Water at a distance of 363m. The development site is within 800m of at least one recreational facility (including cycle and walking trails, a leisure facility and sports pitches/ play area). The size of the site provides opportunity and need for creation of on-site open space including green corridors therefore there is likely to be a significant positive 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	There is 1 community facility within 800m of the eastern side of the site but the western part does not have access to a community facility within 800m. A minor positive effect is likely to be felt albeit that one side of the site is better served than the other.	
SA6: BIODIVERSITY (A - Designated sites)	The site is over 5km from the nearest SAC, but only 8m from ppSPA (Nightjar and Woodlark breeding habitats). SSSI risk zones suggest that residential development over 50 dwellings could have potential impacts (Sherwood Forest Golf Course SSSI). The site is within 400m of a 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 designated or non-designated heritage assets within or near to site. Nearest heritage assets include: locally significant historic park/garden (Clipstone Park) approx.500m to north. Heritage and archaeological impact considered as part of determining previous planning application (2014/0373/NT).	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within LPZ Sherwood Sandstone (Create; Restore and Create). Adjacent to the existing urban settlement. Development of the site preserves a heritage asset and setting.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. The majority of the site (81.4% or 13.91 ha) is classified as Grade 3 agricultural land which will be lost).	
SA8: NATURAL RESOURCES (B - Flooding)	Significant negative effect. Low risk of fluvial flooding (100% of FZ1) and surface water flooding (0.73% of 1 in 1000) across the eastern part of the site. 0.86% overlap with FZ2 and 0.46% overlap with FZ3 within the bottom southern area of the western portion 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 this western portion.	
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)	Although Mansfield Town Centre is more than 1.3km away, the site is within 200m of a bus stop. The nearest bus stop (Clipstone Road East) is 7m from the likely site access to the western portion of the site. The eastern portion is 37m from a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 1.3km to primary school (Holly Primary School and Newlands Junior).	
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	The Primary Road Route (A617 Pump Hollow Road) is more than 1km away from the site (1627m from the eastern portion and 1,355m from the western).	

Summary - The site makes a very positive contribution to housing delivery. Accessibility is fairly good, albeit biased towards one side of the site, with a bus stop close by, greenspace, medical centre and community facilities within walking distance. 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). Access to a primary school and health facilities is less positive. Development on this site will also result in the loss of a greenfield site classified as Grade 3 agricultural land, and could have potentially significant negative effects on the nearby ppSPA and SSSI.

Site Name: Stonebridge Lane / Sookholme Lane
Site Reference: AECOM 92
HELAA Reference: 35, 36
Potential Use: Housing

Land Type: Greenfield
Area: 16.28 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	Riverbank Medical Centre is less than 1,300m away.	
SA3: GREEN SPACES & CULTURE	Publicly accessible green space is available within 400m walking distance (approximately 150m away) and recreational facilities within 800m include walking trails, play provision and playing pitches. The size of the site provides 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, part of 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, but there may also be enhancement opportunities (see SA6).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within CNG, HAG, wetland opportunity areas. Also adjacent to strategic green infrastructure (includes amenity space, SSSI and public rights of way along Sookholme 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)	78.8% overlap with Grade 2 agricultural land (12.83 ha) and 21.2% overlap with Grade 3 agricultural land (3.45 ha). Significant negative effects.	
SA8: NATURAL RESOURCES (B - Flooding)	The majority of the site has no risk of flooding (FZ1) but small portions have a medium risk of fluvial flooding (FZ2). Overlap with surface water flooding layer (risk of 1 in 1000 and 1 in 1000). Western edges of the site are within an area of low permeability.	
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)	Market Warsop District Centre and bus stops are within 600m walking distance.	
SA11: TRANSPORT (B - Access to Schools)	Within 1300m of a primary school (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	Less than 400m 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. The site makes a very positive contribution to housing and is within close proximity to the primary route network.

Site Name: Fields Farm **Land Type:** Greenfield

Site Reference: AECOM94

Area: 5.54ha

HELAA Reference: 15

Potential Number of Dwellings (if a housing site): 102

Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 102 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 2265m (Rosemary Street Health Centre).	
SA3: GREEN SPACES & CULTURE	The development of the site may result in the loss of open space and a recreational facility (Abbott Road Football 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	1 community facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 10.6km from the nearest SAC (Birklands & Bilhaugh) and over 4000m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	1283m from strategic green infrastructure network but falls within CNG and MBW areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as there are no heritage assets within close proximity to the site that would be negatively affected.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ Magnesian (Restore and Create)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 47.64% overlap with Grade 3 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% in FZ1) and surface water flooding (2.34% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 adjacent and within close proximity to several bus stops.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (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 & INFRA-STRUCTURE	Adjacent to primary road route (A6075)	

Summary: This site will make a positive contribution to housing in a highly accessible location. The site further has good access to services and facilities and has potential to deliver biodiversity enhancements and financially contribute towards education, if this is required by the local education authority. However, the development of the site will result in the loss of the Abbott Road Football Pitches, having a significant negative effect on local recreational provision. Development will also result in the loss of a greenfield site and grade 3 agricultural land.

Site Name: Sherwood Street / Oakfield Lane **Land Type:** Greenfield

Site Reference: AECOM95

Area: 1.21ha

HELAA Reference: 34

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

Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 36 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 1170m (Riverbank Medical Centre).	
SA3: GREEN SPACES & CULTURE	The development of the site will result in the loss of open space (Oaklands).	
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 facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 3.5km from the nearest SAC (Birklands & Bilhaugh) and over 4000m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	446m from strategic green infrastructure network.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as there are no heritage assets within close proximity to the site that would be negatively affected.	
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. 100 overlap with Grade 3 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) but high risk of surface water flooding (4.23% of 1 in 30; 16% of 1 in 100 and 48.54% of 1 in 1000).	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection zones.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre but adjacent to two sets of bus stops.	
SA11: TRANSPORT (B - Access to Schools)	400m from nearest primary school (Sherwood Junior).	
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	990m from Primary Road Route (A60)	

Summary: This site will make a positive contribution to housing in a highly accessible location. The site broadly has good access to services and facilities including a primary school within a short walking distance. The site is also sufficiently large to financially contribute towards education, if this is required by the local education authority. However, the development of the site will result in the loss of open space and greenfield land. Furthermore, a large proportion of the site is within high risk of surface water flooding, although this can be effectively mitigated.

Site Name: Land off Wharmby Avenue**Land Type:** Greenfield**Site Reference:** AECOM96**Area:** 3.81ha**HELAA Reference:** 170**Potential Number of Dwellings** (if a housing site): 125**Potential Use:** Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 125 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 2682m (Rosemary Street Health Centre).	
SA3: GREEN SPACES & CULTURE	Site adjacent to Bull Farm Park green space and sports pitches. Site also adjacent to allotments.	
SA4: COMMUNITY SAFETY	1.05% overlap with potentially unstable land. Effects unlikely.	
SA5: SOCIAL CAPITAL	3 community facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 9.9km from the nearest SAC (Birklands & Bilhaugh) and over 4900m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	228m from strategic green infrastructure network and within a CNG area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Adjacent to Pleasely Hill Farm site (HELAA Ref 52/AECOM61) where regionally important archaeology has been identified; an assessment will be required. No impact on listed buildings or conservation areas.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ Magnesian (Conserve)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 29.06% overlap with Grade 2 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% in FZ1) and surface water flooding (0.28% of 1 in 30 and 1.01% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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)	390m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (Crescent 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	Less than 200m from Primary Road Route (A6191)	

Summary: This site will make a positive contribution to housing in a highly accessible location. The site broadly has good access to services and facilities including a nearby primary school. The site is also adjacent to green space, allotments and sports facilities. The site is sufficiently large to financially contribute towards education, if this is required by the local education authority. However, the development of the site will result in the loss of a greenfield site in an LPZ Magnesian (Conserve) area. Development will also result in the loss of some grade 2 agricultural land.

