

Mansfield Local Plan: Pre-submission

**Sustainability Appraisal:
SA Report**

Non-technical summary

August 2018

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Introduction

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1 INTRODUCTION

1.1 Background

- 1.1.1 AECOM has been commissioned by Mansfield District Council to undertake a sustainability appraisal (SA) in support of the new Mansfield Local Plan (the 'Plan').
- 1.1.2 The new Local Plan will set out the amount of housing and employment land that needs to be planned for, where and where not it will be acceptable in principle, and policies for assessing planning applications.
- 1.1.3 A draft Plan has been prepared by the Council, which sets out a preferred approach based upon the best available evidence to date. Following consultation on the Plan, the Council intends to submit it for Examination.
- 1.1.4 The SA Report sets out the findings of the SA process. This is a Non-Technical Summary (NTS) of the SA Report and presents the following:
- Background to the Local Plan;
 - Our approach to SA;
 - Key issues and SA Framework;
 - Appraisal of Local Plan Vision and Objectives;
 - Consideration of alternatives and summary appraisal findings;
 - Appraisal of the Draft Plan
 - Monitoring
 - Mitigation and enhancement measures; and
 - Next steps.

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Background to the Local Plan

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2 BACKGROUND TO THE LOCAL PLAN

- 2.1.1 The new Local Plan will set out how the District and the places within it should develop. It should be locally distinctive, realistic and in the best interests of local people, businesses and the environment.
- 2.1.2 The objective that the Local Plan policies seek to achieve were developed through engagement with key stakeholders, local councillors, the public and other interested parties. The Local Plan objectives are set out below in **Table 2.1**.

Table 2.1: Local Plan objectives

Local Plan Objectives
Objective 1: Support economic growth and prosperity - by promoting the regeneration of previously developed land and existing buildings, as well as identifying sustainable areas for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any adverse social, environmental and infrastructure impacts of development.
Objective 2: Contribute to creating a stronger more resilient local economy – by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.
Objective 3: Increase the range and choice of housing throughout the urban areas and villages - to better meet the needs of the whole community, through the provision of more diverse market, affordable and specialist housing, so creating inclusive, mixed neighbourhoods.
Objective 4: Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.
Objective 5: Ensure that all new development achieves a high standard of design and amenity - which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.
Objective 6: Safeguard and enhance the vitality and viability of the district's town, district and local centres - particularly through regeneration opportunities, in ways that help meet the consumer needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.
Objective 7: Improve the health and wellbeing of the district's population - by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.
Objective 8: Ensure new development minimises, and is resilient to, the impacts of climate change - by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, adaptation by design, resource and waste

Local Plan Objectives
management.
<p>Objective 9: Reduce the need to travel and support improvements to transport accessibility - so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.</p>
<p>Objective 10: Deliver the infrastructure requirements of the districts future population – including access to high speed broadband.</p>
<p>Objective 11: Protect the vitality, identity and setting of the villages - by safeguarding important areas of open land and enabling access to key community facilities and services</p>
<p>Objective 12: Protect, enhance, restore and maintain important natural resources, in and adjoining the district- including wildlife, soil, air quality and geological resources, and the network of habitats, and designated sites.</p>
<p>Objective 13: Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same ensuring the effective design and location of sustainable urban drainage systems (SuDs) and naturalising the river environment to create a more attractive healthy environment for residents.</p>
<p>Objective 14: Conserve and enhance the quality of the district's landscape character and key landscape features - by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.</p>

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Our approach

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3 OUR APPROACH

3.1 Background

- 3.1.1 Mansfield Council is required by law to carry out sustainability appraisal (SA) of the Local Plan, and appointed AECOM to lead this work on its behalf.
- 3.1.2 The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. It should be viewed as an integral part of good plan making, involving ongoing iterations to identify and report on the likely social, economic and environmental effects of the plan and the extent to which sustainable development is expected to be achieved through its implementation.
- 3.1.3 This Non-Technical Summary (NTS) relates to the full SA Report for the Draft Mansfield Local Plan). The SA has been undertaken in stages alongside the preparation of the Draft Local Plan in order to provide sustainability guidance as the plan is developed. Sustainability Appraisal of Mansfield Draft Publication Local Plan: Non-Technical Summary August 2018.
- 3.1.4 SA must be carried out in accordance with Government guidance¹ and (as an integrated SA and SEA process is being undertaken) must meet the requirements of the European Strategic Environmental Assessment Directive².

