

Making plans for Mansfield Core Strategy Setting a Long-term Dwelling Requirement





.	FOREWORD	2
1.	INTRODUCTION	3
2.	SETTING A LONG-TERM DWELLING REQUIREMENT	6
3.	THE COUNCIL'S FAVOURED APPROACH	18
	APPENDICES	
1.	SUSTAINABILITY APPRAISAL OF THE OPTIONS	20
2.	HABITAT REGULATION ASSESSMENT OF THE OPTIONS	28
3.	GLOSSARY	33

Foreword

1 This is a consultation document dealing with the issue of setting an appropriate long term dwelling requirement for the district. As such we would be grateful if you could let us know any comments that you have on its contents. If you are viewing the document online (<http://mansfield.objective.co.uk/portal>) you will be able to comment on the options at the click of a button. If you consider that we have missed an important point, or you have any general comments on the document as a whole, please make them here by commenting on this paragraph.

Setting a Long-term Dwelling requirement



2 If you are interested in viewing specific areas of the document (and are viewing the online version), please use the links below to access the correct sections quickly and easily:

Section 1 'Introduction'

Section 2 'Setting a Long-term Dwelling Requirement'

Section 3 'The Council's Favoured Approach'

Appendix 1 'Sustainability Appraisal of the Options'

Appendix 2 'Habitat Regulation Assessment of the Options'

Appendix 3 'Glossary'

1 Introduction

Introduction to the Consultation Document

1.1 As part of ongoing work on adopting a replacement to the District wide Local Plan which was adopted in 1998 the Council need to produce a set of new planning documents known collectively as the Mansfield Local Development Framework (LDF) which will shape the future planning and development of Mansfield District.

1.2 The first document of the LDF will be the 'Core Strategy' which will contain the overriding strategic policies, rather than identify all areas of land considered suitable for development. Other than major urban extensions the identification of individual development sites will be dealt with in a later document likely to be entitled 'Site Specific Policies and Allocations'. However primarily what the 'Core Strategy' does need to do is to set out the long term development needs for the district, including a Dwelling requirement to 2031.

1.3 This Consultation Paper sets out a number of options for setting a long term dwelling requirement and seeks peoples views, in order to help inform the Council in setting an appropriate target for inclusion within the 'Core Strategy'.

1.4 For more information the following link (which will take you to the Mansfield District Council LDF webpage) provides a useful explanation of the LDF and the various documents it includes. <http://www.mansfield.gov.uk/ldf>.

Context

1.5 This Consultation document follows on from the publication of the 'Core Strategy Issues and Options Report, which was subject to Consultation during the Summer of 2010. At that time the long term dwelling requirement for the district was set by the East Midlands Regional Plan (EMRP) also referred to as the Regional Spatial Strategy (RSS). Although the target set out within the EMRP still applies at the time of drafting this document, the 'Core Strategy' needs to take account of the government intention to revoke Regional Plans, so that councils can set a locally agreed figure, in recognition of the eventual demise of the EMRP.

Sustainability Appraisal

1.6 Sustainability Appraisal (SA) is a process required by the Planning and Compulsory Purchase Act 2004 in order to promote sustainable development. The appraisal process is an important part of good plan-making as it identifies and reports on the economic, social and environmental implications of any options being put forward. SA's play an important part in demonstrating whether a Development Plan Document (DPD), such as the Core Strategy, is sound.

1.7 For more information on Sustainability Appraisals please refer to the introduction to the 'Issues and Options Report' [Click Here](#)

Habitats Regulation Assessment

1.8 A Habitat Regulations Assessment (HRA) is a European and National requirement (see Appendix 2). It needs to assess the likely significant impacts of policies and plans on a European site, taking into account the site's vulnerabilities, overall condition and conservation objectives.

1.9 It is important to demonstrate that the Core Strategy provides sufficient safeguards/measures to avoid potential issues down the line. Like the SA, the HRA process is considered essential in demonstrating that the Core Strategy is sound. Using the precautionary principle, each policy option is subject to a screening process in order to assess if there are any likely significant impacts, either alone or in combination with other policy options or plans. As the long term dwelling requirement will form part of the Core Strategy, the options contained within this document have been assessed in accordance with the HRA process.

1.10 A Habitats Regulation Assessment (HRA) will accompany the final Core Strategy, assessing likely impacts of policies on the Birklands and Bilhaugh Special Area of Conservation (SAC) and a possible future Special Protection Area (SPA) in the Sherwood Area.

Next Steps

1.11 This document will be subject to public consultation for a **6 week period between 20th December 2011 and 31st January 2012**. While we acknowledge that the beginning of the Consultation period falls within the festive period (which is far from ideal), delaying the consultation until after the New Year, would necessitate a shorter consultation period. This is to ensure the responses to this document can be reported in time to ensure the Preferred Options Report is produced within the agreed timescale. We would be grateful to receive your views on the options within this report, particularly whether or not you support the authorities 'favoured option' and if you wish to suggest any alternative options you think that we may have missed. It would be especially helpful if you can make your comments on-line through our Consultation Portal which enables us to have a clear and comparable set of comments. Please ensure any letters or e-mail's submitted clearly state which paragraph and / or option you are commenting on in order for us to be able to consider your views.

1.12 Please note that any comments that you wish to make will be treated as public information and cannot be considered confidential.

1.13 Following the consultation period, comments submitted will be reported to members of the Council in order to inform their decision on the appropriate dwelling target which will be included within the next stage of the 'Core Strategy' known as the 'Preferred Options' stage. This will then be subject to further public consultation to help us to bring forward a well informed Core Strategy.



1.14 It is important to recognise that it is not the sheer quantity of representations that carry weight, but different views and factual evidence have to be considered. In making future decisions the Council will take on board significant community concerns and ideas where ever possible and appropriate.

Section Two

Setting a Long-term Dwelling Requirement

2 Setting a Long-term Dwelling Requirement

Introduction

2.1 The East Midlands Regional Plan (EMRP) currently provides a requirement for housing growth within each Local Authority area to 2026. For Mansfield District the overall requirement set out within the EMRP for the period 1st April 2006 - 31st March 2026 is 10,600 dwellings, which over the same period averages out at 530 dwellings per annum (dwpa).

2.2 The current Government however, has repeatedly indicated that it will abolish Regional Plans and the 'Localism Act' provides for that intention. On the basis that the Government will actively seek to abolish the RSS at some future point, the Council need to consider an appropriate dwelling figure, for use in connection with the Local Development Framework (LDF), and in particular the Core Strategy.

2.3 Accordingly, the Council are consulting on a number of options for dwelling growth, including what it considers to be the most appropriate figure to meet a variety of objectives it has set out within the Sustainable Community Strategy. Following the consultation period, a dwelling figure will be agreed by Full Council for inclusion within the 'Preferred Options' stage of the Core Strategy. Any figure agreed by the Council will also be used to calculate the District's 5 year land supply once the Regional Plan is officially abolished.

Local Perspective

2.4 The Mansfield Sustainable Community Strategy (SCS) 2010-2020 is the overarching strategic plan for the district of Mansfield and was produced by the Mansfield Area Strategic Partnership (MASP) in conjunction with Mansfield District Council. The SCS states that dwelling and employment growth will provide the basis for economic growth and improved quality of life for local people. It also states that the development of key 'Brownfield' and 'Greenfield' sites will make it possible to attract both new jobs within the growth sectors and high quality housing needed to attract and retain skilled workers.

2.5 Under its strategy for growth the SCS supports the development of new neighbourhoods and business parks on the edge of the town. Under the heading "Our Economic Prosperity" it also emphasises the District's desire to see more people of a working age in employment, the development of employment sites and stronger business survival rates.



With an ageing population significant new dwellings are needed if we are to increase the resident work force



Evidence Base

2.6 On behalf of District Councils across Nottinghamshire and Derbyshire, Derbyshire County Council commissioned 'Edge Analytics Ltd' to provide a number of evidence based scenarios aimed at providing a rationale for establishing future dwelling requirements. The scenarios are based upon population forecasting, household formation rates and projected labour force, that take account of the latest statistical releases from the Office of National Statistics and Communities and Local Government (CLG), namely.

- Revised mid-year population estimates 2002-2009
- 2008-based sub-national population projections
- 2008-based sub-national household projections

2.7 The different scenarios have provided a guide for Mansfield District Council in setting a local long term housing figure. The model provides estimated outcomes for population forecasts, household formation rates, labour force predictions, and ultimately dwelling requirements necessary to provide for each projected outcome. The results for each of the seven scenarios have been produced using a nationally used and well respected statistical model for this type of work known as 'POPGROUP'.

2.8 After receiving six scenarios as a 'basis' on which to determine appropriate long term dwelling requirements, Mansfield District Council requested that an additional scenario be produced which took the 'Employment led' scenario already produced, to factor in the Council's aspirations to:

- Reduce unemployment rates
- Increase the labour force to support job growth forecasts set out in the 2009 'Experian Report'.

2.9 The final 7 scenarios produced from the model were entitled Natural Change; Net nil Migration; Dwelling Led; Migration Led; Sub National Population Projections (SNPP); Employment Led and Job Growth. A Brief explanation of each scenario is outlined below.

Table 2.1 The Seven Scenarios

1	Natural Change	This scenario is based upon a zero net international and internal migration (i.e. no one moves in or out of the district); with only births and deaths driving population change.
2	Net Nil Migration	This scenario assumes that the same number of people move into the district as out of the district. The population would remain the same in terms of numbers, however the age profile would change.
3	Dwelling-led	This scenario forecasts new dwelling development continuing at the same average rate of completions 2001-2010. Therefore unlike the other scenarios which forecast a population and set a number of dwellings required to house the projected population, this scenario it is the number of dwellings that are constructed that dictate what the level of the future population would be.
4	Migration-led	<p>This scenario uses historical evidence from an eight-year period (2001/2-2008/9) to make assumptions about future migration.</p> <p>Each component of migration is measured and assumptions are based on the 'average' for these eight years, applied as an age-specific migration schedule in each case.</p>
5	SNPP	<p>This scenario replicates 2008-based projections using all SNPP assumptions on births, deaths and migration.</p> <p>Migration assumptions differ from those used in the migration-led scenario in that they are derived from a historical period 2003/4 – 2007/8.</p>
6	Employment-led	This scenario is based upon maintaining the Labour force at 2008 levels.
7	Employment-led + increase in Labour Force	A Scenario which factors in a need to increased Labour Force and reduce unemployment. The increase is proportionate to the increase in jobs projected within an Experian report. This scenario also factors in a reduction in unemployment levels from 7% - 5.9%.