Site Name: Land off Cuckney Hill **Land Type:** Greenfield
Site Reference: AECOM97 **Area:** 7.54ha
HELAA Reference: 205 **Potential Number of Dwellings** (if a housing site): 198
Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 198 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 1547m (Riverbank Medical Centre).	
SA3: GREEN SPACES & CULTURE	Site within 800m of publically accessible green / open space (War Memorial Adj The Carrs) and the Meden trail.	
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 facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 3.9km from the nearest SAC (Birklands & Bilhaugh) and over 2km of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network and a HAG area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Not assessed as part of Heritage Impact Assessment. Considered jointly with 206 and 207. No designated or non-designated heritage assets within site. Church Warsop conservation area, historic settlement core and non-designated heritage assets located approximately 330 metres to south. Land rises away from Church Warsop to the site. Impact on Conservation Area and setting of listed buildings would require further investigation to establish harm and mitigation. No known areas of archaeological significance within or near to site.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ Sherwood Sandstone (Conserve)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 84.89% overlap with Grade 3 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	The site has a low risk of fluvial flooding (FZ1) and is outside areas identified as being susceptible to surface water flooding	
SA8: NATURAL RESOURCES (C- Groundwater)	100% overlap with Groundwater Protection Zone 2 and contaminated (1.68%) with landfill.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre and 450m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	1339m from Primary school (Church Vale Primary School). However, the delivery of Sites 206 and 207 will likely improve access from this site to the 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	Site adjacent to Primary Road Route (A60)	

Summary: This site will make a positive contribution to housing and is sufficiently large to financially contribute towards education, if this is required by the local education authority. The site is located nearby several community facilities and accessible green space but this does not include the local GP and primary school which are both distant from the site. The development of the site will result in the loss of a greenfield site in an LPZ Sherwood Sandstone (Conserve) area. Development will also result in the loss of some grade 3 agricultural land. The site is also within a groundwater protection zone and a small proportion of it is considered to be contaminated with landfill. This could have significant negative environmental effects if not addressed.

Site Name: Land North of Laurel Avenue **Land Type:** Greenfield
Site Reference: AECOM206 **Area:** 5.84ha
HELAA Reference: 206 **Potential Number of Dwellings** (if a housing site): 153
Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 153 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 1499m (Riverbank Medical Centre).	
SA3: GREEN SPACES & CULTURE	Site is within 400m of strategic green infrastructure and 800m of Meden Trail.	
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 facility within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 4km from the nearest SAC (Birklands & Bilhaugh) and over 2km of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Not assessed as part of Heritage Impact Assessment. Considered jointly with 205 and 207. No designated or non-designated heritage assets within site. Church Warsop conservation area, historic settlement core and non-designated heritage assets located approximately 220 metres to south. Land rises away from Church Warsop to the site. Impact on Conservation Area and setting of listed buildings would require further investigation to establish harm and mitigation. No known areas of archaeological significance within or near to site.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ Sherwood Sandstone (Conserve)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 100% overlap with Grade 3 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) but some risk of surface water flooding (1% of 1 in 100 and 5.44% of 1 in 1000).	
SA8: NATURAL RESOURCES (C- Groundwater)	100% overlap with Groundwater Protection Zone 2 and within close proximity (90m) of a contaminated site (landfill).	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre and 441m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	1330m from Primary school (Church Vale Primary School). However, the delivery of Site 207 will likely improve access from this site to the school and possibly place most of the site within 400m.	
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	290m from Primary Road Route (A60)	

Summary: This site will make a positive contribution to housing and is sufficiently large to financially contribute towards education, if this is required by the local education authority. The site is located nearby several community facilities and strategic green infrastructure but this does not include the local GP and primary school which are both distant from the site. The development of the site will result in the loss of a greenfield site in an LPZ Sherwood Sandstone (Conserve) area. Development will also result in the loss of some grade 3 agricultural land. The site is also within a groundwater protection zone and nearby land considered to be contaminated with landfill. This could have negative environmental effects if not investigated and addressed.

Site Name: Land North of Lime Crescent/Birch Street **Land Type:** Greenfield

Site Reference: AECOM99

Area: 21.12ha

HELAA Reference: 207

Potential Number of Dwellings (if a housing site): 480

Potential Use: Housing

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 480 dwellings).	
SA2: HEALTH	The closest GP with capacity is at a distance of 1860m (Riverbank Medical Centre).	
SA3: GREEN SPACES & CULTURE	The site is 564m from the play area on Carter Lane / Wood Lane. The distance varies throughout the site and is greater from the east and west ends of the site. However, the site has potential to deliver on-site open space and a recreational facility.	
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 800m of at least 1 community facility. This increases to 2 or 3 community facilities at some points of the site.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 4.2km from the nearest SAC (Birklands & Bilhaugh) and over 2.3m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is 286m from ancient woodland and 285m from local wildlife sites but over 400m from local nature reserves and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	Some of the site falls within strategic green infrastructure network. The site is also within a HAG area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	Not assessed as part of Heritage Impact Assessment. Considered jointly with 205 and 206. No designated or non-designated heritage assets within site. Church Warsop conservation area, historic settlement core and non-designated heritage assets located approximately 360 metres to south east. Land rises away from Church Warsop to the site. Impact on Conservation Area and setting of listed buildings would require further investigation to establish harm and mitigation. No known areas of archaeological significance within or near to site.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	On edge of urban area and falls within LPZ Sherwood Sandstone (Conserve)	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effects. 64.34% overlap with Grade 3 agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) but some risk of surface water flooding (0.24% of 1 in 30; 1% of 1 in 100 and 3.05% of 1 in 1000).	
SA8: NATURAL RESOURCES (C- Groundwater)	Site within Groundwater Protection Zone 2 (31.89%) and contaminated (0.18%) with landfill.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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 Town Centre and 290m from bus stop (assessed from the centre of the site). The west end of the site has shorter distances to bus stops compared to the east end of the site.	
SA11: TRANSPORT (B - Access to Schools)	Some of the site within 400m but most of the site is within 800m of primary school (Church Vale 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	Site mostly within 1-1.5km from Primary Road Route (A60)	

Summary: This site will make a positive contribution to housing and is sufficiently large to financially contribute towards education, if this is required by the local education authority. The site is broadly located nearby several community facilities, accessible green space and strategic green infrastructure. The site is also within walking distance of the local primary school. The development of the site will result in the loss of a greenfield site in an LPZ Sherwood Sandstone (Conserve) area. Development will also result in the loss of some grade 3 agricultural land. Some of the site is also within a groundwater protection zone and a small proportion of it is considered to be contaminated with landfill. This could have significant negative environmental effects if not addressed.

Site Name: High Oakham Farm East
Site Reference: AECOM 100
HELAA Reference: 270
Potential Use: Housing

Land Type: Greenfield
Area: 6.56
Potential Number of Dwellings (if a housing site): 40

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 40 dwellings).	
SA2: HEALTH	Negative effect possible as facilities are not within close walking distance (over 2km 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). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site.	
SA4: COMMUNITY SAFETY	0.01% overlap with potentially unstable land. Effects unlikely.	
SA5: SOCIAL CAPITAL	The site is not within walking distance (800m) of one community facilities.	
SA6: BIODIVERSITY (A - Designated sites)	450m to nearest local nature reserve at closest point (Oakham). Cauldwell Brook Local Wildlife Site is roughly 250m west of the site and the Nottingham Road Cemetery LWS is roughly 165m east. Over 10km from nearest SAC. Roughly 1k from possible future SPA. 3.2km from nearest SSSI (Strawberry Hills Health).	
SA6: BIODIVERSITY (B - Enhancement)	91% overlap with HAG opportunity area. 100% 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)	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 (64.3%) is classified as Grade 3 agricultural land (4.2ha).	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1). Small area of high risk of 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.	
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, 823m from bus stop (from centre of site).	
SA11: TRANSPORT (B - Access to Schools)	798m (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	585m 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: High Oakham Farm West
Site Reference: AECOM 101
HELAA Reference: 171
Potential Use: Housing

Land Type: Greenfield
Area: 10.4ha
Potential Number of Dwellings: 237

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Significant positive effect as the site provides housing (Capacity to deliver 237 dwellings).	
SA2: HEALTH	Negative effect possible as facilities are not within close walking distance (over 2km 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). However, the site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site.	
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	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 at closest point (Oakham). Cauldwell Brook Local Wildlife Site runs along the perimeter of the site. Over 10km from nearest SAC. 1k from possible future SPA. 3.2km from nearest SSSI (Strawberry Hills Health).	
SA6: BIODIVERSITY (B - Enhancement)	60% overlap with HAG opportunity area. 30% overlap with wetland opportunity area. Almost completely 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 (90%) is classified as Grade 3 agricultural land (9.36ha).	
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, 692m from bus stop (from centre of site).	
SA11: TRANSPORT (B - Access to Schools)	802m (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 a)
Site Reference: AECOM 102
HELAA Reference: 77
Potential Use: Housing

Land Type: Brownfield
Area: 1.6ha
Potential Number of Dwellings: 70

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 70 dwellings).	
SA2: HEALTH	Positive effect as facilities are within close walking distance (625m 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)	19.5m from strategic infrastructure network. 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)	The River Maun flows within close proximity to the west of the site. High risk of fluvial flooding (a small porportion of the site falls within FZ3 and around a third of the site is in FZ2). A small proportion of the site falls within high, medium and low surface water flood risk.	
SA8: NATURAL RESOURCES (C- Groundwater)	Site falls with Groundwater Protection Zone 3.	
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)	320m (from centre of site) from nearest primary school (King Edward 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	352m from Primary Road Route (A6191 Nottingham Road).	