3.2 Stages

- 3.2.5 **Table 3.1** below sets out the 5 stages of carrying out an SA (according to the NPPG), along with the relevant plan making stages.

Table 3.1: Stages of Sustainability Appraisal (Source: NPPG)

SA Process	Local Plan preparation
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope 1: Identify other relevant policies, plans and programmes, and sustainability objectives 2: Collect baseline information 3: Identify sustainability issues and problems 4: Develop the SA Framework 5: Consult the consultation bodies on the scope of the SA report	Evidence gathering and engagement
Stage B: Developing and refining options and assessing effects 1: Test the Local Plan objectives against the SA Framework	Consult on Local Plan in preparation (Reg. 18 of the Town and Country Planning (Local Planning))

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

² European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.

<p>2: Develop the Local Plan options including reasonable alternatives</p> <p>3: Evaluate the likely effects of the Local Plan and alternatives</p> <p>4: Consider ways of mitigating adverse effects and maximising beneficial effects</p> <p>5: Propose measures to monitor the significant effects of implementing the Local Plan</p>	<p>(England) Regulations 2012)</p> <p>Consultation may be undertaken more than once if the Local Planning Authority considers necessary.</p>
<p>Stage C: Prepare the SA report</p> <p>1. Document the findings of the SA process.</p> <p>2. Update the SA Report / Prepare Addendums to reflect issues arising pre-submission and during Examination in Public.</p>	<p>Prepare the publication version of the Local Plan</p> <p>Submit Draft Local Plan and supporting documents for independent examination</p>
<p>Stage D: Seek representations on the SA Report from consultation bodies and the Public</p> <p><i>Revisit stages A-C as necessary</i></p>	<p>Seek representations on the publication Local Plan (Reg19) from consultation bodies and the public</p>
<p>Stage E: Post adoption reporting and monitoring</p> <p>1. Prepare and publish post adoption statement</p> <p>2. Monitor significant effects of implementing the Local Plan</p> <p>3. Respond to unforeseen adverse effects</p>	<p>Local Plan adoption and monitoring</p>

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Key issues and SA Framework

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4 KEY ISSUES AND SA FRAMEWORK

4.1 Background

- 4.1.1 The Scoping stage of the SA process is used to establish the key issues that should be the focus of the appraisal, as well as the assessment methodologies.
- 4.1.2 A Scoping Report was prepared and published for consultation in September 2009. Following consideration of the comments received, the scope of the SA has been determined and has provided the baseline position against which appraisals have been undertaken.
- 4.1.3 The scope of the SA has been updated throughout the plan making process in light of new evidence.

4.2 Key issues

- 4.2.1 The key issues identified through the scoping process are summarised below.

1. Housing

- There is a need to deliver housing to meet identified needs.
- There are imbalances in the housing stock with smaller numbers of homes at the lower and upper ends of the housing ladder.

2. Health and Wellbeing

- Poor health and health inequalities exist in parts of the District.
- There are pockets of multiple deprivation within the District.

3. Green space and culture

- There is a need to protect and enhance green infrastructure.

4. Community safety

- Crime rates are higher than the average for Nottinghamshire.

5. Social capital

- There is a need to protect and enhance community cohesion and social capital.

6. Biodiversity

- The district contains a rich diversity of biodiversity that could come under pressure from development.

7. Built and natural heritage

- There are areas of local landscape value that should be protected and enhanced.
- There is a need to protect and enhance the condition and setting of heritage assets.

9. Natural resources

- High and increasing pressure on water resources and related infrastructure.
- Parts of the Mansfield Central Area (which are priorities for regeneration and development) fall within areas at risk of flooding.

10. Waste

- There is a need to reduce waste and increase recycling, reuse and composting.

11. Energy

- Opportunity areas have been identified for the delivery of decentralised energy schemes.
- There is a need to reduce energy consumption, improve efficiency and use more low carbon energy sources.

12. Transport and accessibility

- There is a need to support sustainable transport patterns and ensure good access to jobs and services.

13. Employment, economy and infrastructure

- There are pockets of high and hidden unemployment and low skills / levels of educational attainment.
- There is a lack of good quality employment sites.
- There is a shortage of high quality jobs.