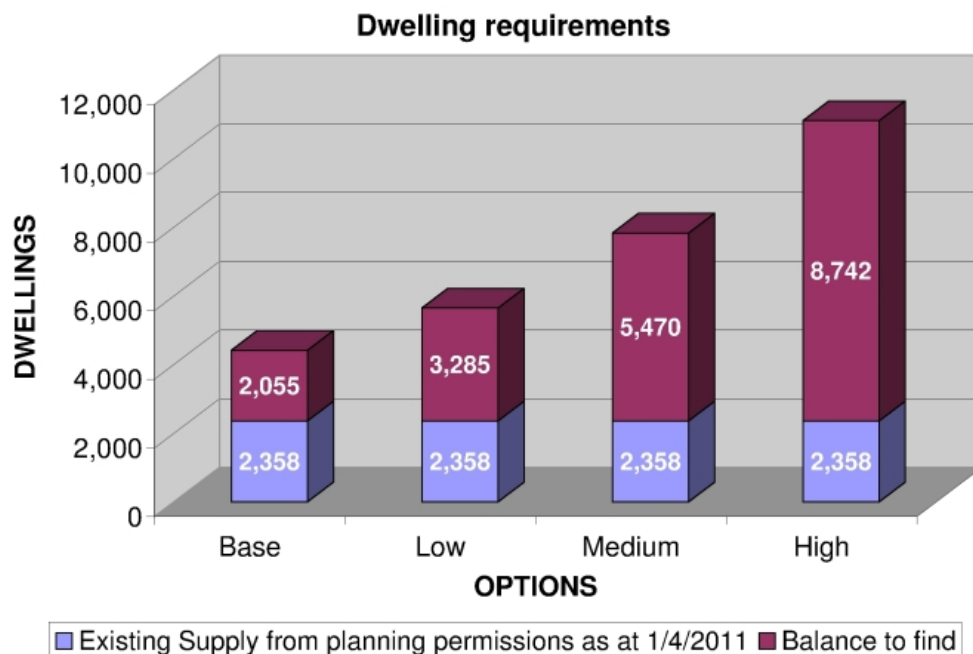
2.10 In terms of the number of dwellings that would be required annually under each scenario these have been set out within the table below. For the purposes of the consultation however the Council consider it appropriate to condense the 7 scenarios into four options. This is because as can be seen from the table below the annual requirements for different scenarios (such as dwelling led and migration led) are relatively similar.



Table 2.2 Overview of the 7 Scenarios and 4 Options

Scenario	Dwelling completions required per year	Option and average dwellings required per year	Total dwellings required 1/4/2011 - 31/3/2031	Dwellings already accounted for (i.e. that have a valid planning permission)	Balance (number of dwellings that require to be allocated)	Hectares of land required to provide for dwelling requirements (based on an average density of 30 dwellings per hectare)
Natural Change	203	BASE 221	4,413	2,358	2,055	68.5ha
Net nil Migration	238					
Dwelling led	280	LOW 282	5,643	2,358	3,285	109.5ha
Migration led	284					
SNPP	388	MEDIUM 391	7,828	2,358	5,470	182.3ha
Employment led	395					
Job Growth	555	HIGH 555	11,100	2,358	8,742	291.4ha

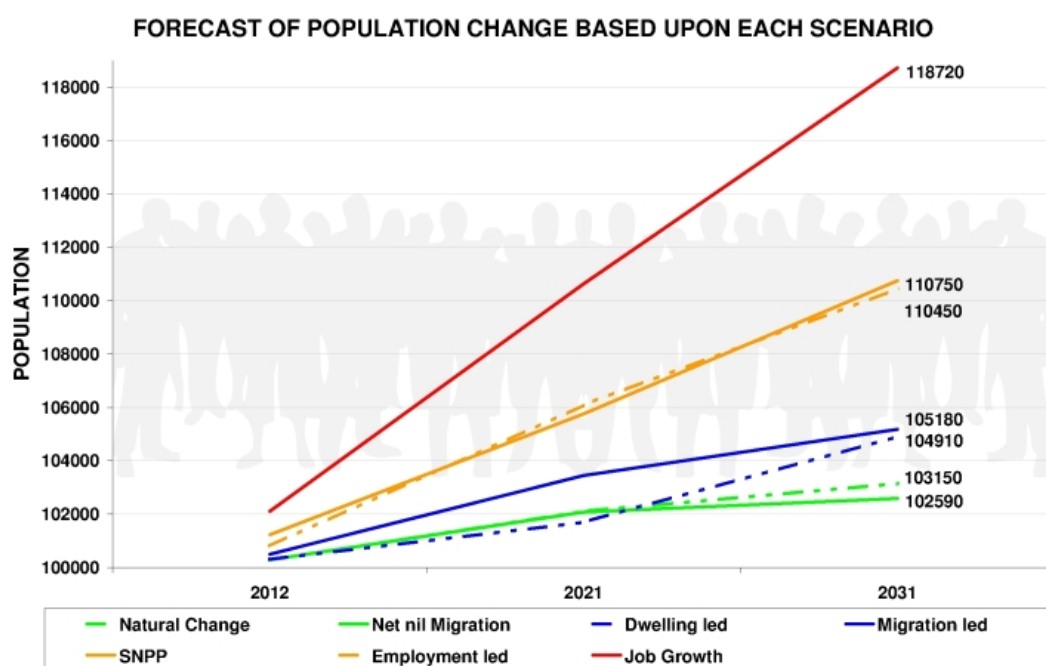
Two: Setting a Long-term Dwelling Requirement

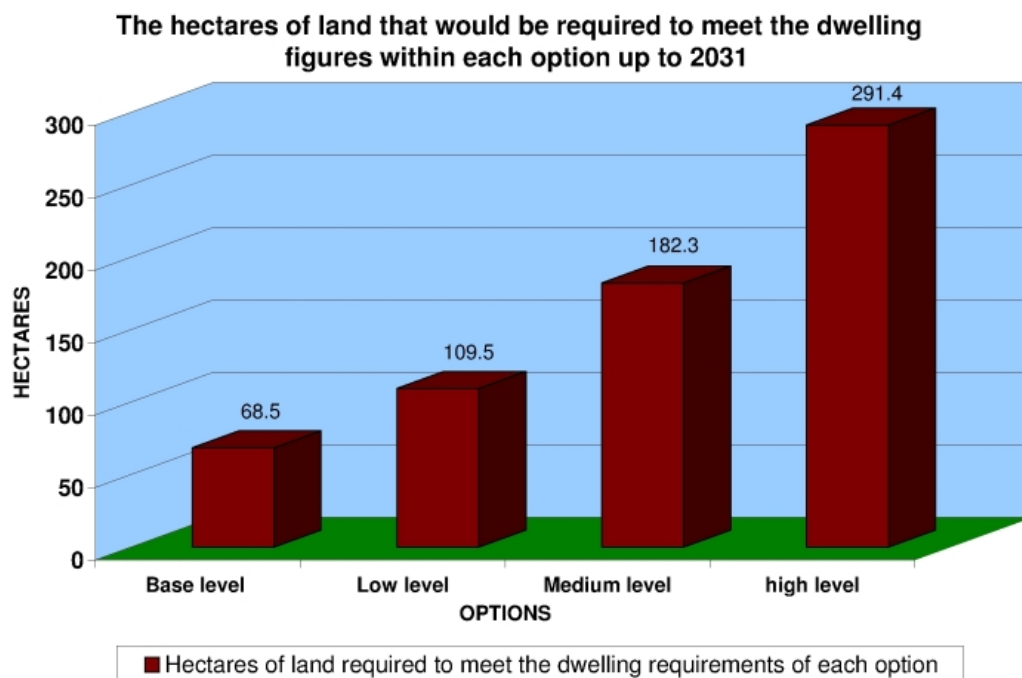
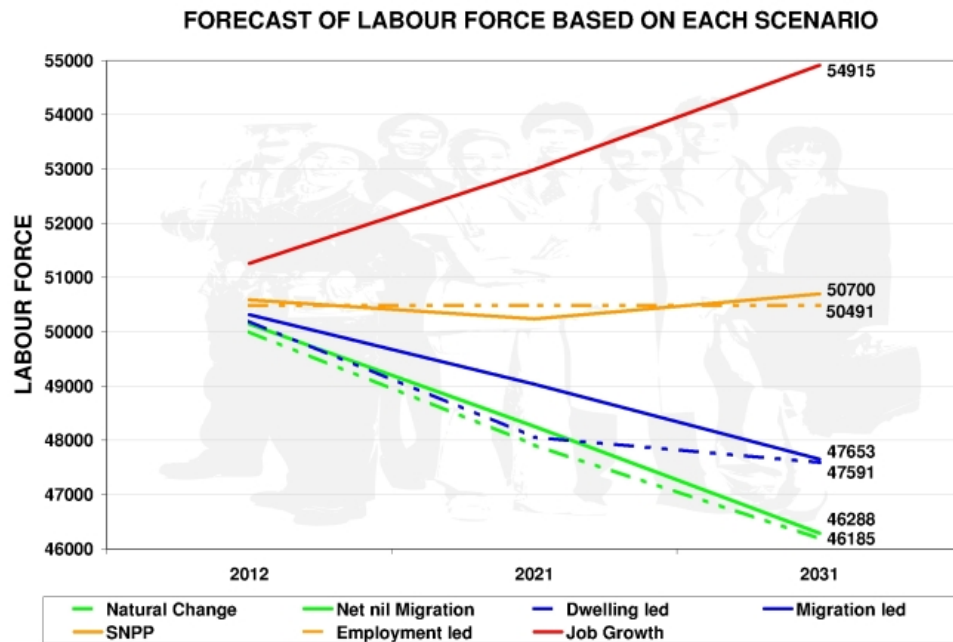


2.11 To compare the figures above with those contained within the East Midlands Regional Plan, which will remain the relevant figures until such time as the Government revoke them, the table below has been provided.

Table 2.3 East Midlands Regional Plan

Scenario	Dwelling completions required per year	Option and average dwellings required per year	Total dwellings required 1/4/2006 - 31/3/2026	Dwellings already accounted for (i.e. that have a valid planning permission)	Balance (number of dwellings that require to be allocated)	Hectares of land required to provide for dwelling requirements (based on an average density of 30 dwellings per hectare)
RSS	530	N/A	10,600	2,358	8,242	274.7ha

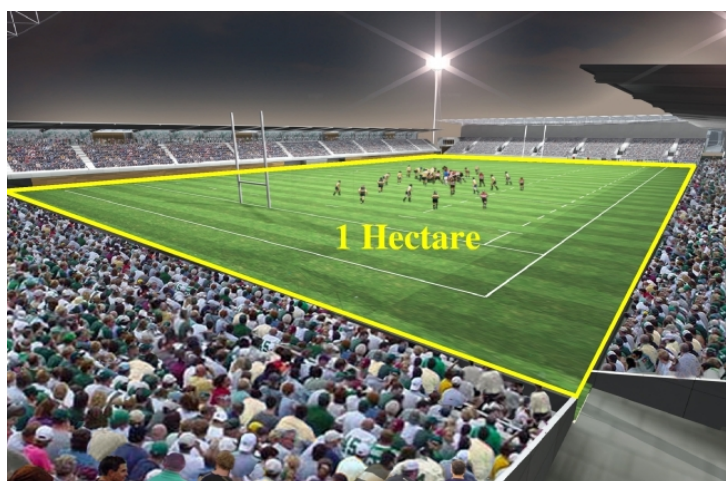




2.12 It should be noted that the tables and above diagram are indicative only in that the hectares of land required to meet the housing requirements for each option has been based on a simple calculation of taking the total dwelling requirement and dividing this by 30 (based on average densities of 30 dwellings per hectare). These figures are therefore more likely to represent minimum figures as no allowance has been made for other forms of development that would inevitably be required along with the dwellings themselves such as green space, community facilities, leisure facilities, local shops etc etc.