Summary - The site will have a positive effect on housing delivery and is located within a walking distance of Mansfield town centre and associated services and facilities. The site further benefits from close proximity to a primary school, community facilities and transport links. The development of the site will encourage the reuse of brownfield land and has potential for biodiversity enhancements. However, a substantial amount of the site falls within flood zones 2 and 3 and suitable mitigation will need to be considered.

Site Name: Land off Balmoral Drive
Site Reference: AECOM 103
HELAA Reference: 267
Potential Use: Housing

Land Type: Brownfield
Area: 0.84ha
Potential Number of Dwellings: 35

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 35 dwellings).	
SA2: HEALTH	Positive effect as facility is within very close walking distance (Bull Farm Surgery within 400m).	
SA3: GREEN SPACES & CULTURE	The site is adjacent to a green corridor and within 400m of publically accessible playing pitches and a community service 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	The site is within walking distance (800m) of more than three community facilities (including a church, post office, community centre).	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8.5km from SAC and over 3.5km of ppSPA. SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, geological sites and local wildlife sites.	
SA6: BIODIVERSITY (B - Enhancement)	Site is adjacent to strategic green 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 agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	The site has a low risk of fluvial flooding (FZ1) and is outside areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES (C- Groundwater)	Not within groundwater protection 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)	The site is 213m from bus stop on Chesterfield Road N.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m of primary school (Crescent Primary School).	
SA12: EMPLOYMENT	Residential development on vacant land.	
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	Site within 500m of primary road network (Chesterfield Road N).	

Summary - The development of the site will make a positive contribution to housing delivery on previously developed land. The site is within walking proximity to various services and facilities including schools, a medical centre and transport links. The site is also adjacent to strategic green infrastructure and within a short walk of publically accessible sports pitches.

Mansfield Local Plan: SA Report

Technical Appendix A: Site Appraisal Proformas

Employment Site Options

Site Name: Former Strand Cinema

Site Reference: AECOM 1

HELAA Reference: 132

Potential Use: Employment

Land Type: Brownfield

Area: 0.49 ha

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

Land Type: Brownfield
Area: 2.22 ha

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)	420m from strategic green infrastructure. No overlap with habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	The development of this site has the potential to cause moderate harm to the setting of a listed building (53-57 Stockwell Gate, Grade II listed) and a non-designated heritage asset (The Wheatsheaf PH, No, 47 Stockwell Gate), but would not cause a loss of an asset. The significance of the impact can be potentially high, dependent upon the form and height of new development.	
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

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

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)	129m 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 & INFRASTRUCTURE	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: 4.88 ha

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		The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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 Designated sites)	(A -	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 predicted as no heritage assets are likely to be affected.	
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 - Flooding)	(B -	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 - Groundwater)	(C -	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 - Sustainable modes of travel)	(A -	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 Access to Schools)	(B -	n/a	N/A
SA12: EMPLOYMENT		Significant positive effect - 4.88ha	
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

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, good public transport links and could help to provide employment opportunities. The site is adjacent to a LWS and overlaps a possible potential SPA which would need to be considered. The size of the site would also 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- this site has restoration conditions and needs to be treated as a restored greenfield site.

Area: 0.75 ha

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	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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 and 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 is an existing car park/quarry site. 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. It is also a small site, so opportunities for enhancement are therefore minimal but may link in with wider plans for habitat restoration with HELAA Site 150. Surface water flooding would need to be assessed, mitigated

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

Land Type: Brownfield
Area: 2.28ha

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	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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. Although within HAG opp area, biodiversity enhancement opportunities are minimal (only hedgerows on site have value) and current use of site within existing built-up employment site limits potential. 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

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	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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)	Site falls within strategic green infrastructure network. 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. Biodiversity enhancement opportunities are minimal (only hedgerows on site have value) and current use of site within existing built-up employment site limits potential. Site is located nearby a ppSPA but other than this 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

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 (Designated sites)	(A - 257m from Local Wildlife Site (Cotton Plantation)	
SA6: BIODIVERSITY (Enhancement)	(B - Falls within CNG and wetland opportunity areas. 812m from strategic green infrastructure.	
SA7: BUILT & NATURAL ASSETS (Heritage)	(A - No significant effects.	
SA7: BUILT & NATURAL ASSETS (Landscape)	(B - Site on edge of urban area within LPZ (ML23) Magnesian Limestone ('conserve').	
SA8: NATURAL RESOURCES (Soil)	(A - Potential negative effects. 100% overlap with Grade 2 -0.85ha will be lost	
SA8: NATURAL RESOURCES (Flooding)	(B - 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 (Groundwater)	(C - 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 (Sustainable modes of travel)	(A - 610m from bus stop. More than 1.3km from any centre.	
SA11: TRANSPORT (Access to Schools)	(B - 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: Crown Farm Industrial Estate (Site A)
Site Reference: AECOM 78
HELAA Reference: 143
Potential Use: Employment

Land Type: Brownfield
Area: 2.77ha
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 (vacant unused site). Also within an existing area allocated for employment (Crown Farm Industrial Estate).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	Some of the site has potential stability issues 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)	Site over 6.3km from the nearest SAC but within an ppSPA area (Nightjar and Woodlark breeding habitats). SSSI impact zones also suggest likely effects. Site is less than 400m from a local wildlife site. Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network and HAG.	
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) and some risk of surface water flooding (0.04% of 1 in 30; and 2.31% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	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)	684m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 2.77ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	751m from Primary Road Route.	

Summary - The site has good access to the primary route network and could help to provide substantial employment opportunities on previously developed land. There are potential significant negative effects on biodiversity, as the site is less than 400m from a local wildlife site.

Site Name: Millenium Business Park (Site A) **Land Type:** Greenfield
Site Reference: AECOM 79 **Area:** 0.32ha
HELAA Reference: 148
Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused site). Also within an existing area allocated for employment (Millenium Buisness 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	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)	Site over 9.4km from the nearest SAC and over 4.4km of ppSPA. SSSI impact zones do not suggest likely effects. Site is more than 400m from ancient woodland, local nature reserves, local wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	Adjacent to strategic green infrastructure network but does not fall within a habitat 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 - Site does not contain any agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and some risk of surface water flooding (0.02% of 1 in 30; 1% of 1 in 100; 6.48% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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)	188m from bus stop and more than 3 services per hour.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.32ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	96m from Primary Road Route (Chesterfield Road North).	

Summary - The site contributes positively to job creation, has good access to the primary route network and frequent public transport links. However, development on the site will result in the loss of a greenfield site and the minor risk of surface water flooding would also need to be assessed, mitigated and managed. There may be potential for biodiversity enhancement that should be explored.

Site Name: Ransom Woods Business Park (north of NHS Offices / Birch House)

Land Type: Greenfield

Site Reference: AECOM 80

Area: 2.07ha

HELAA Reference: 38

Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused site). Also within an existing area allocated for employment (Ratcher Hill).	
SA2: HEALTH	Access to a GP is considered to be more relevant to housing site options.	N/A
SA3: GREEN SPACES & CULTURE	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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)	Site over 8.1km from the nearest SAC but within a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones also suggest likely effects. Site is also adjacent to a local wildlife site (Rainworth Forest). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within strategic green infrastructure network, HAG and MBW.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Site is within a mineral site (no longer needed for extraction).	
SA8: NATURAL RESOURCES (A - Soil)	No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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)	316m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 2.07ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	190m from Primary Road Route.	

Summary - The site would contribute positively to job creation, has very good access to the primary route network and good public transport links. Development on the site could also result in some environmental enhancements through its remediation from its former minerals extraction use and through the general reuse of brownfield land. However, the site is also within a Nightjar and Woodlark breeding habitat ppSPA, adjacent to a local wildlife site and SSSI impact zones also suggest likely effects. These potentially significant environmental issues will need to be assessed and mitigated.

Site Name: Sherwood Business Park (Site A)

Land Type: Greenfield

Site Reference: AECOM 81

Area: 0.51

HELAA Reference: 145

Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused site). Also within an existing 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	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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)	Site over 8.4km from the nearest SAC but only 69m of a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones also suggest likely effects. Site is also adjacent to a local wildlife site (Rainworth Forest). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Site is adjacent to a strategic green infrastructure network and falls within MBW.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as no heritage assets are likely to be affected.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the countryside but located at the edge of the existing settlement.	
SA8: NATURAL RESOURCES (A - Soil)	No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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)	481m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.51ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	300m from Primary Road Route.	