4.3 SA Framework

4.3.1 The SA framework in **Table 4.1** contains a series of objectives and sub-criteria to guide the appraisal of the Plan. The framework has been established drawing upon the key issues identified through scoping.

Table 4.1: The SA Framework

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA1	To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will it reduce homelessness? • Will it reduce the number of unfit homes? 	Population Material Assets ³

³ 'Material Assets' is not defined in the SEA Directive or the Regulations. We have assumed 'Material Assets' to include resources such as water, minerals and waste, as well as built infrastructure, including transport and waste infrastructure, but also economic and employment infrastructure and interests.

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA2	To improve health and wellbeing, and reduce health inequalities	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? 	Population Human Health
SA3	To provide better opportunities for people to value and enjoy the district's green spaces and culture	<ul style="list-style-type: none"> • Will it provide new open space? • Will it improve the quality of existing open space? • Will it help people to increase their participation in sport and recreation and cultural activities? • Will it allow better access to the green infrastructure network? 	Population Material Assets Cultural heritage
SA4	To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> • Will it provide safer communities? • Will it reduce crime and the fear of crime? • Will it contribute to a safe, secure and stable built environment? 	Population
SA5	To promote and support the development and growth of social capital across the district	<ul style="list-style-type: none"> • Will it improve access to, and resident's satisfaction with community facilities and services? • Will it encourage engagement in community activities? 	Population
SA6	To increase biodiversity levels across the district	<ul style="list-style-type: none"> • Will it help protect / restore / improve biodiversity and in particular avoid harm to protected species? • Will it help protect / restore / improve habitats? • Will it increase / maintain / provide opportunities for improving / enhancing sites designated for their nature conservation interest / value? • Will it maintain / restore / enhance woodland cover and management? • Will it help achieve local BAP targets? • Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats? • Will it conserve species and protect the district's overall biodiversity? • Will it expand and enhance the green infrastructure network? 	Biodiversity Fauna Flora
SA7	To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	<ul style="list-style-type: none"> • Will it protect / enhance existing cultural assets? • Will it protect / enhance the historical and archaeological environment? • Will it protect / restore / enhance the landscape character and sense of place? 	Cultural Heritage Biodiversity Landscape Fauna Flora

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA8	To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals	<ul style="list-style-type: none"> • Will it improve or ensure no deterioration to, water quality? • Will it minimise flood risk? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality? 	Soil Water Air Material Assets
SA9	To minimise waste and increase the re-use and recycling and composting of waste materials	<ul style="list-style-type: none"> • Will it reduce household waste? • Will it increase waste recovery, re-use and recycling? • Will it reduce hazardous waste? • Will it reduce waste in the construction industry? 	Material Assets
SA10	To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? 	Climatic Factors
SA11	To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> • Will it utilise and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	Population Material Assets
SA12	To create high quality employment opportunities	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it increase average income levels? 	Material Assets Population
SA13	To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> • Will it increase levels of qualification? • Will it create jobs in high knowledge sectors? 	Material Assets Population
SA14	To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> • Will it provide land and buildings of a type required by businesses? • Will it improve the diversity of jobs available? 	Material Assets

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Appraisal of Local Plan Vision & Objectives

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5 APPRAISAL OF LOCAL PLAN VISION & OBJECTIVES

- 5.1.1 In developing the new Local Plan, there is a need to explore alternative approaches that will deliver the Vision for Mansfield. The objectives that the Local Plan policies seek to achieve were developed through engagement with key stakeholders, local councillors, the public and other parties.
- 5.1.2 At the issues and options stage, the Council established a vision and supporting objectives for the Plan through engagement with key stakeholders, including local councillors and local communities.
- 5.1.3 The vision and objectives were presented in the Consultation Draft Local Plan (2016). To ensure that the Plan objectives encapsulated the principles of sustainability, a compatibility assessment was undertaken with the SA Objectives; with the findings presented in the first Interim SA Report in February 2016.
- 5.1.4 Due to changes in evidence and in response to consultation responses, the Council has prepared a revised vision and 14 supporting objectives. Though many of these objectives are the same or very similar to those in the Consultation Draft Plan, a further assessment of compatibility (with the SA Objectives) has been undertaken to ensure that any changes in the approach are compatible with the sustainability framework.
- 5.1.5 Section 5 of the main SA report sets out the compatibility assessment of the Updated plan objectives against the SA objectives.
- 5.1.6 The comparison of the objectives revealed that most of the Local Plan objectives were compatible with the SA objectives, with the majority being very compatible. At this stage, no objectives have been found to be incompatible or very incompatible, but there are some uncertainties about the compatibility of certain Plan objectives and SA Objectives.
- 5.1.7 The greatest uncertainties are related to Plan Objectives 2, 3, 12 and 14. The key issues that need to be considered as the Plan progresses are identified below:

PO3 and PO4

- The issues associated with these objectives are broadly the same; namely that employment and residential growth could potentially lead to negative effects upon environmental assets such as landscape, the historic environment and natural resources.
- It will be important to appraise locations for growth to ensure that positive effects are maximised and negative effects are avoided and neutralised.

PO12 and PO14

- The issues associated with these objectives are broadly the same; namely that the protection of the character of the built and natural environment could possibly be a constraint to economic growth.
- Similar to PO3 and PO4, there will be a need to appraise and compare locations for growth to ensure that potential negative effects are avoided and positive effects are maximised.

- Implementing a growth strategy that is compatible with environmental protection and enhancement goals would demonstrate that the Plan can be delivered in a way that achieves 'sustainable development'.

5.1.8 The Plan Objectives are broadly compatible with the SA Objectives. Where this is not the case, there is generally no link, or uncertainties (as discussed above).



Consideration of alternatives

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6 CONSIDERATION OF ALTERNATIVES

6.1 Introduction

- 6.1.1 During the development of the Plan, a number of key planning issues were explored, including an appraisal of different approaches through the sustainability appraisal.
- 6.1.2 Alternative approaches were considered for a wide range of plan policy areas. Those that are central to the Plan strategy are housing growth and distribution, and housing/employment site options.
- 6.1.3 This NTS sets out a summary of the appraisals undertaken for these key planning issues. A wider consideration of plan options and issues is presented in the full SA Report.

6.2 Appraisal of housing strategy options

- 6.2.1 The spatial strategy is set out primarily in Policy S2 of the Plan. To inform the strategy the SA considered alternatives with regards to housing growth and distribution. A summary of these appraisals is set out below:
- 6.2.2 The scale and distribution of development are discussed together in this section, including the overall framework and settlement hierarchy.

Issues and options stage

- 6.2.3 At the Issues and Options stage the East Midlands Regional Plan (EMRP) was in place and set the district's dwelling requirement up until 2026. Therefore the council did not consider any options in relation to dwelling requirements, focusing rather on the distribution of dwellings.
- 6.2.4 Alternative approaches to the distribution of development were explored through two key issues in the Issues and Options Consultation document:
- The Strategic Approach to Development; and
 - Location of new employment land.
- 6.2.5 The conclusions at this stage pointed towards the following strategy; **Strategic Approach to Development Option EP1 A** (Maximise development around the sub-regional centre of Mansfield and safeguard the rural settlements).
- 6.2.6 The appraisal of this issue has found that concentrating development within the Mansfield urban area (Option EP1 A) would make the best use of the existing transport infrastructure and provide good access to jobs and services, as well as providing opportunities for greater levels of development contributions to be sought and reinvested in the area to counteract loss of greenfield land and pressure on facilities.
- 6.2.7 The appraisal also highlighted that directing the majority of housing to Mansfield (and meeting the housing needs of this larger area), would mean that there are less sites identified in Warsop to meet the future housing needs there. However, should more development be directed to Warsop, it would not be particularly sustainable and

could encourage more car-bourne journeys into Mansfield and / or Shirebrook (in Bolsover) for jobs and services. Strengthening the role of Market Warsop (Option EP1 B) is considered to be more favourable in terms of reducing the need to travel, compared to allowing development within the surrounding villages (Option EP1 C). Although all options would help generate developer contributions towards improvements to open spaces, increased development levels would put pressure on the natural environment.

Consultation draft stage

6.2.8 Building upon the work undertaken at Issues and Options stage, the Council identified three 'reasonable alternatives' for the distribution of development:

- Reasonable Alternative 1 - Urban (brownfield and greenfield) sites only.
- Reasonable Alternative 2 - Mix of urban (brownfield and greenfield) sites, and sites adjoining the urban boundary.
- Reasonable Alternative 3 - Mix of urban (brownfield only) and sites adjoining the urban boundary.