2.13 In order to give an idea as to what the land requirements of each option would mean in terms of land take-up, examples are given below to help people visualise a hectare.

An
International
Rugby Pitch
is
approximately
1 hectare



Or the same
size as 2 of
Mansfield's
Market
Places



2.14 The four options which are the subject of this consultation are set out below along with possible implications that could arise should that number of dwellings be delivered. It is important to remember that the options are derived from the seven scenarios which are themselves based upon forecasting population, household formation, labour force and ultimately the dwellings. For this reason, the implications set out under each option should only be treated as 'possible consequences' based upon the forecasting used.



Issue and Options

Issue 1

To set out a long-term housing target for the District to be included within the Core Strategy and for use in calculating land supply upon revocation of the East Midlands Regional Plan.

Option A

Set a 'Base Level' target of 4,413 dwellings for the Plan Period (1/4/11-31/3/31)

equating to an average of 221 dwellings per annum over the 20 year plan period.

(This option is based upon the 'Natural Change' and 'Net nil Migration' models)

The above figure has been derived by averaging the number of dwellings suggested by the 'Natural Change' model and the 'Net nil Migration' model which produced the lowest two figures.

Possible Implications:

- This option would require the least amount of 'Greenfield' land for development purposes in order to meet the requirement.
- This option is the 'most restrictive', in that it 'limits' developers options. It therefore could encourage more difficult or challenging sites to come forward such as previously developed land, which may otherwise stagnate as developers may choose simply to develop simpler / more lucrative sites if they are given greater choice.
- The modelling indicates that under both scenarios used within this option despite a relatively small increase in population the resident Labour Force would fall.
- A target based on this option would be the most 'restrictive' and severely limit the amount of additional new land released for residential development.

Option B

Set a 'Low Level' target of 5,643 dwellings for the Plan Period (1/4/11-31/3/31)

equating to an average of 282 dwellings per annum over the 20 year plan period.

(This option is based upon the 'Dwelling Led' and 'Migration led' models)

The above figure has been derived by averaging the number of dwellings suggested by the 'Dwelling led and Migration led' models which produced long term dwelling requirements of 5,606 and 5,680 respectively.

Possible Implications:

- Based upon long term historical data this figure is the most realistic as it most accurately reflects long term past completion rates.(net) which average 300 per year over the previous 10 year period.
- As with the 'Base level' option the model indicates that despite a rise in the forecast population the numbers of resident Labour Force would decline.
- Any further land release will be constrained, limiting opportunities for developers to increase housing completion rates.



Option C

Set a 'Medium Level' target of 7,828 dwellings for the Plan Period (1/4/11-31/3/31)

equating to an average of 391 dwellings per annum over the 20 year plan period.

(This option is based upon the 'Sub National Population Projection' and 'Employment led' models)

The above figure has been derived by averaging the number of dwellings suggested by the 'Sub National Population Projection' and the 'Employment led' models which produced long term dwelling requirements of 7,757 and 7,899 respectively.

Possible Implications:

- This option would provide a target which is aspirational in that the number of dwellings required would be nearly 25% higher than what has been achieved over the last 10 years.
- Given a stronger economy, new initiatives and greater impetus from the development industry, it may be reasonable to assume that this target could be delivered.
- Despite significant increases to the population being forecast under the scenarios that make up this option, there would still be no forecast growth in the Labour Force. The amount of new dwellings provided for would be significant but still only sufficient to cater for an increase in the population rather than an increase in the population and the Labour Force.

Option D

Adopt a 'High Level' target of 11,100 dwellings for the Plan Period (1/4/11-31/3/31)

equating to an average of 555 dwellings per annum over the 20 year plan period.

This option is based upon the Councils aspirations to see an increase in its population, particularly those that are within the working age category 16-64. In order to provide enough dwellings to house a resident population where the projected workforce increases, a significant number of extra new properties would need to be found. While the building of dwellings is essentially down to the development industry, a higher target would result in more land being released in order to provide greater opportunities for developers to deliver the 555 dwellings per year requirement.

Possible Implications:

- Allows developers the greatest opportunities to increase build rates by allocating greater amounts of land.
- Should the target be reached (i.e. 555 dwellings completed per year) there would be sufficient dwellings to house an increased work force, therefore meeting the councils objectives.
- This option would require substantial 'Greenfield' release compared to the other options and could result in more challenging sites remaining undeveloped.
- Increases the need for phasing policies to ensure the most sustainable sites do not simply go undeveloped.
- As historically completion rates have never come close to this level, significant measures would need to be taken by the development industry to ensure the target is deliverable and ensure that the number of dwelling completions matches increased land release.
- This option is heavily dependant on there being a buoyant national and local economy which would be necessary if completions are to rise significantly.



Other Linked Policy Areas

2.15 At the time the Core Strategy Issues and Options report was put out for consultation (June - August 2010) the dwelling requirements for the district were already fixed through the EMRP. Therefore the document did not provide for options on dwelling requirements, but instead focused on the distribution of the development requirements between Mansfield Urban Area and the Parish of Warsop. Appropriate distribution will be addressed when the Council produce its 'Preferred Options' report (Summer 2012). The levels of residential development that is finally adopted will then be used as the basis for a number of Strategic Policies within a Core Strategy, and also to support future allocations of residential land within a 'Site Specific and Allocations document' to be produced once the Core Strategy has been finalised.

Section Three

The Council's Favoured Approach

3 The Council's Favoured Approach

3.1 To arrive at this stage in the process of public consultation, once all seven scenarios had been received (Feb 2011) Planning Officers invited all District and County Councillors to attend a 'Local Development Framework' day, part of which was spent discussing the various dwelling requirements that the models suggested would be required in order to meet the various population, household and work force projections. At this stage, officers did not recommend any of the options to Councillors, instead they discussed the possible implications of each of the scenarios so that Councillors could be informed fully before any decisions as to their preferred approach needed to be taken. A group of Councillors (referred to as Select 2 Commission) then met (29th September 2011) to inform the Mayor of their favoured approach, which was to pursue the 'high' growth option. The Mayor then recommended that the 'High level option' be the Councils favoured approach for consultation purposes. This was agreed by the Council at their meeting of 13th December 2011.

3.2 Once the consultation period closes and comments have been reported back to the Council, an agreed figure will be adopted by the Council to be included within the Preferred Options Report.

The Outcome of the Sustainability Appraisal

3.3 The Sustainability Appraisal (SA) looks at the potential Social, Economic and Environmental impacts associated with any of the dwelling targets put forward under each option. It also includes some of the measures that could be taken to mitigate against any negative impact such a target may have. What is clear from the SA on the dwelling options is that in general terms the higher the dwelling requirement is set, the greater impact it will have upon the natural environment due to the additional land required through each option. Land to be allocated for development ranges from 68.5ha under the 'base option' to 291.4 ha under the 'high option'. Although mitigation against land take up could be to raise densities, such an approach could be applied if appropriate, to any of the options, and therefore in simple terms the higher the dwelling requirement the greater the land take up and the greater the environmental impact. Where the SA becomes interesting is that although 'Greenfield land' take-up is higher under the high dwelling option, opportunities for developer contributions either through a Community Interest Levy (CIL) or through 106 agreements will be greater should a higher requirement be delivered. An example maybe that farmland which has limited recreational benefits would be developed for residential purposes, however new green infrastructure and formal recreational facilities could be included within the new development, increasing public access to new quality open space. In contrast to any environmental impacts of the options, economically, a higher dwelling requirement provides greater opportunities for developers to deliver greater numbers of dwellings, which potentially house a greater workforce. Should the projected increase in Jobs take place, having a greater resident workforce is vital. Equally if potential employers see that the district offers only a limited workforce, then they may decide not to locate here in the first place.



The Outcome of the Habitats Regulations Assessment

3.4 The Habitat Regulations Assessment (HRA) has considered the likely significant impacts of the housing options on nearby designated and possible European sites (Birklands and Bilhaugh Special Area of Conservation (SAC) and a possible future Sherwood Special Protection Area (SPA)), taking into account the sites' vulnerabilities, overall condition and conservation objectives. As can be seen within Appendix 2, location is a key factor when assessing likely significant impacts. Development within and around Market Warsop and Meden Vale would likely pose a significant impact with regards to all four issues. Development on the eastern half of the district, especially those sites directly adjacent to the possible future Sherwood SPA, are likely to have a significant impact. For example, there is an increased likelihood that residential development within at least 5km of these sites may cause disturbance to bird species from recreational activities (e.g. walking and cycling). As the dwelling requirement figures increase, the amount of suitable land becomes more confined; as a result, the environmental capacity and ability to mitigate impacts decreases. It may be unlikely that impacts related to the medium and high scenarios could be adequately and viably mitigated. With regards to policy development in the Core Strategy, environmental capacity and location of development needs to be considered in combination with the following key impacts likely to effect the SAC and possible future SPA: air quality, water abstraction, climate change, recreational pressures and habitat fragmentation. In addition, site layout and design (including considerations with regards to green infrastructure), and density play important roles in mitigating these impacts.

3.5 In all cases, the precautionary principle should be applied in developing policy for the Core Strategy. Relevant avoidance, mitigation and/or compensation measures (in this order) should address any direct, indirect and cumulative effects over time.

The Council's Favoured Option

3.6 Through the Sustainability Appraisal (Appendix 1) it can be seen that there are advantages and disadvantages associated with setting either a 'Base level target' (such as lower land take up, yet a predicted fall in the resident labour force) or a 'High target' (which could see a greater resident labour force catered for but at the expense of greater 'Greenfield' land taken up by development). Lower targets would mean that less land needs to be allocated for development purposes, and could therefore be seen as safeguarding more of the Districts 'Natural Green Spaces' and will in theory reduce any increase energy consumption. However higher levels of development can provide for more economic growth, and as a result may provide for more investment into alternative energy consumption. The Council believes that it needs to balance out the social and economic benefits that are associated with higher targets against the environmental dis-benefits that are associated with greater land 'take up'. As the 'Economic Growth' agenda sits very high on the Council's list of priorities and forms the basis of the SCS, the authority believe that the advantages associated with a 'High Level' approach, particularly in connection with aiming to raise the resident work force population, outweigh any dis-benefits that may be associated with greater land release.

Appendix 1 Sustainability Appraisal of the Options

1.1 A Sustainability Appraisal (SA) is required as an integral part of the process of preparing the planning documents in the LDF. The purpose of SA is to appraise the social, environmental and economic effects of the spatial planning strategies and policies to ensure that they fully embrace the principles of sustainable development.

1.2 Sustainability Appraisal incorporates the requirements of the European Union Directive 2001/42/EC on the “assessment of effects of certain plans and programmes on the environment”, also known as the Strategic Environmental Assessment (SEA) Directive.