Summary - The site contributes positively to job creation, has very good access to the primary route network and reasonable public transport links. However, the site is greenfield and nearby a Nightjar and Woodlark breeding habitat ppSPA, adjacent to a local wildlife site and SSSI impact zones also suggest likely effects. Conversely, there may be opportunities for enhancement should it be possible to avoid negative effects on designated habitats.

Site Name: Sherwood Business Park (Site B) **Land Type:** Greenfield
Site Reference: AECOM 82 **Area:** 0.27ha
HELAA Reference: 146
Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused site). Also within an existing 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	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. 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)	Site over 8.4km from the nearest SAC but only 69m of a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones also suggest likely effects. Site is also adjacent to a local wildlife site (Rainworth Forest). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Site is adjacent to a strategic green infrastructure network and falls within MBW.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as no heritage assets are likely to be affected.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is within the countryside but located at the edge of the existing settlement.	
SA8: NATURAL RESOURCES (A - Soil)	No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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)	333m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.27ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	155m from Primary Road Route.	

Summary - The site contributes positively to job creation, has very good access to the primary route network and public transport. However, development of the site will result in the loss of a greenfield site. The site is also nearby a Nightjar and Woodlark breeding habitat ppSPA, adjacent to a local wildlife site and SSSI impact zones also suggest likely effects. These environmental issues will need to be assessed and addressed.

Site Name: Land at Bellamy Road Industrial Estate **Land Type:** Greenfield
Site Reference: AECOM 83 **Area:** 1.87ha
HELAA Reference: 37
Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused site). Also within an existing area allocated for employment (Bellamy Road Industrial Estate).	
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)	Site over 8.7km from the nearest SAC but only 282m of a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones also suggest likely effects. Site is also within 400m of a local wildlife site (Ratcher Hill Cutting). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	257m from strategic green infrastructure network and also falls within a wetlands 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 agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and some risk of surface water flooding (0.55% of 1 in 30; 2% of 1 in 100; 9.14% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	93% of the site is within ground water protection zone 2.	
SA9: WASTE	Development of the site would result in the loss of greenfield land.	
SA10: ENERGY	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)	215m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 1.87ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	190m from Primary Road Route (A6191 Southwell Road West).	

Summary - The site would have a positive effect on job creation. It also has very good access to the primary route network and good public transport links. However, the site is nearby a Nightjar and Woodlark breeding habitat ppSPA, adjacent to a local wildlife site and SSSI impact zones also suggest likely effects. The site is also at some risk of surface water flooding and most of the site falls within ground water protection zone 2. These environmental issues will need to be assessed and addressed.

Site Name: Oakham Business Park (Site A)

Land Type: Greenfield

Site Reference: AECOM 84

Area: 0.17ha

HELAA Reference: 141

Potential Use: Employment

SA Objective		Likely Effects	Appraisal outcome
SA1: HOUSING		Neutral effect as no loss of housing expected from existing use (vacant unused infill site). Also within an existing area allocated for employment (Oakham 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		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 (Designated sites)	(A -	Site over 10.7km from the nearest SAC and over 2km of ppSPA. SSSI impact zones do not suggest likely effects. Site is also within 400m of a local nature reserve (Oakham) and local wildlife site (Oakham). Potential for negative effects.	
SA6: BIODIVERSITY (Enhancement)	(B -	75m from strategic green infrastructure network but does not fall within a habitat opportunity area.	
SA7: BUILT & NATURAL ASSETS (Heritage)	(A -	No significant effects.	
SA7: BUILT & NATURAL ASSETS (Landscape)	(B -	The site is within the urban area and has no impact upon landscape character.	
SA8: NATURAL RESOURCES (Soil)	(A -	No agricultural land affected.	
SA8: NATURAL RESOURCES (Flooding)	(B -	Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding (exception of 0.03% of the site within 1 in 1000 zone).	
SA8: NATURAL RESOURCES (Groundwater)	(C -	Not within groundwater protection zones	
SA9: WASTE		Development of the site would result in the loss of greenfield land.	
SA10: ENERGY		Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT (Sustainable modes of travel)	(A -	534m from bus stop.	
SA11: TRANSPORT (Access to Schools)	(B -	N/A	N/A
SA12: EMPLOYMENT		Positive effect as the site provides employment opportunities - 0.17ha	
SA13: INNOVATION		Site is on land that is unlikely to deliver knowledge intensive businesses	
SA14: BUSINESS LAND & INFRA- STRUCTURE		943m from Primary Road Route (A38 Sutton Road).	

Summary - The site contributes positively to job creation, has good access to the primary route network and reasonable access to public transport. It would provide a positive effect in terms of job creation but would involve the use of greenfield land. Development of the site could have an adverse effect on the Oakham nature reserve and wildlife site, but conversely, there could be opportunities for enhancement.

Site Name: Oakham Business Park (Site B)

Land Type: Brownfield

Site Reference: AECOM 85

Area: 0.22ha

HELAA Reference: 142

Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused infill site). Also within an existing area allocated for employment (Oakham 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	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 Designated sites)	(A - Site over 10km from the nearest SAC and over 1.9km of ppSPA. SSSI impact zones do not suggest likely effects. Site is within 400m of a local nature reserve (Oakham) and local wildlife site (Oakham). Potential for negative effects.	
SA6: BIODIVERSITY Enhancement)	(B - Falls within strategic green infrastructure network but does not fall within a habitat 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 agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land and partially contaminated with landfill. Potential for remediation.	
SA10: ENERGY	Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT Sustainable modes of travel)	(A - 539m from bus stop.	
SA11: TRANSPORT Access to Schools)	(B - N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.22ha	
SA13: INNOVATION	Site is on land that is unlikely to deliver knowledge intensive businesses.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	931m from Primary Road Route (A38 Sutton Road).	

Summary - The site has good access to the primary route network and reasonable access to public transport. Development would lead to the reuse of previously contaminated land. Whilst the site is within 400m of a local wildlife site, there may be opportunities for wildlife enhancement nearby.

Site Name: Oakfield Lane (land adjacent recycling depot) **Land Type:** Brownfield
Site Reference: AECOM 86 **Area:** 1.2ha
HELAA Reference: 43
Potential Use: Employment

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (derelict 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)	Site over 3.9km from the nearest SAC but only 538m of a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones do not suggest likely effects. Site is also within 400m of a local wildlife site (Warsop Sand Quarry). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	538m from strategic green infrastructure network but does fall within a HAG area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as no heritage assets are likely to be affected.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is located within the countryside on the edge of the urban area.	
SA8: NATURAL RESOURCES (A - Soil)	No agricultural land affected.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% of FZ1) and surface water flooding (4.26% of 1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	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)	217m from bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 1.2ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	968m from Primary Road Route (Church Street).	

Summary - The site has good access to the primary route network and good public transport links. The development of the site will also support the reuse of brownfield land and contribute positively to job creation. However, the site could have potential significant negative effects on the nearby Nightjar and Woodlark breeding ppSPA and the Warsop Sand Quarry local wildlife site. Provided that such effects could be avoided, there may be opportunities to secure wildlife enhancement. A low risk of surface water flooding exists that will need to be explored.

Site Name: Land at Oakfield Lane
Site Reference: AECOM 87
HELAA Reference: 63
Potential Use: Employment

Land Type: Brownfield
Area: 1.09ha

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (vacant unused 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 Designated sites)	(A) Site over 3.9km from the nearest SAC but only 527m of a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones do not suggest likely effects. Site is also within 400m of a local wildlife site (Warsop Sand Quarry). Potential for negative effects.	
SA6: BIODIVERSITY Enhancement)	(B) 527m from strategic green infrastructure network but does fall within a MBW area.	
SA7: BUILT & NATURAL ASSETS Heritage)	(A) No significant effects predicted as no heritage assets are likely to be affected.	
SA7: BUILT & NATURAL ASSETS Landscape)	(B) Site is within LPZ Sherwood Sandstone (Conserve; Conserve and Create; Conserve and Reinforce; Conserve and Restore).	
SA8: NATURAL RESOURCES Soil)	(A) Potential negative effects. The majority of the site (99%) is classified as Grade 3 agricultural land (1.7ha).	
SA8: NATURAL RESOURCES Flooding)	(B) Low risk of fluvial flooding (100% of FZ1) and outside of areas identified as being susceptible to increased risk of surface water flooding.	
SA8: NATURAL RESOURCES Groundwater)	(C) Not within groundwater protection zones	
SA9: WASTE	Brownfield land and partially contaminated with landfill. Opportunity for remediation.	
SA10: ENERGY	Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments	N/A
SA11: TRANSPORT Sustainable modes of travel)	(A) 336m from bus stop.	
SA11: TRANSPORT Access to Schools)	(B) N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 1.09ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	1027m from Primary Road Route (Mansfield Road).	