6.2.9 Whilst these alternatives were fairly broad in nature, the appraisal was informed by the assessment of a range of site options.

6.2.10 The Councils preferred approach at this stage was broadly in-line with 'reasonable alternative 2'. It sought to maximise development in the urban area on a mix of brownfield and under-utilised greenfield sites but recognised that the release of sites adjoining the urban boundary is necessary to achieve the housing target over the plan period.

Pre-publication stage

6.2.11 Following consultation on the draft Plan, there were changes proposed by the Government relating to the method for calculating housing needs.

6.2.12 This led to the Council re-considering whether there were reasonable alternatives to housing growth. It was concluded that there are four reasonable alternatives to test at this stage with regards to growth. These are described below.

6.2.13 The delivery of sufficient housing to meet local needs is a key objective of the Local Plan. The starting point for assessing different approaches is therefore to establish the full objectively assessed housing need (OAHN).

6.2.14 Following consultation on the draft Plan, there were changes proposed by the Government relating to the method for calculating housing needs.

6.2.15 This led to the Council re-considering whether there were reasonable alternatives to housing growth. It was concluded that there are four reasonable alternatives to test at this stage with regards to growth. These are described below.

Table 6.1: Reasonable alternatives for housing land delivery

Option	Rationale and assumptions
Option 1: Current Standardised Methodology figure. 279 dwellings per annum (5580)	Having recently taken advice from MHCLG on housing targets / delivery rates, it is now being recommended that the Council use the standardised methodology figure as the basis for the housing requirement. It is therefore reasonable to test the implications of this level of growth, which is lower than the district's long term delivery trends.
Option 2: SHMA economic growth scenario – 328 dwellings per annum (6560)	Given that the basis for housing requirement is no longer to be based on the SHMA OAN, it is now considered reasonable to test this level of housing delivery. Understanding delivery of housing at this rate will also give an indication of what the effects would be if a buffer of approximately 18% was applied to the Standardised Methodology Figure. This level of growth is also that which is required to meet the LEPs jobs growth aspirations.
Option 3: The SHMA Objectively Assessed Housing need. 376 dwellings per annum (7520)	As this was the preferred approach within the Consultation Draft, it is reasonable to test this level of growth alongside the alternatives identified at this stage. Understanding delivery of housing at this rate will also give an indication of what the effects would be should a buffer of approximately 36% was applied to the Standardised Methodology Figure.
Option 4: The SHMA Objectively Assessed Housing need plus a buffer for flexibility. 451 dwellings per annum (9020)	This option has been tested to understand the implications of an accelerated level of growth. It would provide a very large amount of flexibility and choice in the delivery of housing, and is most likely to be able to meet identified affordable housing needs.

Summary of growth options appraisal findings

6.2.16 The table below sets out a visual summary of the appraisal for each option against the SA Framework. Discussion of the effects is provided below.

Table 6.2: Summary appraisal of growth options

SA Objective	Option 1	Option 2	Option 3	Option 4
1.Housing			+	+/?
2.Health and wellbeing				+
3.Open space and culture			+	+
4.Community safety	?	?	?	?
5.Social capital			+	+
6.Biodiversity		?	?	+/?
7.Built and natural environment				+/?
8.Natural resources: Water			?	
9.Natural resources: Air quality			?	?
10.Natural resources: Soil				
11.Natural resources: Resource use				
12.Natural resources: Waste and recycling				
13.Energy				
14.Transport				+
16.High quality employment				+
16.Enterprise and innovation				+
17.Modern Infrastructure			?	?

6.2.17 Option 1 is predicted to have mostly neutral effects across a wide range of sustainability factors. This is largely due to the low level of housing provision, which means that environmental issues are less likely to occur, but also that potential enhancement through development is less likely too.

6.2.18 Positive effects are predicted with regards to open space, social capital and air quality though. This is due to a reduced need to release greenfield land on the urban fringes, and a focus on development in the main urban areas, which should help to benefit communities. The lower level of housing provision and peripheral development should also help to improve air quality over the Plan period.

6.2.19 Due to the lower level of housing provision it is less likely that the housing needs to support economic aspirations would be met. There would also be lower flexibility in housing development choice. Consequently, minor negative effects are predicted for housing and employment, with knock on effects on health and wellbeing.