1.3 The role of the Sustainability Appraisal (SA) is not to determine what decisions should be taken, but to highlight the possible implications of each option against a framework of social, environmental and economic indicators (see Table 1.1). It also considers some of the measures that could be taken to mitigate against any negative impact any option may have.

1.4 In Nottinghamshire, a partnership was formed to carry out the work required for the initial stage of SA. The partnership comprises all local planning authorities in Nottingham and Nottinghamshire and ensures a common approach to SA is adopted. The SA Framework shown in Table 1.1 was developed as part of this process and has also been refined as a result of our own consultation processes.

Table 1.1 SA Framework

Sustainability appraisal objectives	Decision making criteria
SA1: To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> Will it increase the range and affordability of housing for all social groups? Will it reduce homelessness? Will it reduce the number of unfit homes?
SA2: To improve health and wellbeing, and reduce health inequalities	<ul style="list-style-type: none"> Will it reduce health inequalities? Will it improve access to health services? Will it increase the opportunities for recreational physical activity?
SA3: To provide better opportunities for people to value and enjoy the district's heritage	<ul style="list-style-type: none"> Will it provide new open space? Will it improve the quality of existing open space? Will it help people to increase their participation in sport and recreation and cultural activities? Will it allow better access to the green infrastructure network?
SA4: To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> Will it provide safer communities? Will it reduce crime and the fear of crime? Will it contribute to a safe, secure and stable built environment?
SA5: To promote and support the development and growth of social capital across the district	<ul style="list-style-type: none"> Will it improve access to, and resident's satisfaction with community facilities and services? Will it encourage engagement in community activities?
SA6: To increase biodiversity levels across the district	<ul style="list-style-type: none"> Will it help protect / restore / improve biodiversity and in particular avoid harm to protected species? Will it help protect / restore / improve habitats?



Sustainability appraisal objectives	Decision making criteria
	<ul style="list-style-type: none"> Will it increase / maintain / provide opportunities for improving / enhancing sites designated for their nature conservation interest / value? Will it maintain / restore / enhance woodland cover and management? Will it help achieve local BAP targets? Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats? Will it conserve species and protect the district's overall biodiversity? Will it expand and enhance the green infrastructure network?
SA7: To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	<ul style="list-style-type: none"> Will it protect / enhance existing cultural assets? Will it protect / enhance the historical and archaeological environment? Will it protect / restore / enhance the landscape character and sense of place?
SA8: To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals	<ul style="list-style-type: none"> Will it improve, and ensure no deterioration to, water quality? Will it improve air quality? Will it lead to reduced consumption of raw materials? Will it promote the use of sustainable design, materials and construction techniques? Will it minimise the loss of soils to development? Will it maintain and enhance soil quality?
SA9: To minimise waste and increase the re-use and recycling and composting of waste materials	<ul style="list-style-type: none"> Will it reduce household waste? Will it increase waste recovery, re-use and recycling? Will it reduce hazardous waste? Will it reduce waste in the construction industry?
SA10: To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> Will it improve energy efficiency of new buildings? Will it support the generation and use of renewable energy?
SA11: To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> Will it utilise and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car by encouraging alternative modes of transport?
SA12: To create high quality employment opportunities	<ul style="list-style-type: none"> Will it improve the diversity and quality of jobs? Will it reduce unemployment? Will it increase average income levels?
SA13: To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> Will it increase levels of qualification? Will it create jobs in high knowledge sectors?
SA14: To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> Will it provide land and buildings of a type required by businesses? Will it improve the diversity of jobs available?





1.5 In the appraisal matrix (Table 1.2) each column addresses one of the options as set out within the main report. These are:

- Set a '**Base level**' target of **4,413** dwellings for the Plan Period (1/4/11-31/3/31) - This equates to an average of **221** dwellings per annum over the 20 year plan period;
- Set a '**Low Level**' target of **5,643** dwellings for the Plan Period (1/4/11-31/3/31) - This equates to an average of **282** dwellings per annum over the 20 year plan period;
- Set a '**Medium Level**' target of **7,828** dwellings for the Plan Period (1/4/11-31/3/31) - This equates to an average of **391** dwellings per annum over the 20 year plan period; and
- Adopt a '**High Level**' target of **11,100** dwellings for the Plan Period (1/4/11-31/3/31) - This equates to an average of **555** dwellings per annum over the 20 year plan period.

1.6 Also appraised was the **Business as usual** approach which is the EMRP target of **10,600** dwellings for the Plan Period (1/4/06-31/3/26) - This equates to an average of **530** dwellings per annum over the 20 year plan period.

1.7 The rows in Table 1.2 refer to each one of the 14 SA Objectives (as set out in the SA Framework above). The rows are further sub-divided to consider whether the impact would vary in the short (ST), medium (MT) or long (LT) terms, or cumulatively (Cum). A simple colour coding is used as follows:-

Likely impact on the SA Objective

	Positive
	Uncertain or insufficient information on which to determine
	Negative
	No significant effect/ no clear link

1.8 The system employed is not intended to “score” options in order to produce an overall ranking. This is because an option with more greens than reds is not automatically the most sustainable option. In some circumstances one negative impact may be so significant that no development should be allowed, or one positive impact is so important that it justifies development on its own. Instead, the appraisal records each expected impact, and identifies any mitigation which may be required to reduce the extent of any adverse impacts. The process can also help identify ways in which options may be modified to reduce any negative effects.

1.9 As can be seen in Table 1.2 the SA indicates that the higher the dwelling requirement is set, the greater impact it is likely to have upon the environmental indicators due to the additional land and resource requirements of development within



each option. The amount of land which will probably need to be allocated for development ranges from 68.5ha under the 'base option' to 291.4 ha under the 'high option'.

1.10 In contrast to any environmental impacts of the options, economically, a higher dwelling requirement provides greater opportunities for developers to deliver greater numbers of dwellings, which potentially house a greater workforce. Should the projected increase in jobs take place, having a greater resident workforce is vital. Equally if potential employers see that the district offers only a limited workforce, then they may decide not to locate here in the first place. Therefore, the lower level development options do not perform as well in terms of some of the economic and social objectives that need to see new investment and growth in order to be met.

1.11 In many cases, it is possible that mitigating measures such as requiring new open space, or more efficient dwellings, or building at higher densities to reduce Greenfields being lost to development, can have a significant impact on what may occur, but this also needs to be considered in more detail as the Core Strategy progresses.

1.12 The SA process will continue throughout the development of the Core Strategy and subsequently in relation to site allocations and the development of specific policies.

Table 1.2 - Sustainability Appraisal

Setting a long-term dwelling requirement

Appraisal of Housing Option - To set out a long-term dwelling requirement for the District to be included within the Core Strategy and for use in calculating land supply upon revocation of the Regional Spatial Strategy.

SA Objective	A	Summary & Mitigation - BASE LEVEL OPTION - 4,413 dwellings @ 221pa	B	Summary & Mitigation - LOW LEVEL OPTION - 5,643 dwellings @ 282pa	C	Summary & Mitigation - MEDIUM LEVEL OPTION - 7,828 dwellings @ 391 pa	D	Summary & Mitigation - HIGH LEVEL OPTION - 11,100 dwellings @ 555 pa	E	Summary & Mitigation - BUSINESS AS USUAL (RSS FIGURE) - 10,600 dwellings @ 530 pa
SA1: To ensure that the housing stock meets the housing needs of the district	ST:									
	MT:									
	LT:									
	Cum:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Although limited, this would provide opportunities for the districts housing needs to be met and the provision of affordable housing and investment towards refurbishing unfit homes etc. This would therefore have a positive impact upon this objective (to ensure that the housing stock meets the housing needs of the district). There is a significant supply of housing sites with the benefit of planning permission, however affordable housing contributions have not been required in all cases therefore the ST impact is uncertain.		This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building, and therefore contributions towards affordable housing etc, would be planned to continue at a similar rate as the past 10 years or so. This would therefore allow this objective (to ensure that the housing stock meets the housing needs of the district) to be met although affordability would be addressed by other policies within the Core Strategy. In addition there is a significant supply of housing sites which already have the benefit of planning permission and could come forward in the ST, however affordable housing has not been required in all cases.		This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be a greater choice of sites available for house building. Should house completions increase, contributions towards affordable housing etc, would come forward at a higher rate than it currently does. This would therefore allow this objective (to ensure that the housing stock meets the housing needs of the district) to be met, although affordability would be addressed by other policies within the Core Strategy. In addition there is a significant supply of housing sites which already have the benefit of planning permission and could come forward in the ST, however affordable housing has not been required in all cases.		This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be a greater choice of sites available for house building. Should house completions increase, contributions towards affordable housing etc, would come forward at a much higher rate than it currently does. This would therefore allow this objective (to ensure that the housing stock meets the housing needs of the district) to be met, although affordability would be addressed by other policies within the Core Strategy. In addition there is a significant supply of housing sites which already have the benefit of planning permission and could come forward in the ST, however affordable housing has not been required in all cases.		The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This option requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) to ensure that there would be a greater choice of sites available for house building. Should house completions increase, contributions towards affordable housing etc, would come forward at a much higher rate than it currently does. This would therefore allow this objective (to ensure that the housing stock meets the housing needs of the district) to be met, although affordability would be addressed by other policies within the Core Strategy. In addition there is a significant supply of housing sites which already have the benefit of planning permission and could come forward in the ST, however affordable housing has not been required in all cases.
SA2: To improve health and wellbeing, and reduce health inequalities	ST:									
	MT:									
	LT:									
	Cum:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district, which is very unlikely to reduce the impact of Mansfield's aging population on existing health facilities, as elderly people generally have more problems with their health than younger age groups. This option would therefore have an uncertain impact on this objective (to improve health and wellbeing, and reduce health inequalities) as there are a number of sites with planning permission which could be enough to meet the strategic housing requirement but it is unclear whether contributions towards the improvement of health facilities are to be made in all cases.		This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building, and therefore contributions towards health, and sports facilities etc, would be planned to continue at a similar rate as the past 10 years or so. Although the population is aging, the impact of development upon health facilities would be considered on each allocation, and financial contributions made towards new / improved facilities where appropriate. This would therefore help ensure that this objective (to improve health and wellbeing, and reduce health inequalities) is met. The ST & MT is uncertain as although there are a number of sites with planning permission, it is unclear whether contributions towards the improvement of health facilities are to be made in all cases.		This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building, and therefore contributions towards health, and sports facilities etc, to come forward at a higher rate than current trends. Although the population is aging, the impact of new development upon health facilities would be considered as sites come forward, and financial contributions made towards new / improved facilities where appropriate. This would therefore help this objective (to improve health and wellbeing, and reduce health inequalities) to be met. The ST is uncertain as although there are a number of sites with planning permission, it is unclear whether contributions towards the improvement of health facilities are to be made in all cases.		This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building, and therefore contributions towards health, and sports facilities etc, to come forward at a higher rate than current trends. The impact of new development upon health facilities would be considered as sites come forward, and financial contributions made towards new / improved facilities where appropriate. This would therefore help this objective (to improve health and wellbeing, and reduce health inequalities) to be met. The ST is uncertain as although there are a number of sites with planning permission, it is unclear whether contributions towards the improvement of health facilities are to be made in all cases. It is important that proper consideration is given to the provision of new facilities as this amount of new homes could place significant additional pressure on existing facilities.		The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) to ensure that there would be opportunities available for house building, and therefore contributions towards health, and sports facilities etc, to come forward at a higher rate than current trends. The impact of new development upon health facilities is considered as sites come forward, and financial contributions made towards new / improved facilities where appropriate. This helps this objective (to improve health and wellbeing, and reduce health inequalities) to be met. The ST is uncertain as although there are a number of sites with planning permission, it is unclear whether contributions towards the improvement of health facilities are to be made in all cases. This emphasises the importance of the requirements for new / improved facilities as this amount of new homes has the potential to place significant additional pressure on existing facilities.
SA3: To provide better opportunities for people to value and enjoy the district's heritage	ST:									
	MT:									
	LT:									
	Cum:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district and means that the existing supply of sites with planning permission is likely to be enough to meet the requirement. These permissions are generally on brownfield sites, therefore loss of greenspace would be minimised under this option, leaving it available for recreational purposes. This would help meet the objective (to provide better opportunities for people to value and enjoy the districts heritage) although it needs to be recognised that this option would limit any further investment (by developers) into open spaces and green infrastructure.		This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building, and therefore contributions towards open spaces, green infrastructure etc, would be planned to continue at a similar rate as the past 10 years or so. Whilst this would be likely to result in some loss of greenfield land to make way for development, it would be balanced out (to a degree) by the developer contributions which would be received to invest into improving existing green space / green infrastructure. This would therefore help this objective (to provide better opportunities for people to value and enjoy the districts heritage) to be met.		This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building, and therefore contributions towards open spaces, green infrastructure etc, to come forward at a higher rate than current trends. This would be result in loss of greenfield land to make way for development, however it would be balanced out (to a degree) by the developer contributions which would be received to invest into improving existing green space / green infrastructure. This would therefore help this objective (to provide better opportunities for people to value and enjoy the districts heritage) to be met in the ST and MT, although in the LT the rising population levels could put additional pressure on these spaces, both in terms of usage, and pressure for development. The developer contributions may help counteract any additional maintenance required, therefore the LT and Cumulative impacts are considered uncertain.		This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be significant opportunities available for house building to come forward at a much higher rate than current trends. This could mean the loss of many sites that may be greenfield and / or of recreational value - which does not meet this objective (to provide better opportunities for people to value and enjoy the districts heritage). In addition the rising population levels would put additional pressure on the remaining spaces over time, both in terms of usage, and pressure for development. However this is considered to be balanced out by the significant developer contributions towards new and improved open spaces, green infrastructure etc that would be generated by this level of house building. Due to this the overall impact is considered uncertain.		The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) and means that there would be opportunities available for house building, and therefore contributions towards open spaces, green infrastructure etc, to come forward at a much higher rate than current trends. This could mean the loss of many sites that may be greenfield and / or of recreational value - which does not meet this objective (to provide better opportunities for people to value and enjoy the districts heritage). In addition the rising population levels would put additional pressure on the remaining spaces over time, both in terms of usage, and pressure for development. However this is considered to be balanced out by the significant developer contributions towards new and improved open spaces, green infrastructure etc that would be generated by this level of house building. Due to this the overall impact is considered uncertain.