Summary - The site has reasonable access to the primary route network and good public transport links. Development of the site will support the remediation of contaminated land. However, the site is nearby the Nightjar and Woodlark breeding ppSPA and the Warsop Sand Quarry local wildlife site which could have significant negative effects. Provided negative effects could be avoided, there may be potential for biodiversity enhancements though. The site falls within an LPZ Sherwood Sandstone zone and is classified as Grade 3 agricultural land.

Site Name: Ratcher Hill Quarry Employment Area
Site Reference: AECOM 88
HELAA Reference: 150, 40, 38
Potential Use: Employment

Land Type: Quarry
Area: 5.26 ha

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 and partly vacant/un-used). 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	The site is classified as strategic green infrastructure and a net loss would occur as a result of development. No PROW or other publicly accessible trail of strategic importance passing through site. Neutral effect as no loss of existing open space or strategic green infrastructure (of recreational function).	
SA4: COMMUNITY SAFETY	Less than 1% of the site overlaps with a 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)	The entire site is within possible potential SPA (ppSPA) / sensitive bird area and immediately adjacent to Local Wildlife Site (Ratcher Hill Cutting and Rainworth Forest). However, as a working quarry, this is unlikely to support nightjar or woodlark nesting areas in its existing form. The northern part of the site lies within LPZ Sherwood Sandstone. The LPZ then wraps around the eastern site boundary immediately adjacent. The SSSI of Strawberry Heath and a Local Nature Reserve (Oak Tree Heath) lies to the north of the site. Potential for significant negative effects. The scale of site may make enhancement a possibility (see below).	
SA6: BIODIVERSITY (B - Enhancement)	Falls within HAG, MBW and wetland opportunity areas. Falls within strategic green infrastructure BUT small degree of overlap with LWS and SSSI. Almost 100% overlap with possible SPA (ppSPA). Scale of site makes enhancements (secured through mineral restoration plans) on site possible, such as habitat restoration to the north. 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 predicted as no heritage assets are likely to be affected.	
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)	Approximately 50% of the site is classed as non agricultural land. The rest is classed as Grade 3 agricultural land, however it is not in agricultural use, nor would it be likely it would be useful in such uses. As such, the effect is considered neutral.	
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). Potential negative effects.	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	The northern part of the site (HELAA 150) is a quarry but it is not thought to present contamination issues. The western parts of the site (HELAA 40 at 0.75 ha) is brownfield land adjacent to potential contamination and it is unclear whether the site would contribute to clean up of contamination. Development of the eastern part of the site (HELAA 38 at 2.07 ha) 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)	The northern part of the site (HELAA 150) is 9m from the closest bus stop but the topography into the site is such that access to bus stops on Jubilee Way South are inaccessible. The closest accessible bus stop is located on Southwell Rd (455m). The eastern part of the site (HELAA 38) is 316m from a bus stop and the western part (HELAA 40) is 168m from a bus stop. A positive effect is felt because there are transport nodes within 400m.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Significant positive effect as the site provides employment opportunities - 5.26ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	The northern portion of the site is 682m from Primary Road Route (A6191 Southwell Rd West) but the other parcels (HELAA 38 and 40) are more accessible, being approximately 200m from the Primary Road Route.	

Summary - Part of the site is an existing car park/quarry site in close proximity to a local wildlife site. The site is also within a Nightjar and Woodlark breeding habitat ppSPA, adjacent to a local wildlife site and SSSI impact zones also suggest likely effects. These potentially significant environmental issues will need to be assessed and mitigated. Development on the site could result in some environmental enhancements through its remediation from its former minerals extraction use and through the general reuse of brownfield land. The site has good access to the primary route network and good public transport links, and could help to provide substantial employment opportunities. As a working quarry, it is unlikely that its development for employment would lead to negative effects. The risk of surface water flooding would need to be assessed, mitigated and managed.

Site Name: Oakfield Lane
Site Reference: AECOM 89
HELAA Reference: 43, 63
Potential Use: Employment

Land Type: Brownfield
Area: 2.29 ha

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use (50% derelict, 50% vacant unused 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)	Site over 3.9km from the nearest SAC but less than 550m of a Nightjar and Woodlark breeding habitat ppSPA. SSSI impact zones do not suggest likely effects. Site is also within 400m of a local wildlife site (Warsop Sand Quarry). Potential for significant negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Less than 550m from strategic green infrastructure network. The site falls within a HAG and a small western portion falls within a MBW area.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as no heritage assets are likely to be affected.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site is located within the countryside on the edge of the urban area. Almost 50% is within LPZ Sherwood Sandstone (Conserve; Conserve and Create; Conserve and Reinforce; Conserve and Restore).	
SA8: NATURAL RESOURCES (A - Soil)	The majority of the site is classified as Grade 3 agricultural land, with a small portion to the north western corner classified Grade 2. Potential negative effects.	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (100% in FZ1) but small portions at risk from surface water flooding (1 in 1000).	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land; encourages the reuse of land. Partially contaminated with landfill. Opportunity for remediation.	
SA10: ENERGY	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)	The site is within 400m of a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 2.29 ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	Primary Road Routes include Church Street (968m away) and Mansfield Road (1027m away).	

Summary - The site has good access to the primary route network and good public transport links. The development of the site will also support the reuse of brownfield land and remediation of contaminated land, contributing positively to job creation. The site falls within an LPZ Sherwood Sandstone zone and is classified as Grade 3 agricultural land. A low risk of surface water flooding exists that will need to be explored. The site could have potential significant negative effects on the nearby Nightjar and Woodlark breeding ppSPA and the Warsop Sand Quarry local wildlife site. Provided that such negative effects could be avoided, there may be opportunities to secure wildlife enhancement.

Site Name:
Site Reference: AECOM 93
HELAA Reference: 137
Potential Use: Employment

Land Type: Brownfield
Area: 0.25 ha

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use.	
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	24.32% overlap with potentially unstable land. Effects likely.	
SA5: SOCIAL CAPITAL	Neutral effect as no loss of community facility from existing use.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 6.7km from the nearest SAC (Birklands & Bilhaugh) but within 45m of ppSPA (Nightjar and Woodlark breeding habitats). SSSI impact zones do not suggest likely effects. Site is within 169m of a local wildlife site (Crown Farm) but more than 400m from ancient woodland, local nature reserves and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	Falls with Strategic GI area and a HAG.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as no heritage assets are likely to be affected.	
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)	The site has a low risk of fluvial flooding (FZ1) and is outside areas identified as being susceptible to surface water flooding	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Brownfield land; encourages the reuse of land.	
SA10: ENERGY	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)	The site is 529m of a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 0.25 ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	Site 690m from Primary Road Route A6117.	

Summary: The site has good access to the primary route network. The development of the site will also support the reuse of brownfield land and contribute positively to job creation. The site could have potential significant negative effects on the nearby Nightjar and Woodlark breeding ppSPA and the Crown Farm wildlife site. Provided that such negative effects could be avoided, there may be opportunities to secure wildlife enhancement.

Site Name: Penniment Farm
Site Reference: AECOM 103
HELAA Reference: 82
Potential Use: Employment

Land Type: Brownfield
Area: 12.69ha

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Neutral effect as no loss of housing expected from existing use.	
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 (Designated sites)	(A - Site over 10km from the nearest SAC (Birklands & Bilhaugh) and over 1km from a ppSPA. SSSI impact zones do not suggest likely effects. Site also more than 400m from ancient woodland, local nature reserves, wildlife sites and geological sites.	
SA6: BIODIVERSITY (B - Enhancement)	More than 300m from Strategic GI area but does fall in a CNG and WOA habitat opportunity areas.	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects predicted as no heritage assets are likely to be affected.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	The site falls within the LPZ Magnesian Restore.	
SA8: NATURAL RESOURCES (A - Soil)	Almost all of the site falls within Grade 3 agricultural land with the exception of a small strip to the north which falls within Grade 2. The development of the site will result in the loss of 12.69ha of agricultural land.	
SA8: NATURAL RESOURCES (B - Flooding)	The site has a low risk of fluvial flooding (FZ1) and is outside areas identified as being susceptible to surface water flooding	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater protection zones	
SA9: WASTE	Part brownfield and part greenfield.	
SA10: ENERGY	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)	The site is 33m of a bus stop.	
SA11: TRANSPORT (B - Access to Schools)	N/A	N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities - 12.69 ha	
SA13: INNOVATION	Neutral effect as the type of employment is currently unknown.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	Site is adjacent to the A6075 and the A617 Primary Road Routes.	

Summary: The site benefits from very good road and public transport access. It further has potential to provide substantial employment land but this comes at the cost of high quality agricultural land. The site also provides opportunities for biodiversity enhancements.