- 6.2.20 Option 2 performs similarly to option 1 with regards to environmental factors, with neutral effects being predicted across the SA Framework for such factors. However, unlike Option 1, the effects upon housing and economy are predicted to be positive. This is due to an increase in flexibility, which should make it more likely that housing needs and economic aspirations are supported. Similar to Option 1, there is also a positive effect with regards to green space and social capital, but the effects on air quality are predicted to be neutral rather than positive.
- 6.2.21 On balance, Option 2 is considered to perform better than Option 1. Both perform very similarly with regards to environmental factors, but Option 2 generates positive effects with regards to socio-economic factors.
- 6.2.22 Due to the higher scale of growth, Options 3 and 4 are likely to have a more profound effect on sustainability factors compared to options 1 and 2.
- 6.2.23 Option 3 would require greater release of greenfield land on the urban periphery, which is likely to generate a wider range of effects, both positive and negative. With regards to housing in particular, a significant positive effect is predicted as this option provides flexibility in the choice of development sites. Minor positive effects are predicted for economic factors too, as the higher provision of housing ought to support a growing workforce and inward investment.
- 6.2.24 At this level of growth, it would be necessary to release a greater amount of greenfield land at the urban periphery. This should present better opportunities to deliver infrastructure improvements including open space / green infrastructure and community facilities (e.g. health, education). Consequently, significant positive effects are also predicted for open space/culture (SA3) and social capital (SA5). Conversely, minor negative effects are predicted for these factors, as a loss of existing facilities and green space could still be perceived as negative by communities (despite enhancements).
- 6.2.25 Due to the higher provision of development land, this option is predicted to have minor negative effects on several environmental factors including biodiversity, landscape, soil and waste generation. This is largely due to the loss of greenfield land at the urban periphery in areas that are potentially sensitive for biodiversity, landscape character and agricultural land. These effects would not be anticipated to be significant though, and may well involve enhancement.
- 6.2.26 Though this option is predicted to have some minor negative effects due to increased road trips, it is also more likely that improvements to transport infrastructure could be secured.
- 6.2.27 For Option 4, the nature of effects would be similar to Option 3. However, the significance is heightened for both positive and negative effects. Notably, the positive effects on health and wellbeing would be increased, due to the greater potential to secure infrastructure improvements.
- 6.2.28 A higher scale of housing provision is also more likely to support a growing economy and is therefore predicted to have significant positive effects with regards to innovation, enterprise and employment.
- 6.2.29 These enhanced positive effects would come at a cost though, with an increased amount and greater significance of negative effects predicted. In particular, the effects upon biodiversity and landscape would potentially be significantly negative, and it would be more likely that a net loss in green space would occur across the District (despite enhancement measures). The higher scale of growth at the urban

periphery would also be more likely to lead to an increase in car trips, having negative effects on transport networks.

6.2.30 Similar to Option 3, there would also be minor effects upon waste and soil, but the higher provision of land for housing would also generate minor negative effects with regards to energy use and water management.

6.2.31 The overall implications for health and wellbeing are predicted to be significantly positive for Option 4, which is greater than all other options. However, minor negative effects would also be generated on health for some communities.

Outline reasons for selecting the preferred approach (in light of alternatives)

6.2.32 The proposed approach for the spatial strategy seeks to meet the identified needs of the district in a manner that is compatible with the characteristics of the area whilst having regard to infrastructure requirements and deliverability.

6.2.33 The settlement hierarchy defines Mansfield urban area as the main location for the residential and employment development which is central to the delivery of the district's planning strategy, whilst ensuring that development needs within the Market Warsop urban area, and surrounding rural villages are met.

6.2.34 Application of the standardised housing methodology results in a local housing need of 279 homes per year or 5580 over the whole plan period (Option 1). However due to the growth aspirations of the district council and national government it is proposed to set the housing target at 325 homes per year or 6500 homes over the plan period to account for economic growth.

6.2.35 This provides an increase over the average number of homes built each year since 2001 and also broadly matches the housing needs that result from the Local Economic Partnership Growth Strategy (Option 2).