SA4: To improve community safety, reduce crime and the fear of crime	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:
	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. This would encourage investment into existing areas where community safety may be an issue and regeneration needed, should no allocations be required to meet the strategic requirement (based on the amount of sites which already have planning permission). This would increase the likelihood that these areas benefit from regeneration as the choice of sites is restricted. This would therefore have a positive impact upon SA Objective 4 (to improve community safety, reduce crime and the fear of crime).				This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. This would encourage investment into existing areas where community safety may be an issue and regeneration needed, as the number of allocations needed to meet the strategic requirement would be limited (based on the amount of sites which already have planning permission). This would increase the likelihood that these areas benefit from regeneration as the choice of sites is restricted. This would therefore have a positive impact upon SA Objective 4 (to improve community safety, reduce crime and the fear of crime). Land stability issues would need to be investigated for each allocation made.				This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. This option would require greenfield land release to meet the housing target which would increase the choice of sites for developers. This however would then increase the risk that 'easy' greenfield sites will be developed ahead of problematic sites in need of regeneration. Also, depending on where it is located, this level of housing could create high density developments which could impact negatively upon this objective (to improve community safety, reduce crime and the fear of crime). High density developments would need to be designed well to avoid a rise in crime levels and to ensure there was not an increase in the amount of people who feel unsafe. Phasing could be used to control the prioritisation of sites. Land stability would also need to be investigated.				This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. This option would require significant greenfield land release to meet the housing target which would increase the choice of sites for developers. This however would then increase the risk that easier sites will be developed ahead of sites in need of regeneration. Also, depending on location, this level of housing could create high density developments and could impact negatively upon this objective (to improve community safety, reduce crime and the fear of crime). High density developments would need to be designed well to avoid a rise in crime levels and to ensure there was not an increase in people who feel unsafe. Phasing could be used to control the prioritisation of sites. Land stability would also need to be investigated.			
SA5: To promote and support the development and growth of social capital across the district	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:
	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Due to the amount of sites which already have the benefit of planning permission, it is unlikely that any allocations will be needed. The impact upon SA Objective 5 (to promote and support the development and growth of social capital across the district) is uncertain as, although there are a number of sites with planning permission, it is unclear whether contributions towards community facilities are to be made in all cases.				This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Due to the amount of sites which already have the benefit of planning permission, it is likely that the number of allocations needed to meet the strategic requirement would be limited. The impact upon SA Objective 5 (to promote and support the development and growth of social capital across the district) is uncertain as, although there are a number of sites with planning permission, it is unclear whether contributions towards community facilities are to be made in all cases. The impact of each allocation upon existing facilities will need to be considered and contribution towards new / improved facilities incorporated into development criteria where appropriate.				This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. The impact of new development upon community facilities is likely to increase so would need to be considered on each allocation, and contributions made towards new / improved facilities where appropriate. This would therefore provide opportunities to help this objective (to promote and support the development and growth of social capital across the district) to be met, although without knowing which sites will come forward it is uncertain. In addition, there are a number of sites with planning permission, but it is unclear whether contributions towards community facilities are to be made in all cases.				This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. The impact of new development upon community facilities would increase significantly so would need to be considered on each allocation, and contributions made towards new / improved facilities to mitigate what would be a negative impact on this objective (to promote and support the development and growth of social capital across the district). It should however be recognised that this level of housing provides significant opportunities for investment in new facilities. In addition, there are a number of sites with planning permission, but it is unclear whether contributions towards community facilities are to be made in all cases.			
SA6: To increase biodiversity levels across the district	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:
	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district and means that the existing supply of sites with planning permission is likely to be enough to meet the requirement. This means that the loss of greenspace (and potential biodiversity sites) would be minimised under this option, if no allocations were required to be made. The overall impact upon the objective (to increase biodiversity levels across the district) is uncertain as it is would depend whether or not any investment into the enhancement of existing habitats, green infrastructure etc was required by the planning permissions that have been granted.				This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Allocating land for housing will have a negative impact upon this objective (to increase biodiversity levels across the district) regardless of the figure used due to the pressure this puts on greenfield land. Mitigation would include assessing each potential site for its biodiversity value and only allocating the most suitable sites. Site selection should avoid sites at risk or ensure appropriate mitigation through habitat creation and enhancement.				This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. Allocating land for housing will have a negative impact upon this objective (to increase biodiversity levels across the district) regardless of the figure used due to the pressure this puts on greenfield land. Mitigation would include assessing each potential site for its biodiversity value and only allocating the most suitable sites. Site selection should avoid sites at risk or ensure appropriate mitigation through habitat creation and enhancement.				This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. Allocating land for housing will have a negative impact upon this objective (to increase biodiversity levels across the district) regardless of the figure used due to the pressure this puts on greenfield land. Mitigation would include assessing each potential site for its biodiversity value and only allocating the most suitable sites. Site selection should avoid sites at risk or ensure appropriate mitigation through habitat creation and enhancement.			
SA7: To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:	Cum:	LT:	MT:	ST:
	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Due to the amount of sites which already have the benefit of planning permission, it is unlikely that any allocations will be needed. The impact of this option upon SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district) is uncertain as it would depend on the characteristics of the sites where permission has been granted and whether any enhancement work was required.				This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. The impact of allocating land for housing upon this objective (to protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district) is uncertain, on the basis that it could enhance the attractiveness of the town, but depending on site selection could also lead to deterioration of these important assets if not mitigated appropriately. Mitigation would include assessing each potential site and avoiding those which are not suitable, and where enhancement would not counteract the impact of development. New buildings offer opportunities for creative design but this may depend on other policies within the LDF.				This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. The impact of allocating land for housing upon this objective (to protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district) is uncertain, on the basis that it could help to enhance the attractiveness of the town, but depending on site selection could also lead to deterioration of these important assets if not mitigated appropriately. Mitigation would include assessing each potential site and avoiding those which are not suitable, and where enhancement would not counteract the impact of development. New buildings offer opportunities for creative design but this may depend on other policies within the LDF.				This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. The impact of allocating land for housing upon this objective (to protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district) is uncertain, on the basis that it could help to enhance the attractiveness of the town, but depending on site selection could also lead to deterioration of these important assets. The higher the figure, the more pressure these assets will be under. Mitigation would include assessing each potential site and avoiding those which are not suitable, and where enhancement would not counteract the impact of development. New buildings offer opportunities for creative design but this may depend on other policies within the LDF.			