Mansfield Local Plan: SA Report

Technical Appendix A: Site Appraisal Proformas

Commercial / retail site options

Site Name: Portland Gateway
Site Reference: 80(a)
SHLAA Reference: N/A
Potential Use: Car Park

Land Type: Brownfield
Area (Ha): 0.62
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect. Although part of the site appears to have been historically used for housing, mapping shows that the majority of these dwellings were demolished prior to 1965 and all had been removed by 2000.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	No significant effect because although there is no publicly accessible green space within walking distance, this assessment criteria is not applicable to the proposed form of development.		N/A
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no heritage assets within close proximity to the site that would be affected and there is unlikely to be an effect upon Landscape Character due to the site location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant negative effect as although the proposed use (car park) would replace an exisiting surface level car park there is a small active employment unit (car dealership) which would be lost.		The business needs to be relocated in a more desirable location without suffering any loss.
SA13: INNOVATION	Significant negative effect as the development results in the loss of a small active employment unit (car dealership).		The business needs to be relocated in a more desirable location without suffering any loss.
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided as the existing business would need to be re-located.		The site brief needs to address this issue to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane

Site Reference: 80(b) - Option 1

SHLAA Reference: N/A

Potential Use: Improved Residential Environment

Land Type: Brownfield

Area (Ha): 1.48

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as improvements to this residential area would not be required to contribute towards open space as they are existing houses.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA6: BIODIVERSITY	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA7: BUILT & NATURAL ASSETS	No significant effect as although the Nottingham Road Conservation Area is nearby the ring road seperates the two and has the greater impact. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north. It should be noted that development here will be to improve the existing residential area so this can be mitigated through the design of the scheme.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	No significant effect. It should be noted that development here will be to improve the existing residential area.		N/A
SA10: ENERGY	No significant effect as although development results in a large site outside of an area of high heat demand and a Heat Priority Area, this proposal would improve the existing residential units, not replace them.		N/A
SA11: TRANSPORT	No significant effect as although the site is within 240m of the town centre these houses already exist.		N/A
SA12: EMPLOYMENT	No significant effect as these houses already exist.		N/A
SA13: INNOVATION	No significant effect as these houses already exist.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. This is due to the multiple ownership of the site.		Wide public consultation is required before any proposals are implemented.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane

Site Reference: 80(b) - Option 2

SHLAA Reference: N/A

Potential Use: Mixed Use

Land Type: Brownfield

Area (Ha): 1.48

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B1/C1/D2 would not be required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and may involve the development of a hotel which could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the Nottingham Road Conservation Area is nearby the ring road seperates the two. It is considered that commercial buildings would fit the surroundings. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the north.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site has potential to provide for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. This is due to the multiple ownership of the site.		Wide public consultation is required before any proposals are implemented. In addition, the council could implement a strategy to purchase properties as they enter the market.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane

Site Reference: 80(c)

SHLAA Reference: N/A

Potential Use: Mixed Use

Land Type: Brownfield

Area (Ha): 4.36

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as there are 11 SINC's within 2km and part of the proposed development site is classified as neutral amenity grassland.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's and LBAP habitats need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the Drury Dam Viaduct (Listed Building) is nearby it is screened from the proposed development site. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary to the northeast. It should be noted that development here will regenerate the existing industrial area so this can be mitigated through the design of the scheme.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues due to its current use.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as the site is within 600m of Mansfield Town Centre and is therefore easily accessible by public transport + a reasonable walk. It should be noted that this large site straddles the 600m town centre buffer.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site has potential to provide for a range of employment sectors which increases job choice and income levels of the district.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as although the site has infrastructure in place, it will be important to retain and improve the footpath to the north, which provides access across the railway line and the narrow section of Quarry Lane is likely to need widening. It is likely to be relatively straight forward to provide this necessary infrastructure.		Site brief to ensure that the existing footpath to the north of the site is to be retained and improved and Quarry Lane is widened.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Portland Gateway, Site bounded by Sutton Road and Quarry Lane

Site Reference: 80(d)

SHLAA Reference: 82

Potential Use: Mixed Use

Land Type: Greenfield

Area (Ha): 2.00

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as D2 uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 13 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the re-use of a large brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 82).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Positive effect as the site is within 600m of Mansfield Town Centre and is therefore easily accessible by public transport + a reasonable walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as although the site has infrastructure in place, it will be important to retain the public right of way to the east of the site, and the narrow section of Quarry Lane is likely to need widening. It is likely to be relatively straight forward to provide this necessary infrastructure.		Site brief to ensure that the public right of way to the east of the site is to be retained and Quarry Lane is widened.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Stockwell Gate North, Site bounded by Rosemary Street ar Land Type: Brownfield

Site Reference: 81

SHLAA Reference: N/A

Potential Use: Mixed Use

Area (Ha): 2.41

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No Significant effect. It should be noted that 'The Old Meeting House (Unitarian church)' is within the proposed development site however this listed building/community facility is to be retained.		Ensure retention of The Old Meeting House.
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and this may become applicable should proposals for this site include a hotel. The impact of tourism could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site will considerably enhance the setting of the listed buildings within and adjacent the site. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant positive effect as development of the site results in the remediation of a large brownfield site. An indicative area of surface water run off (shown by EA data), is located within the site boundary along Stockwell Gate and the junction at the A6009. However it is considered that the significantly positive effect of its redevelopment would outweigh this issue, provided it can be adequately mitigated.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues from its former use as a bus station.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail sector. It should be noted that existing retail units are likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be land ownership problems and level differences that will need to be resolved before development which links into the town centre adequately can take place.		Ownership issues and level differences will need to be resolved.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: White Hart Street
Site Reference: 82
SHLAA Reference: N/A
Potential Use: Mixed Use

Land Type: Brownfield
Area (Ha): 3.46
Potential Number of Dwellings (if a housing site): 144
Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as more than 15 dwellings would be provided on this mixed use site and the affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Significant positive effect as this mixed use site would provide more than 20 dwellings and will therefore contribute towards open space provision.		Developer contributions (on site) required.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the residential element of this proposal could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site will considerably enhance the setting of the listed buildings within and adjacent the site. This includes the rear of the post office which although listed would be demolished to further enhance this building and the wider area. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant negative effect as a small part of the site is located within Flood Zone 3. However it should be noted that this relates to land which is unlikely to be developed due to existing heritage assets. In addition, significant negative effect as part of the site is covered by an indicative area of surface run off and Flood Zone 2.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues from former uses such as brewing and tanning etc.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail and office sectors. It should be noted that existing business premises are likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications. Please note that retail jobs would have no significant effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be land ownership and flooding problems that need resolving before development can take place.		Ownership and flooding issues will need to be resolved.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Former Mansfield Brewery (part), Great Central Road
Site Reference: 83
SHLAA Reference: 72
Potential Use: Mixed Use

Land Type: Brownfield
Area (Ha): 1.24
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and this may become applicable should proposals for this site include a hotel. The impact of tourism could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would enhance the local heritage asset and setting through conversion to a viable use. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant negative effect as the site is marginally located within Flood Zone 3. In addition, significant negative effect as the site is partly located within Flood Zone 2 and an area of indicative surface water run-poff (as shown by EA data).		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues from its former use as a brewery and railway use.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk. It should be noted that this large site straddles the 240m town centre buffer.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be problems that need resolving before necessary infrastructure can be provided. This includes engineering works to reduce flood risk and maximising opportunities to provide recreational trails. Also level differences within the site will need addressing.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Riverside, Off St. Peter's Way, Mansfield
Site Reference: 84(a)
SHLAA Reference: 71
Potential Use: Mixed Use

Land Type: Mixed
Area (Ha): 0.52
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as the entrance to a significant area of open space is within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect as the site also falls within 5km of the future possible SPA and may involve the development of a hotel which could result in further harm to the integrity of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as the site is marginally located within Flood Zone 3. In addition, negative effect as the site is partly located within Flood Zone 2.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 71).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as hotel and restaurant uses tend to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as infrastructure associated with flood prevention will need to be addressed. It should also be noted that opportunities for recreational trail provision should be maximised.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Riverside, Off St. Peter's Way, Mansfield
Site Reference: 84(b)
SHLAA Reference: 71
Potential Use: Mixed Use