6.2.36 The policy sets the context for the identification of development sites in the Local Plan.

6.3 Appraisal of employment strategy options

Employment land provision

- 6.3.1 A key driving factor behind the new Local Plan is the aspiration to take advantage of opportunities for economic growth.
- 6.3.2 Taking the Councils economic growth ambitions, evidence of needs, and the comments received from consultation into consideration, the employment land requirement for the Plan has been set at 41ha.
- 6.3.3 Alternative levels of growth were considered by the Council but all were found to be unreasonable:

Alternative Option 1: Provide less employment land than identified objectively assessed needs: This option would not be compliant with the NPPF and would result in slower growth in the Borough's economy.

Alternative Option 2 - Provide significantly more employment land than the identified employment land requirement: - A significant oversupply of employment land could result in pressure for more housing, create labour supply difficulties and could therefore result in unsustainable commuting. It could also result in a large oversupply of development land, with many of the allocated sites remaining vacant.

Employment land location

- 6.3.4 With regards to the distribution of employment land, several alternatives were explored. This included those that looked at the general strategy for development and those relating specifically to employment as follows:

Issues and options stage

- 6.3.5 Alternative approaches to the distribution of employment land was explored through the following key issues in the Issues and Options Consultation document:

EP5 - Location of new employment land.

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

- 6.3.6 At this stage Option EP5 C was the preferred approach. The SA highlighted that focusing development at strategic urban extensions is likely to be the most economically advantageous option, as it is likely to provide land that is attractive to the market and able to incorporate necessary infrastructure to meet the technological needs of a modern economic structure.

- 6.3.7 However, the SA also highlighted that this would limit employment opportunities elsewhere, especially Mansfield Town Centre which is the most accessible location. This could also affect upon the Council's urban renaissance agenda. Other effects include potential loss of biodiversity. All options had negative effects in terms of management of natural resources, waste generation and pressure on non-renewable energy sources; however the location of employment uses within urban extensions was found to have the best opportunity to mitigate against these effects as part of a large, comprehensive development.

Pre-publication stage

- 6.3.8 The employment allocations were further refined through a consideration of individual site options. A discussion of these is provided in section 6.4 below.

6.4 Summary findings for the site options

- 6.4.1 The Council considers that there is a need to allocate strategic sites for employment and housing land development in the Plan. This will help to ensure that housing and employment needs are met.
- 6.4.2 Part of the strategy is to maximise brownfield redevelopment, but this does not satisfy the demand for land in full. Therefore, there has been a need to consider the extent to which greenfield land can make a contribution to these needs.

Appraisal of housing site options

- 6.4.3 A number of development site options were identified as reasonable alternatives for housing within the Mansfield urban area and Warsop Parish.
- 6.4.4 The alternative site options were established at several stages as the Plan progressed. Stage 1 focused on the urban area, as this was identified as the preferred spatial strategy prior to housing evidence being updated (and identifying a need for additional housing land). Stage 2 explored site options on the urban fringe to supplement those sites that had already been identified as suitable in the urban area. Additional sites were also considered as the plan-making process continued to progress towards the Publication version of the Local Plan.

Table 6.3: Housing Site Options (allocated sites are shaded purple)