SA8: To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals	Cum:	LT:	MT:	ST:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Due to the amount of sites which already have the benefit of planning permission, no allocations are likely to be needed. However, this option is likely to impact negatively upon SA Objective 8 (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) as it would result in development (although at a low level) and therefore puts pressure on natural resources.	Cum:	LT:	MT:	ST:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Allocating land for development will have a negative impact upon this objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) regardless of the figure used as it puts pressure on existing natural resources. Mitigation could include sustainable urban drainage systems, combined heat and power etc.	Cum:	LT:	MT:	ST:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. Allocating land for development will have a negative impact upon this objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) regardless of the figure used as it puts pressure on existing natural resources. Mitigation could include sustainable urban drainage systems, combined heat and power etc.	Cum:	LT:	MT:	ST:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. Allocating land for development will have a negative impact upon this objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) regardless of the figure used as it puts pressure on existing natural resources. The higher the figure, the more pressure these resources will be under. Mitigation could include sustainable urban drainage systems, combined heat and power etc.	Cum:	LT:	MT:	ST:	The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. Allocating land for development will have a negative impact upon this objective (to manage prudently the natural resources of the district including water, and associated flooding and quality issues, air quality, soils and minerals) regardless of the figure used as it puts pressure on existing natural resources. The higher the figure, the more pressure these resources will be under. Mitigation could include sustainable urban drainage systems, combined heat and power etc.
SA9: To minimise waste and increase the re-use and recycling and composting of waste materials	Cum:	LT:	MT:	ST:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Due to the amount of sites which already have the benefit of planning permission, no allocations are likely to be needed. However this option would have a negative impact upon this objective regardless of the figure used as more housing development (even though the level proposed by this option is low) is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes.	Cum:	LT:	MT:	ST:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Allocating land for development would have a negative impact upon this objective regardless of the figure used as more housing development is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes.	Cum:	LT:	MT:	ST:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. Allocating land for development would have a negative impact upon this objective regardless of the figure used as more housing development is likely to have an increased impact on waste generation. The higher the figure, the more of an impact there will be. Mitigation could include waste recycling schemes.	Cum:	LT:	MT:	ST:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. Allocating land for development would have a negative impact upon this objective regardless of the figure used as more housing development is likely to have an increased impact on waste generation. The higher the figure, the more of an impact there will be. Mitigation could include waste recycling schemes.	Cum:	LT:	MT:	ST:	The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. Allocating land for development would have a negative impact upon this objective regardless of the figure used as more housing development is likely to have an increased impact on waste generation. The higher the figure, the more of an impact there will be. Mitigation could include waste recycling schemes.
SA10: To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	Cum:	LT:	MT:	ST:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Due to the amount of sites which already have the benefit of planning permission, no allocations are likely to be needed. However, the impact of this option upon the objective (to minimise energy usage and to develop the districts renewable energy resource, reducing dependency on non-renewable sources) is negative as all development (even though the level proposed by this option is low) puts pressure on non-renewable resources. This option is low puts pressure on non-renewable resources. This option also restrict future investment in renewable energy generation.	Cum:	LT:	MT:	ST:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. The impact of allocating land for housing upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.	Cum:	LT:	MT:	ST:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. The impact of allocating land for housing upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.	Cum:	LT:	MT:	ST:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. The impact of allocating land for housing upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.	Cum:	LT:	MT:	ST:	The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. The impact of allocating land for housing upon this objective is negative as all development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Core Strategy requiring the generation / use of renewable energy and efficient design of new buildings.
SA11: To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Cum:	LT:	MT:	ST:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district. Whilst this option doesn't require any allocations to be made, there is no significant link between the amount of land to be allocated and this objective (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available) anyway as it would depend on where the sites are located, and therefore other policies in the Core Strategy.	Cum:	LT:	MT:	ST:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. There is no significant link between the amount of land to be allocated and this objective (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available) as it would depend on where the sites are located, and therefore other policies in the Core Strategy.	Cum:	LT:	MT:	ST:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. There is no significant link between the amount of land to be allocated and this objective (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available) as it would depend on where the sites are located, and therefore other policies in the Core Strategy.	Cum:	LT:	MT:	ST:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. There is no significant link between the amount of land to be allocated and this objective (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available) as it would depend on where the sites are located, and therefore other policies in the Core Strategy. The higher the housing target, the more pressure there will be on the existing transport infrastructure.	Cum:	LT:	MT:	ST:	The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. There is no significant link between the amount of land to be allocated and this objective (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available) as it would depend on where the sites are located, and therefore other policies in the Core Strategy. The higher the housing target, the more pressure there will be on the existing transport infrastructure.
SA12: To create high quality employment opportunities	Cum:	LT:	MT:	ST:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district, with no allocations likely to be needed due to the amount of sites that already have the benefit of planning permission. Due to the ageing population profile of the district, this level of housebuilding is unlikely to be able to support job growth, or the creation of high quality employment opportunities. The impact upon this objective is therefore negative.	Cum:	LT:	MT:	ST:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Due to the ageing population profile of the district, this level of housebuilding is unlikely to be able to bring about changes to the diversity and quality of jobs or reduce unemployment. The impact upon this objective (to create high quality employment opportunities) is therefore negative.	Cum:	LT:	MT:	ST:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. This option is expected to provide enough homes to lessen the impact of Mansfield's ageing population and provide the opportunity for Mansfield to develop a labour force that could support employment growth. Therefore this would have a positive impact upon this objective (to create high quality employment opportunities). The ST impact is uncertain due to the time taken in allocate and start building on the sites.	Cum:	LT:	MT:	ST:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. This option is expected to provide enough homes to lessen the impact of Mansfield's ageing population and provide the opportunity for Mansfield to develop a labour force that could support employment growth. Therefore this would have a positive impact upon this objective (to create high quality employment opportunities). The ST impact is uncertain due to the time taken in allocate and start building on the sites.	Cum:	LT:	MT:	ST:	The 'business as usual' approach results in a target of 10,600 new homes being provided between 2006 and 2026. This requires the LPA to allocate a enough sites for approximately 530 new homes per year (2006-2026) and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. This option is likely to provide enough homes to lessen the impact of Mansfield's current ageing population and provide the opportunity for Mansfield to develop a labour force that could support employment growth. Therefore this would have a positive impact upon this objective (to create high quality employment opportunities). The ST impact is uncertain due to the time taken in allocate and start building on the sites.

SA13: To develop a strong culture of enterprise and innovation	Cum:		LT:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district, with no allocations needed due to the amount of sites that already have the benefit of planning permission. Due to the ageing population profile of the district, this level of housebuilding is unlikely to be able to increase qualification levels or create jobs in high knowledge sectors. The impact upon this objective (to develop a strong culture of enterprise and innovation) is therefore negative.	MT:		ST:	
	Cum:		LT:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Due to the ageing population profile of the district, this level of housebuilding is unlikely to be able to support the creation of jobs in high knowledge sectors, or increase qualification levels. Therefore the impact upon this objective (to develop a strong culture of enterprise and innovation) is negative.	MT:		ST:	
	Cum:		LT:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. This option is expected to provide enough homes to 'off-set' the ageing population and ensure that the labour force remains about the same as it is currently. Therefore this would have no significant impact upon this objective (to develop a strong culture of enterprise and innovation) is negative.	MT:		ST:	
	Cum:		LT:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. This option is expected to provide enough homes to lessen the impact of Mansfield's current ageing population and provide the opportunity for Mansfield to develop a labour force that could support employment growth. This could include an increase jobs in high knowledge sectors if the educational attainment of Mansfield's population improves. Therefore the impact upon this objective (to develop a strong culture of enterprise and innovation) is uncertain as it is reliant on an increase in qualification levels.	MT:		ST:	
SA14: To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	Cum:		LT:	This option would result in a target of 4,413 new homes being provided by 2031. This limits the average amount of new housing per annum to less than current trends for the district, with no allocations needed due to the amount of sites that already have the benefit of planning permission. Whilst there is no significant link to this objective (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies), the ageing population profile of the district which is likely to be exacerbated by this option, is not likely to attract modern businesses into the area.	MT:		ST:	
	Cum:		LT:	This option would result in a target of 5,643 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 282 homes a year and mean that house building would be planned to continue at a similar rate as the past 10 years or so. Whilst there is no significant link to this objective (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies), the ageing population profile of the district which is likely to be exacerbated by this option is not likely to attract modern businesses into the area.	MT:		ST:	
	Cum:		LT:	This option would result in a target of 7,828 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 391 homes a year and means that there would be opportunities available for house building to come forward at a higher rate than current trends. Whilst there is no significant link to this objective (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies), this option is expected to provide enough homes to 'off-set' the ageing population and ensure that the labour force remains about the same as it is currently. This is not likely to attract modern businesses into the area.	MT:		ST:	
	Cum:		LT:	This option would result in a target of 11,100 new homes being provided by 2031. This option would require the LPA to allocate enough sites for approximately 555 new homes a year and means that there would be opportunities available for house building to come forward at a much higher rate than current trends. Whilst there is no significant link to this objective (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies), this option is expected to provide enough homes to lessen the impact of Mansfield's current ageing population and provide the opportunity for Mansfield to develop a labour force that could support employment growth. This could help attract modern businesses into the area.	MT:		ST:	

Summary

The Sustainability Appraisal (SA) looks at the potential Social, Economic and Environmental impacts associated with any of the dwelling targets put forward under each option. It also includes some of the measures that could be taken to mitigate against any negative impact such a target may have. What is clear from the SA on the dwelling options is that in general terms the higher the dwelling requirement is set, the greater impact it will have upon the natural environment due to the additional land required through each option. Land to be allocated for development ranges from 68.5ha under the 'base option' to 291.4 ha under the 'high option'. Although mitigation against land take up could be to raise densities, such an approach could be applied if appropriate, to any of the options, and therefore in simple terms the higher the dwelling requirement the greater the land take up and the greater the environmental impact. Where the SA becomes interesting is that although 'Greenfield land' take-up is higher under the high dwelling option, opportunities for developer contributions either through a Community Interest Levy (CIL) or through 106 agreements will be greater should a higher requirement be delivered. An example maybe that farmland which has limited recreational benefits would be developed for residential purposes, however new green infrastructure and formal recreational facilities could be included within the new development, increasing public access to new quality open space. In contrast to any environmental impacts of the options, economically, a higher dwelling requirement provides greater opportunities for developers to deliver greater numbers of dwellings, which potentially house a greater workforce. Should the projected increase in jobs take place, having a greater resident workforce is vital. Equally if potential employers see that the district offers only a limited workforce, then they may decide not to locate here in the first place.

Appendix 2 Habitat Regulation Assessment of the Options

2.1 Articles 6 (3) and 6 (4) of the European Community Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (also known as the Habitats Directive), require local authorities to identify and assess whether a plan or project may significantly affect the integrity of a European (Natura2000) designated site. This requirement is further implemented in the UK through the Wildlife and Countryside Act (1981) and The Conservation (Natural Habitats &c.) Habitats Regulations 2010.

2.2 Key issues (potential areas of impact) have been identified for the Birklands and Bilhaugh SAC (Natura2000 site) and possible future Sherwood SPA. The main issues identified include: 1) air quality, 2) pressures from recreation, 3) water abstraction and 4) habitat fragmentation. Climate change is also considered alongside the four key issues.

2.3 Although the future dwelling requirement options do not in themselves suggest where development will go, when applying a Habitats Regulation Assessment (HRA) there is a need to consider how differing levels of dwellings may impact on broad locations. As the Birklands and Bilhaugh SAC and possible future Sherwood SPA have fixed locations, higher levels of development will place greater pressure on these areas. As the SA indicates, the greater amount of development, the greater impact on the natural environment. The tables below summaries likely impacts on the two sites.