Land Type: Mixed
Area (Ha): 1.64
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Significant positive effect as the masterplan for this site indicates apartments on upper floors of some buildings. It is likely that more than 15 dwellings would be provided and the affordable housing requirement would be triggered.		Affordable housing required, preferably on site.
SA2: HEALTH	Negative effect as although a doctor’s surgery is within walking distance, there is no capacity. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		Developer contributions required towards healthcare should residential be provided.
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		The masterplan for this site indicates apartments on upper floors of some buildings. It is likely that more than 6 dwellings would be provided and the open space requirement would be triggered.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 28 community facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect if the residential element of this proposal comes forward as this could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 13 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there is unlikely to be any impact upon the listed building on the opposite side of Ratcliffe Gate. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Significant negative effect as the site is partly located within Flood Zone 3. In addition, negative effect as the site is partly located within Flood Zone 2. Please note, areas of indicative surface water run-off directly abut the site along the northern and western site boundaries.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only ‘less vulnerable’ and ‘more vulnerable’ should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 71).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Significant negative effect as development results in a large site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail and office sectors. It should be noted that existing business premises are likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there are likely to be land ownership and flooding problems that need resolving before development can take place.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Riverside, Off St. Peter's Way, Mansfield
Site Reference: 84(c)
SHLAA Reference: 71
Potential Use: Mixed Use

Land Type: Mixed
Area (Ha): 0.90
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as B1 uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would enhance Chadburn House - Making IT Centre (Local Heritage Asset) which is in close proximity to the site. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Significant negative effect as the site is located within Flood Zone 3. In addition, significant negative effect as the site is located within Flood Zone 2 and areas of indicative surface water run-off (as shown by EA data).		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). The application of an exceptions test is required for certain uses in Flood Zone 3 with many not permitted at all (see difficulties column). Only 'less vulnerable' and 'more vulnerable' should be allocated in Flood Zone 2 without the application of an exceptions test.
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues as identified in Mansfield's 2013 SHLAA (Ref 71).		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Town Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Significant positive effect as the site provides for a range of employment sectors which increases job choice and income levels of the district. It should be noted that existing business premises are likely to be lost as part of the development.		N/A
SA13: INNOVATION	Significant positive effect as the site has a strong capability of providing jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as infrastructure associated with flood prevention will need to be addressed. It should also be noted that opportunities for recreational trail provision should be maximised.		The site brief needs to address infrastructure issues to ensure any development is acceptable.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Clumber Street
Site Reference: 85
SHLAA Reference: N/A
Potential Use: Mixed Use

Land Type: Brownfield
Area (Ha): 0.20
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Uncertain effect. Whilst this site has the capacity to provide a number of residential units on upper floors, it could equally provide office floorspace.		N/A
SA2: HEALTH	Significant positive effect as 2 doctor’s surgeries with capacity and several recreational facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space. However if residential units are provided on upper floors a contribution would need to be made.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 26 community facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect if the residential element of this proposal comes forward as this could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 10 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although there are heritage assets within close proximity, only the rear of these buildings face the proposed development site (which would improve vacant parcels of land) and as such there is unlikely to be any negative impact. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors. Should offices be provided on upper floors then this would have a positive effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Rear of Town Hall, Queen Street, Mansfield
Site Reference: 86
SHLAA Reference: N/A
Potential Use: Mixed Use

Land Type: Brownfield
Area (Ha): 0.05
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect.		N/A
SA2: HEALTH	No significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site enhances several heritage asset including the Old Town Hall and the surrounding areas. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications. Please note that retail uses would have no significant effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land off Vale Road, Vale Road, Mansfield Woodhouse
Site Reference: 87
SHLAA Reference: N/A
Potential Use: Retail

Land Type: Greenfield
Area (Ha): 0.04
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Pleasley Vale Railway SSSI which marginally straddles the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 16 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as this proposal would have no impact on the assets nearby. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land Adj The Greyhound PH, High Street, Mansfield Woodl

Site Reference: 88

SHLAA Reference: N/A

Potential Use: Mixed Use

Land Type: Brownfield

Area (Ha): 0.04

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail/leisure uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 14 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the site is within Mansfield Woodhouse Conservation Area and the setting of '52, 74, 76, 78 High Street' (Local Heritage Assets) there would be no harm caused by the development of this car park provided that the development follows conservation guidance/policies. In addition, no significant effect upon landscape character due to the site's location.		Development Brief to ensure conservation principals are considered.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site. Please note that an indicative area of surface water run-off, as shown by EA data, abuts the site to the north along Mansfield Woodhouse High Street.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Woodhouse District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure. Please note that this site is located on a slight bend in the road which may be hazardous. Therefore the design of any development should include a recess to accommodate an off-street loading bay to avoid this risk.		Development brief to ensure that an off-street loading bay is incorporated.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: High Street (land adjacent Crates and Grapes PH), Market Warsop

Site Reference: 89

SHLAA Reference: N/A

Potential Use: Mixed Use

Land Type: Brownfield

Area (Ha): 0.08

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail/leisure uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 9 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would enhance the setting of Crates and Grapes (Listed Building) provided that the development follows conservation guidance/policies. In addition, no significant effect upon landscape character due to the site's location.		Development Brief to ensure conservation principals are considered.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site is likely to have infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Carpark Adj Morrisons, High Street, Mansfield Woodhouse

Site Reference: 93

SHLAA Reference: N/A

Potential Use: Retail

Land Type: Brownfield

Area (Ha): 0.13

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as Yeoman Hill Park is within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 14 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Negative effect as the development of the site may result in harm to the Mansfield Woodhouse Conservation Area. In addition, no significant effect upon landscape character due to the site's location.		This negative effect would be mitigated through the application of the Historic Environment policy, and the relevant DM policy.
SA8: NATURAL RESOURCES	Negative effect as an indicative area of surface water run off (shown by EA data), is located within the site boundary. Please note that development of the site would result in a positive effect due to the re-use of a small brownfield site.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Church Street (car park), Market Warsop
Site Reference: 94
SHLAA Reference: N/A
Potential Use: Retail

Land Type: Brownfield
Area (Ha): 0.04
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance. It should be noted that an access point to Carr Lane Park is just over 240m walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. (Discuss detail for development brief with Kira). Potential impacts upon SINC's need to be addressed through the development brief for the site allocation. (Discuss detail for development brief with Kira).
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Warsop Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure, although existing carparking would need to be relocated.		Development brief to include this requirement. A potential location is to the rear of site No. 89.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Library and Adj Car Park, High Street, Market Warsop
Site Reference: 95
SHLAA Reference: N/A
Potential Use: Mixed Use

Brownfield
Area (Ha): 0.12
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Mixed

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as the entrance to Carr Lane Park is within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No Significant effect. It should be noted that Market Warsop Library is within the proposed development site however this community facility would be replaced as part of any development here.		Ensure replacement of the Library.
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 10 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Warsop Conservation Area there would be no detrimental impact upon Crates and Grapes (Listed Building) which is directly across the High Street. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities. It should be noted that the library would need to be re-located within the development.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as the library will need to be re-located within the development and there would be a loss of car parking.		The re-location of the library will need to be agreed between the land owners/developer.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Toothill Lane
Site Reference: 99
SHLAA Reference: N/A
Potential Use: Mixed Use

Land Type: Brownfield
Area (Ha): 0.19
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Uncertain effect. Whilst this site has the capacity to provide a number of residential units on upper floors, it could equally provide office floorspace.		N/A
SA2: HEALTH	Significant positive effect as a doctor’s surgery with capacity and several recreational facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space. However if residential units are provided on upper floors a contribution would need to be made.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant positive effect as 25 community facilities are within walking distance. This site has been appraised on the basis that it could provide residential however please note that if no residential units are provided there would be no significant effect.		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. In addition, negative effect if the residential element of this proposal comes forward as this could result in harm to the integrity of the future possible SPA as it falls within 5km of this designation. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Place Conservation Area, it would not directly affect the listed buildings to the rear of the site on Church Street or the adjacent local heritage asset. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Negative effect as mapping suggests that the site is located within an indicative area of surface water run off. It should be noted that further investigation may be required as site topography indicates that this may not be an issue.		The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Significant positive effect as the site is a large and located in an area of both high heat demand and a Heat Priority Area.		Site briefs need to cross refer to the Combined Heat and Power / District Heating and Co-Location Policy.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Town Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place (although there would be a loss of car parking).		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land off Park Road, Park Road, Mansfield Woodhouse
Site Reference: 101
SHLAA Reference: N/A
Potential Use: Retail

Land Type: Brownfield
Area (Ha): 0.17
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Pleasley Vale Railway SSSI which marginally straddles the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 17 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as development of this site would have no impact on nearby assets or the Mansfield Woodhouse Conservation Area. Only the rear of the site is within the conservation area. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	No significant effect. It should be noted that development here would replace existing employment units which do not appear to be contaminated. This site does not fall within any of the identified agricultural or flood related zones.		N/A
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues related to the current use on-site.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities. It should be noted that there is an existing active employment use on-site which would need to be re-located.		Development brief to ensure re-location of existing business.
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there is an active employment use on-site which will need to be re-located before development can take place.		Development brief to ensure re-location of existing business.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land Adj Turners Hall, Welbeck Road, Mansfield Woodhou