Table 2.1

Issue	Key Considerations (including know in-combination considerations)
<p>Air Quality & Climate Change</p> <p>Nitrogen deposition rates for the area within and around Birklands and Bilhaugh SAC currently exceed critical thresholds (2005 data). Acidity critical loads are also exceeded (see APIS website).</p> <p>Any significant increases are likely to create negative impacts on the ecology of the area, resulting in a decrease in tree viability, a change in ground flora composition, direct negative impacts on mosses and lichens and possibly increased susceptibility to pathogens and pests.</p> <p>Existing and potential sources of air pollution include road traffic, incineration, livestock, power facilities, and heavy industry.</p>	<p><i>Climate Change may increase stress to these habitats through drought and increase nitrogen deposition through periods of heavy rain fall.</i></p> <p>Designated sites that are located within 10km of a pollutant source should be considered a sensitive receptor within an assessment⁽¹⁾. This would cover the whole of the District. It was assumed, in line with good practice for environmental assessment, that air pollution from roads which are more than 200m from a European site is not capable of impacting site integrity⁽²⁾. Roads within this 200m radius include the B6034 running north-south between Edwinstowe and B616 Worksop Road and the B616. Traffic on these roads is likely to be local traffic and traffic associated with Sherwood Country Park Visitor Centre and thus a recreational impact consideration. <i>Without detailed modelling, it is difficult to tease out potential air quality in-combination effects from multiple sources.</i></p> <p>Site management is also a key consideration. Active management including habitats and dog waste, ensures habitats can better cope with environmental stresses.</p>

1 <http://www.environment-agency.gov.uk/business/topics/pollution/32224.aspx>

2 Design Manual for Roads and Bridges: Volume 11 Environmental Assessment, Highways Agency, May 2007.



Issue	Key Considerations (including know in-combination considerations)
<p>Water Abstraction & Climate Change</p> <p>In Nottinghamshire, 80% of public supply is abstracted from the Sherwood Sandstone Aquifer⁽³⁾, thus playing a strategic role in water use. Unregulated abstraction could lead to water supply shortages and damage to wildlife habitats. The aquifer in Nottinghamshire is classified as 'over-abstracted' by the EA's Catchment Abstraction Management Strategy (CAMS March 2007).</p> <p>A large portion of the Sherwood Regional Landscape Area, which covers the eastern half of the District contains groundwater protection areas.</p>	<p>Generally speaking, heathland habitats and the SAC are not currently affected by present fluctuations in ground water supply <u>but</u> may be affected if levels are significantly impacted e.g. through climate change and a significant increase in demand. Population growth and development, combined with the prospect of hotter, drier summers and less water in rivers and underground storage, will put additional pressure on our already stretched water resources⁽⁴⁾.</p> <p>Projected impacts on ground water supply (from 2015 onwards) are based on the RSS housing figures. Any increases in this within and adjacent to the district would <u>not</u> be reflected in existing scenarios. The Severn Trent East Midlands Water Resource Zone is already in deficit; if development targets are significantly increased, shortfalls in supply may become more problematic.</p>
<p>Recreation</p> <p>The habitats within the Birklands and Bilhaugh SAC and key species and their habitats (Nightjar and Woodlark) within the possible Sherwood SPA are sensitive to damage and disturbance caused by people visiting these areas. People straying from paths can cause ground compaction and trampling of vegetation and micro habitats important for supporting the sites' integrity. Disturbance of ground nesting birds by people and dogs can leave nests vulnerable to predation and can influence nesting behaviour⁽⁵⁾.</p> <p>Recreational pressures on these areas are likely to increase with increasing numbers of residential developments. A proportion of new residents will likely pursue recreational activities on nearby areas of green and open space including open countryside and woodlands within and surrounding these areas.</p>	<p>The impact of domestic cat predation on ground nesting birds is recognised by Natural England as a risk associated with increases in residential development. Research on the roaming distance of domestic cats varies from approximately 400m to over 1500m. Evidence suggests that about 60% of domestic cats roam up to 400m⁽⁶⁾. Thames Basin Heath SPA prohibits building within 400m of the SPA boundary. Research in respect to the Thames Basin Heath SPA has indicated that most people who visit the SPA, generally live within 5km of the SPA⁽⁷⁾. The Citizen Panel (Sept 2010) survey highlights that there will be more pressure on sites that are well known and have visitor facilities. The survey suggests that Sherwood Forest, Clipstone Forest, Vicar Water and Sherwood Pines are the most visited heathland/forest sites.</p> <p>Location of development and the adequate provision of suitable alternative greenspaces (SANGs) within and adjacent to development will be key factors in minimising potential impacts. SANGs essentially act as a 'sponges', lessening recreational impacts on sensitive sites. Quality and size are key mitigation success factors when providing SANGs. Access management is also an important consideration.</p>
<p>Habitat Fragmentation</p> <p>Urban areas can create movement barriers required for foraging and migration of wildlife (and even plants).</p>	<p>Habitat connectivity is important for supporting biodiversity and maintaining healthy populations. It is also very important in the face of climate change, allowing biodiversity to adapt to a changing environment e.g. for finding food, migration, bringing up young and responding to extreme weather events. Management and quality of existing sites are key factors in supporting resilient and sustainable populations.</p>

3 RPS. June 2009. Mansfield District Council Water Cycle Study- final report.

4 Severn Trent. 2010. Final Water Resource Management Plan.

6 Barratt, D.G. (1997) Home range size, habitat utilisation and movement patterns of suburban and farm cats *Felis catus*. *Ecography*, **20**, 271-280. Turner, D. C., and O.Meister.1988. Hunting behaviour of the domestic cat. Pages 111–121 in D. C. Turner and P. Bateson, editors. The domestic cat: the biology of its behaviour. Cambridge University Press, Cambridge, UK

7 Liley D, Jackson D, and Underhill-Day J. 2005. Visitor Access Patterns on the Thames Basin heaths. English Nature Research Report 682, Peterborough.

5 Underhill-Day, J.C. (2005). A literature review of urban effects on lowland heaths and their wildlife, Rep. No. 624. English Nature, Peterborough.

Issue	Key Considerations (including know in-combination considerations)
Habitats such as heathland and oak-birch woodland are rare habitats (currently already highly fragmented) locally, nationally and internationally.	<i>The location and density of roads may pose a combination of effects such as habitat fragmentation, barriers to migration, noise, air and light pollution. Location of development is a key consideration in avoiding habitat fragmentation. Mitigation will be dependant on designing in appropriate Green Infrastructure into new development areas. This will most likely have an effect on dwelling density requirements.</i>

Table 2.2 Impacts and Key Considerations

Issue	Option A: 'Base-level'	Option B: 'Low Level'	Option C: Medium Level'	Option D: 'High Level'	Option E: 'Business as Usual'
Air Quality and Climate Change	There are no known air quality impacts on the SAC and possible future SPA based on this figure as housing is likely to be with existing urban boundary. A net increase in houses will impact on climate change; design, orientation, low carbon technologies and sustainable transport need to be key policy considerations in addressing residential development.	Similar to option A, although the impact on climate change is likely to be greater. The Core Strategy needs to carefully consider impacts in relation to policies on climate change and sustainable design.	Similar to option A, although the impact on climate change is likely to be greater. The Core Strategy needs to carefully consider impacts in relation to policies on climate change and sustainable design.	Similar to option A, although the impact on climate change is likely to be greater. The Core Strategy needs to carefully consider impacts in relation to policies on climate change and sustainable design.	Similar to option D.
Water Abstraction and Climate Change	This figure is less than the projected RSS figure and not likely to significantly impact on current resources. In light of projected climate change scenarios, the Core Strategy needs to carefully consider impacts in relation to policies on climate change adaptation & sustainable design and construction including water conservation.	Similar to option A, although the impact on climate change is likely to be greater.	Similar to option A, although the impact on climate change is likely to be even greater.	Severn Trent East Midlands Water Resource Zone is already in deficit; if development targets are significantly increased from RSS figures, shortfalls in supply may become more problematic.	Similar to option A, although the impact on climate change is likely to be even greater.



Two: Habitat Regulation Assessment of the Options

Issue	Option A: 'Base-level'	Option B: 'Low Level'	Option C: Medium Level'	Option D: 'High Level'	Option E: 'Business as Usual'
Recreation	A net increase in houses within 5km of the SAC and possible future SPA will likely impact on these sites. The design quality, size and location of SANGs is a critical mitigation factor.	Similar to Option A. The demand on these areas for recreation is likely to be greater and location and design of SANGs and integrated Green Infrastructure networks are important mitigation considerations.	The environmental capacity and ability to mitigate impacts due to the amounts of land-take up for development is a key issue when considering this option. Environmental capacity needs to be considered in order to determine the best locations for development.	Similar to Option C, but even more difficult to mitigate impacts. An environmental capacity study needs to be considered before proceeding with this option.	Similar to Option D.
Habitat Fragmentation	New housing is likely to be concentrated within the existing urban boundary; no significant impact assumed.	Potential significant effects with regards to habitat fragmentation on the eastern half of the district, closest to the possible future Sherwood SPA and within Warsop. Potential for new development to contribute to funding habitat creation in order to mitigate impacts.	There are likely to be significant effects from this option with regards to habitat fragmentation. Locating development on the eastern half of the district, closest to the possible future Sherwood SPA and within Warsop would have the greatest impact. There would be potential for new development to contribute to funding habitat creation in order to mitigate impacts, but environmental capacity needs to be considered in order to determine the best locations for development.	Similar to Option C, although environmental capacity is an even greater issue and thus the ability to suitable mitigate impacts may be compromised.	Similar to Option D.
Overall Impact Assessment	(Design Core Strategy policy options as to avoid likely significant effects) Impacts from recreational pressures and impacts with relation to climate change are key considerations and it may be possible to mitigate for these. Mitigation will	(Design Core Strategy policy options as to avoid likely significant effects) Impacts from recreational pressures and impacts with relation to climate change are key considerations and it may be possible to	(Environmental Capacity considerations need to be addressed as part of any future work around this option) It may be difficult to mitigate impacts from recreational pressures and demands on the amount of land available in order to mitigate effects	(Environmental Capacity considerations need to be addressed as part of any future work around this option) It may be difficult to successfully mitigate impacts from recreational pressures and demands on the amount of land	(Environmental Capacity considerations need to be addressed as part of any future work around this option) Similar to Option D.

Issue	Option A: 'Base-level'	Option B: 'Low Level'	Option C: Medium Level'	Option D: 'High Level'	Option E: 'Business as Usual'
	depend on how policies within the Core Strategy address these issues with regards to location and design of new development, including considering climate change and Green Infrastructure.	mitigate for these. Mitigation will depend on how policies within the Core Strategy address these issues with regards to location and design of new development, including considering climate change and Green Infrastructure.	on habitat fragmentation. Mitigation will depend on how policies within the Core Strategy address these issues with regards to location and design of new development, including considering climate change and Green Infrastructure.	available in order to mitigate effects on habitat fragmentation. Mitigation will depend on how policies within the Core Strategy address these issues with regards to location and design of new development, including considering climate change and Green Infrastructure.	

2.4 Location is a key factor when assessing likely significant impacts. Significant development within and around Market Warsop and Meden Vale would likely pose a significant impact with regards to all four issues. Likewise, development within the eastern half of the district, especially those sites directly adjacent to the possible future Sherwood SPA, are likely to have a significant impact. As the dwelling requirement figures increase, the amount of suitable land becomes more confined; as a result, the environmental capacity and ability to mitigate impacts decreases. It may be difficult to ensure that impacts related to the medium and high scenarios could be adequately and viably mitigated. With regards to policy development in the Core Strategy, environmental capacity and location of development, needs to be considered in combination with the following key impacts likely to effect the SAC and possible future SPA: air quality, water abstraction, climate change, recreational pressures and habitat fragmentation. In addition, site layout and design (including considerations with regards to green infrastructure), and density play important roles in mitigating these impacts.

2.5 In all cases, the precautionary principle should be applied in developing policy for the Core Strategy. Relevant avoidance, mitigation and/or compensation measures (in this order) should address any direct, indirect and cumulative effects over time.



Appendix 3 Glossary

A

Adoption: The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).

Affordable Housing: Non-market housing, provided to those whose needs are not met by the market. Affordable housing includes social rented; affordable rented and intermediate housing.

Annual Monitoring Report (AMR): A report submitted to Government from Local Authorities which assesses LDF production progress and policy effectiveness.

B

Bungalow: A single storey property with living accommodation on its ground floor only. A Dormer or Chalet Bungalow has additional accommodation within its roof-space.

Brownfield Land and Sites: See Previously Developed Land

C

Circular: Guidance, including policy, issued by a government department usually, but not always, in support of legislation.

Commitments: All land with the benefit of extant planning permission or allocated in the development plan.

Community Facilities: Facilities which provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community Infrastructure Levy (CIL): A charge levied by local authorities on certain types of new development within their areas; Community Infrastructure Levy gives local authorities extra resources to invest in vital facilities, and gives developers greater certainty about their role and contribution. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.

Consultation: Procedures for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.

Core Strategy: A Development Plan Document setting out the spatial vision, objectives and strategy of the planning framework for an area, having regard to the Community Strategy (see also DPDs).

Corporate Plan: The overarching plan for the Council setting out its aims and priorities taking into account what residents and partners have told us are the key challenges facing the district.

D

Department for Communities and Local Government (DCLG): The government department responsible for amongst other things town and country planning policy.

Development: Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.

Development Control and Development Management: The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the development plan.

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements, and new Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.

Development Plan Document (DPD): Documents that have development plan status. All DPD's must be subject to rigorous procedures of community involvement, consultation and independent examination. The DPD's which Local Planning Authorities prepare include-

- Core Strategy
- Site specific allocations of land
- Area action plans (where needed); and
- Proposals map (with inset maps, where necessary)

Dwelling: A 'permanent structure' used for residential purposes that includes, Houses, Bungalows, Flats, Maisonettes etc.

Dwpa: Dwellings per annum.

E

East Midlands Regional Plan (EMRP): The East Midlands Regional Plan (Regional Spatial Strategy 8), incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes that have a bearing on land-use activities



Evidence Base: The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

F

Flood Risk Areas: Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.

Forecast: An estimate or prediction based upon relevant information. More than simply a 'Guess'.

G

General Conformity: A process by which Regional Planning Bodies consider whether a Development Plan Document is in “general conformity” with the Regional Spatial Strategy. Also, all other DPDs must conform to a Core Strategy DPD.

Green Infrastructure (GI) Assets: Individual components and/or resources that make up GI networks. These vary in size, shape and use; they include a wide spectrum of green space types ranging from formal recreational and natural areas, to much smaller areas such as private gardens. These include but are not limited to: allotments, amenity space, landscaped areas within and around developments, urban parks, farmland and pasture land, green roofs, sustainable urban drainage systems (SUDs), designated sites, river corridors, public rights of ways, cycle trails and other recreational routes, and Natural and semi-natural habitats.

Green Infrastructure (GI) Network : A green infrastructure network is used to define the hierarchy and form of the habitats and natural green spaces within a community and how these are integrated and linked. It provides a framework within which the determination of the broad scale and location of development can be facilitated in a sustainable way, and with consideration to the functional requirements of urban form, green space provision, habitat networks and ecological services, such as drainage

Greenfield Land or Site: Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Gross: For the purposes of dwellings, gross refers to the total number of dwellings constructed as opposed to net dwellings which only takes account of additional dwellings.

H

Hectare: A metric unit that equates to 10, 000 square metres. To give an indication an international Rugby pitch is approximately 1ha in size. The area contained within a 400m running track would equate to just over 1ha (1.12)

Housing: For the purposes of this report means the same as Dwelling. i.e. covers most forms of residential uses including houses; bungalows; apartments; sheltered accommodation etc.

I

Independent Examination: The process by which an Independent Planning Inspector may publicly examine a 'Development Plan Document' or a 'Statement of Community Involvement', and any representations, before issuing a binding report

Interim Planning Guidance (IPG): IPG notes provide *interim planning guidance* until the relevant LDF documents, or policies, are adopted.

Internal Migration: Those moving in or out of an area such as a district or the U.K.

International Migration: Those that move into or out of the U.K.

Issues and Options Report: The "pre-submission" consultation stages on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.

K

Kilometre: Metric measurement equal to 1000 metres.

L

Likely Significant Effect: Any effect that might be predicted if a plan or project is likely to pose a risk to a European designated site's conservation objectives.

Local Area Agreement (LAA): A district sets out the priorities for a local area agreed between central government and a local area (the local authority and Local Strategic Partnership) and other key partners at the local level.

Local Development Document (LDD): LDDs comprise of Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), a Statement of Community Involvement (SCI). These collectively deliver the spatial planning strategy for the LPA's area.

Local Development Framework (LDF): The Local Development Framework is a non-statutory term to describe a folder of documents which include all local planning authorities' LDD's. The LDF will also comprise the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local Plan: An old-style development plan prepared by District and other Local Planning Authorities.

Local Planning Authority: The local authority or council that is empowered by law to exercise planning functions. This is Mansfield District Council for most matters, except for minerals and waste planning, when it is Nottinghamshire County Council.



Local Strategic Partnership (LSP): A partnership that brings together organisations from public, private, community and voluntary sector in a local authority area. The key objective of the LSP is to improve the quality of life in that area. Mansfield District LSP is called Mansfield Area Strategic Partnership (MASP)

M

Mansfield Ashfield Regeneration Route (MARR): The Mansfield and Ashfield Regeneration Route is the road between Pleasley and Rainworth. At a cost of approximately £30 million the road is one of the biggest regeneration projects to be set up by Notts County Council.

Mansfield District Council (MDC): Mansfield District Council is the administrative district for Mansfield, Mansfield Woodhouse and Warsop. A public authority which amongst other things acts as the local planning authority.

Market Housing (also known as Open Market Housing) : Housing which is developed by private house builders and made available on the open market, for which either a mortgage or private rent is required. This type of housing can include low-cost market housing where developers may offer discounts to purchasers. This type of housing does not contribute towards 'affordable housing provision'

Migration : The movement of people from one place to another. In-migration is the term used to describe those moving into an area and out- migration are those that leave.

Mitigation: where adverse effects (impacts) are unavoidable, these are actions taken to lessen (minimise) the impact on an site, species (wildlife or plant), or community.

N

Net: In terms of Dwellings it refers to additional dwellings and not simply new dwellings. For example a new house built within a garden or on a field would be a 'Net' dwelling, whereas knocking a dwelling down and building another would not. The dwelling targets outlined within this document are all expressed as 'Net'. (see also 'Gross')

Northern Sub-Regional Strategy: A sub-regional strategy to provide additional direction and guidance to Local Development Frameworks on issues of sub-regional importance in the Northern Sub-area. The defined Northern area comprises of Ashfield, Mansfield, Newark and Sherwood, Bolsover, Chesterfield, North East Derbyshire and Bassetlaw.

O

Office for National Statistics: The executive office of the UK Statistics Authority, a non-ministerial department which reports directly to the Parliament of the United Kingdom.

P

Planning & Compulsory Purchase Act 2004: The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces:

- A statutory system for regional planning;
- A new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and
- Removes crown immunity from planning controls.

Planning Obligations: A legal agreement between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken or contributions made to the provision of infrastructure or facilities, for example the provision of highways. Sometimes called a “section 106” agreement.

Planning permission: Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.

Planning Policy Guidance (PPG): Old style government policy guidance, being replaced by Planning Policy Statements (PPS).

Precautionary Principle: The Habitats Directive (2010) requires that the precautionary principle is applied within a Habitats Regulations Assessment (HRA) where there is uncertainty in determining if there are 'no significant effects' of a plan or project on a European designated site, or in other words, if any Likely Significant Effect (LSE) can be ruled out. In this case, an Appropriate Assessment is required.

Previously Developed Land (PDL) or ‘Brownfield’ land: Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Planning Policy Statement 3: Housing has a detailed definition.

Proposals Map: An Ordnance Survey based map showing relevant policies.

R

Regeneration: The economic, social and environmental renewal and improvement of areas.

Regional Spatial Strategy (RSS): The Regional Spatial Strategy (RSS) is another name for the East Midlands Regional Plan, the plan incorporates a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes that have a bearing on land-use activities



S

Saved Policies / Saved Plan: Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.

Section 106 Agreement: A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also: Planning Obligations and Agreements.

Sequential approach / sequential test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, Brownfield housing sites before Greenfield sites, or town centre retail sites before out-of-centre sites.

Special Area of Conservation (SAC) & Special Protection Area (SPA): These are both designated sites of European importance, otherwise known as Natura2000 sites. They are protected by both European and UK legislation. SACs are identified for their important habitats listed on Annex II of the 1992 Habitats Directive (92/43/EEC) and SPAs are for their bird importance and are classified under Article 4 of the 1979 Birds Directive (79/409/EEC). Birklands and Bilhaugh SAC has important heathland and oak-birch woodland habitats and is located to the east of the district boundary near Edwinstowe; it includes Sherwood Forest Country Park. The possible future SPA covers a large archipelago of areas on the eastern half of the district stretching from Worksop to Hucknall. Although not formally designated, Natural England has advised that all local authorities in Nottinghamshire adopt a risk-based approach in its actions in relation to this possible SPA area.

SNPP: Sub-National Population Projections

Spatial Planning: A brief description of how the area should be changed at the end of the plan period often 10-15 years.

Spatial Vision: Spatial Vision sets out how the area and places in it should develop. The vision should be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them. The vision should be in general conformity with the RSS and it should closely relate to any Community Strategy for the area.

Stakeholders: A person, group, organisation, or system who affects or can be affected by an organisation's actions

Statement of Community Involvement (SCI): A document explaining to Stakeholders and the community, how and when they will be involved in the preparation of the LDF, and the steps that will be taken to facilitate this involvement.

Statutory: Required by law (statute), usually through an Act of Parliament.

Strategic Environmental Assessment (SEA): Assessment of the environmental impacts of the policies and proposals contained within new planning documents, in accordance with Directive 2001/42/EC (The SEA Directive).

Strategic Housing Land Availability Assessment (SHLAA): Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: *Housing* (PPS3).

Submission Document: A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector.

Sustainability Appraisal (SA): Assessment of the social, economic, and environmental impacts of the policies and proposals contained within new planning documents. Is often combined with the SEA.

Sustainable Communities: Places where people want to live and work, now and in the future. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.

Sustainable Community Strategy (SCS): A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.

Sustainable Development: A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.

T

Tenure: In terms of dwellings this refers to ownership. For example Council housing or private rented housing is a different tenure of housing to owner occupied.

U

Urban Fringe: Predominantly open land on the edge of an existing urban area.

W

Written Statement: A documentary statement supplementing and explaining policy, forming part of a development plan.

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Polish

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