Land Type: Mixed

Site Reference: 102

Area (Ha): 0.34

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as Yeoman Hill Park is within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Mansfield Woodhouse Conservation Area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Negative effect as development would result in the loss of a predominantly greenfield site. Please note there is an area of indicative surface water run-off (as shown by EA data) abutting the site boundary to the south along Welbeck Road.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a predominantly small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land off Portland Street, Portland Street, Mansfield Woodl

Land Type: Brownfield

Site Reference: 103

Area (Ha): 0.05

SHLAA Reference: N/A

Potential Number of Dwellings (if a housing site): N/A

Potential Use: Retail

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect. Although historic information shows that some properties on-site were previously in residential use, these have been vacant and derelict for some time and definitely before the start of the plan period.		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	Significant positive effect as the development of the site would seek to bring the local heritage asset located on-site back into use, therefore protecting and enhancing these buildings and their setting. In addition, no significant effect upon landscape character due to the site's location.		Development brief to include this requirement.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Significant positive effect as the development maximises brownfield land and may resolve potential contamination issues due to the use as part of the site as a slaughter house.		Site brief to ensure that possible contamination issues are addressed.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Mansfield Woodhouse District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: The Market PH and Adj Car Park, High Street, Market Wars

Land Type: Brownfield

Site Reference: 104

SHLAA Reference: N/A

Potential Use: Retail

Area (Ha): 0.19

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	Negative effect as the development of the site may result in the loss of dwelling space above the public house.		Ensure that the overall dwelling requirement makes up for the loss.
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	Significant negative effect as development of the site would result in the loss of a community facility namely The Market PH (Working Mens Club).		Replacement community facility required.
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 9 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although there is a listed building and conservation area adjacent to the proposed development site, there is unlikely to be any detrimental impact. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal.
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities in the retail sector. It should be noted that the existing unit is likely to be lost as part of the re-development.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there is an active use on-site which will need to be re-located before development can take place.		Development brief to ensure re-location of existing business.
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Land at G.A. Townroe & Son Funeral Directors, High Street

Site Reference: 105

SHLAA Reference: N/A

Potential Use: Retail

Land Type: Greenfield

Area (Ha): 0.05

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Negative effect as there is not any publicly accessible green space within walking distance. It should be noted that an access point to Carr Lane Park is just over 240m walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 11 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Market Warsop Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability and this is a small greenfield site.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy). This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Market Warsop District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Negative effect as there is an active use on-site (funeral directors), the owner of which would need to agree to the loss of the adjacent gardens in order for development to take place.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Burns Lane / Church Street, Market Warsop
Site Reference: 106
SHLAA Reference: N/A
Potential Use: Mixed Use

Land Type: Brownfield
Area (Ha): 0.64
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Private

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as The Carrs Recreation Ground is within walking distance.		N/A as commercial uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect. Although the redevelopment of this site would result in the loss of a Bingo Hall, this has been vacant for some time and is therefore not considered the loss of an active community facility.		N/A
SA6: BIODIVERSITY	Significant negative effect as development of the site could result in harm to Hills & Holes & Sookholme Brook SSSI which falls within the 2km buffer. In addition, negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 12 SINC's within 2km of the proposed development site.		Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is partly within the Market Warsop Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Significant negative effect as information indicates that the site falls within agricultural soil grade 3. In addition, negative effect as the site is located within an indicative area of low permeability. Please note there is an area of indicative surface water run-off (as shown by EA data) which abuts the site boundary to the west along Church Street.		Brownfield land should be maximised to ensure losses of agricultural soil are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within 240m of Market Warsop District Centre and is therefore easily accessible by public transport + a short walk.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	Positive effect as the site has potential but is less likely to provide jobs in knowledge intensive businesses and / or creating opportunities for improved skills / qualifications. Please note that the retail uses would have no significant effect.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place. It should be noted that Tesco previously submitted an application for this site and it has therefore been assumed that land ownership issues were resolved as part of that process. This would be confirmed should the site be considered appropriate for allocation.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Police Station, Rose Lane, Mansfield Woodhouse
Site Reference: 110
SHLAA Reference: N/A
Potential Use: Retail

Land Type: Brownfield
Area (Ha): 0.10
Potential Number of Dwellings (if a housing site): N/A
Owners Details Known: Notts Police

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	No significant effect		N/A
SA3: GREEN SPACES & CULTURE	Positive effect as there is publicly accessible green space within walking distance.		N/A as retail uses are not required to contribute towards open space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Negative effect as the site falls within 10km of both the SAC and future possible SPA and therefore could result in harm to the integrity of the site. Negative effect as there are 16 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as although the proposed development site is within the Mansfield Woodhouse Conservation area there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		Development brief to consider conservation principles/policies.
SA8: NATURAL RESOURCES	Positive effect as development of the site results in the re-use of a small brownfield site. Please note that there is an indicative area of surface water run-off (as shown by EA data) abutting the site boundary to the south along Mansfield Woodhouse High Street.		The development brief will need to address water quality (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Positive effect as the development results in the re-use of brownfield land which is unlikely to be contaminated.		Development brief to require site investigation at time of application to ensure contamination is not present.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	Significant positive effect as the site is located within Mansfield Woodhouse District Centre and is therefore easily accessible by public transport.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities. The existing police station is currently looking to re-locate.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Significant positive effect as the site has infrastructure in place. This site would depend on the Police force's plans to down-size / re-locate coming to fruition.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	

Site Name: Bellamy Road Neighbourhood parade, Bellamy Road, Mansfield

Site Reference: 111

SHLAA Reference: N/A

Potential Use: Retail

Land Type: Greenfield

Area (Ha): 0.46

Potential Number of Dwellings (if a housing site): N/A

Owners Details Known: MDC

SA Objective	Likely Effects	Appraisal outcome	Mitigation (if required)
SA1: HOUSING	No significant effect		N/A
SA2: HEALTH	Significant negative effect as the existing publicly accessible green space would be lost.		Replacement facility required.
SA3: GREEN SPACES & CULTURE	Significant negative effect as the site results in the net loss of publicly accessible green space.		Replacement accessible green space required / Improvements required to remaining space.
SA4: COMMUNITY SAFETY	Positive effect as the site is not within an area of high risk as a result of mining legacy.		N/A
SA5: SOCIETY	No significant effect		N/A
SA6: BIODIVERSITY	Significant negative effect as the proposed development site is within 1km of the future possible SPA and both the Strawberry Hill Heaths and Rainworth Lakes SSSI's are within 2km. In addition, negative effect as the site falls within 10km of the SAC and therefore could result in harm to the integrity of the site. Negative effect as there are 14 SINC's within 2km of the proposed development site.		Allocations which fall within SAC or possible future SPA buffers shall be subject to further scrutiny through the Habitats Regulations Assessment. Potential impacts upon SSSI sites/habitat need to be addressed through the development brief for the site allocation. Potential impacts upon SINC's need to be addressed through the development brief for the site allocation.
SA7: BUILT & NATURAL ASSETS	No significant effect as there are no assets within close proximity to the site that would be affected. In addition, no significant effect upon landscape character due to the site's location.		N/A
SA8: NATURAL RESOURCES	Negative effect as development of the site results in the loss of a greenfield site. Please also note that there is an area affected by surface water run off (shown by EA data) just outside the site boundary to the east (subway).		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal. The development brief will need to address any potential flooding and water quality issues (in line with the Managing Water and Flood Risk policy).
SA9: WASTE	Negative effect as development would result in the loss of a small greenfield site.		This effect cannot be mitigated as greenfield land is irreplaceable. Brownfield land should be maximised elsewhere to ensure greenfield losses are minimal.
SA10: ENERGY	Negative effect as development results in a small site outside of an area of high heat demand and a Heat Priority Area.		Sustainable Energy policies aim to mitigate this effect. They need to be cross referenced in the site brief.
SA11: TRANSPORT	No significant effect as although it is over 1300m from Mansfield Town Centre it would provide local shopping facilities for the surrounding area which will help to reduce the need to travel by car for convenience goods. In addition there is a large Tesco and Argos store nearby.		N/A
SA12: EMPLOYMENT	Positive effect as the site provides employment opportunities.		N/A
SA13: INNOVATION	No significant effect as the retail sector tends to require a less skilled work force than other sectors.		N/A
SA14: BUSINESS LAND & INFRA-STRUCTURE	Positive effect as it is likely to be relatively straight forward to provide necessary infrastructure.		N/A
EQUALITY IMPACT ASSESSMENT	Race	No impact	
	Age	No impact	
	Gender (including Gender Reassignment)	No impact	
	Sexual Orientation	No impact	
	Religion / Belief	No impact	
	Marital / Civil Partnership Status	No impact	
	Maternity Status	No impact	