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

Housing Sites

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

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

Housing Sites

			SA1. Housing	SA2. Health	SA3. Green Spaces and Culture	SA4. Community Safety	SA5. Social Capital	SA6. Biodiversity (A. Designated Sites)	SA6. Biodiversity (B. Enhancement)	SA7. Built and Natural Assets (A.. Heritage)	SA7. Built and Natural Assets (B. Landscape)	SA8. Natural Resources (A. Soil)	SA8. Natural Resources (B. Flooding)	SA8. Natural Resources (C. Ground water)	SA9. Waste	SA10. Energy	SA11. Transport (Sustainable modes)	SA11. Transport (B. Access to Schools)	SA12. Employment	SA13. Innovation	SA14. Business Land & Infrastructure
AECOM 42	55	Tall Trees mobile homes New Mill Lane														/					
AECOM 43	56	Warren Farm, Land North of New Mill Road														/					
AECOM 44	58	Fields Farm, Abbot Road														/					
AECOM 45	59	Land to the Rear of High Oakham Hill														/					
AECOM 46	6	Centenary Lane (phase 3)														/					
AECOM 47	60	Land of Ley Lane														/					
AECOM 48	64	Pheasant Hill and Highfield Close														/					
AECOM 49	66	Harrop White Road Allotments														/					
AECOM 50	67	Land at Peafield Lane														/					
AECOM 51	68	Kirkland Avenue Industrial Park														/					
AECOM 52	7	Former Ravensdale Middle School														/					
AECOM 53	73	Three Thorn Hollow Farm														/					
AECOM 54	75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops and social club														/					
AECOM 55	79	Land off Rosemary Street														/					
AECOM 56	8	Former Sherwood Hall School														/					
AECOM 57	89	Land off Skegby Lane														/					
AECOM 58	91	Strip of land off Cauldwell Road (opposite the College)														/					
AECOM 59	98	Land to the rear of 66-70 Clipstone Road West														/					
AECOM 60	99	18 Burns Street														/					
AECOM 61	52	Pleasley Hill Farm														/					
AECOM 62	74C	Water Lane														/					
AECOM 63	171	High Oakham Farm (West)														/					
AECOM 64	1	Former Mansfield Brewery (Part B)														/					
AECOM 65	76	Land off Jubilee Way North/ Elmesley														/					
AECOM 66	52, 74c, 170	Pleasley Hill Farm														/					
AECOM 67a	30,31, 53, 55	Land at New Mill Lane (a)														/					
AECOM 67b	30,31,53	Land at New Mill Lane (b)														/					
AECOM 68	30, 31, 53, 55, and 56	Warren Farm														/					
AECOM 69	48, 50	Peafield Lane														/					

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

Housing Sites

	and 67		SA1. Housing	SA2. Health	SA3. Green Spaces and Culture	SA4. Community Safety	SA5. Social Capital	SA6. Biodiversity (A. Designated Sites)	SA6. Biodiversity (B. Enhancement)	SA7. Built and Natural Assets (A.. Heritage)	SA7. Built and Natural Assets (B. Landscape)	SA8. Natural Resources (A. Soil)	SA8. Natural Resources (B. Flooding)	SA8. Natural Resources (C. Ground water)	SA9. Waste	SA10. Energy	SA11. Transport (Sustainable modes)	SA11. Transport (B. Access to Schools)	SA12. Employment	SA13. Innovation	SA14. Business Land & Infrastructure
AECOM 70	46	Land at Debdale Lane, site to the rear of houses on Burlington														/					
AECOM 71	44	Land off Baums Lane														/					
AECOM 72	165	Ashmead Chambers														/					
AECOM 73	187	Land forming part of Peafield Farm														/					
AECOM 74	189	Land at Holly Road														/					
AECOM 75	13	Clipstone Road East / Crown Farm Way														/					
AECOM 76	188	Land forming part of Warren Farm														/					
AECOM 77	175	Former Warsop Vale School														/					
AECOM 90	29, 64	Sherwood Rise/ Highfield Close														/					
AECOM 91	101, 13	Clipstone Road East														/					
AECOM 92	35, 36	Stonebridge Lane / Sookholme Lane														/					
AECOM 94	15	Abbott Road														/					
AECOM 95	34	Sherwood Street / Oakfield Lane														/					
AECOM 96	170	Land off Wharmby Avenue														/					
AECOM 97	205	Land off Cuckney Hill														/					
AECOM 98	206	Land North of Laurel Avenue														/					
AECOM 99	207	Land North of Lime Crescent/Birch Street														/					
AECOM 100	270	High Oakham Farm (East)														/					
AECOM 101	171	High Oakham Farm West														/					
AECOM 102	77	Former Mansfield Brewery (part a)														/					
AECOM 103	267	Land off Balmoral Drive														/					

6.4.5 There are reasons for each site being allocated or not (as presented in the full SA Report). In summary, the main reasons the housing sites have been proposed for allocation are as follows:

- They would cause less harm to the character of the built environment compared to others.
- They have good links to existing facilities within walking distance such as schools, doctors surgeries, and shops.
- They have good access to public transport infrastructure

6.4.6 In summary, the reasons that sites have been rejected include the following:

- Sites are considered to be inappropriate for housing due to the sites being previously refused planning permission.
- Poor access to local services such as doctors surgeries, schools, and shops.
- Unacceptable impacts on landscape and built environment.

Appraisal of employment site options

6.4.7 A number of development site options were also identified as reasonable alternatives for employment land within the Mansfield urban area and Warsop Parish.

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

Employment Sites

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

Employment Sites

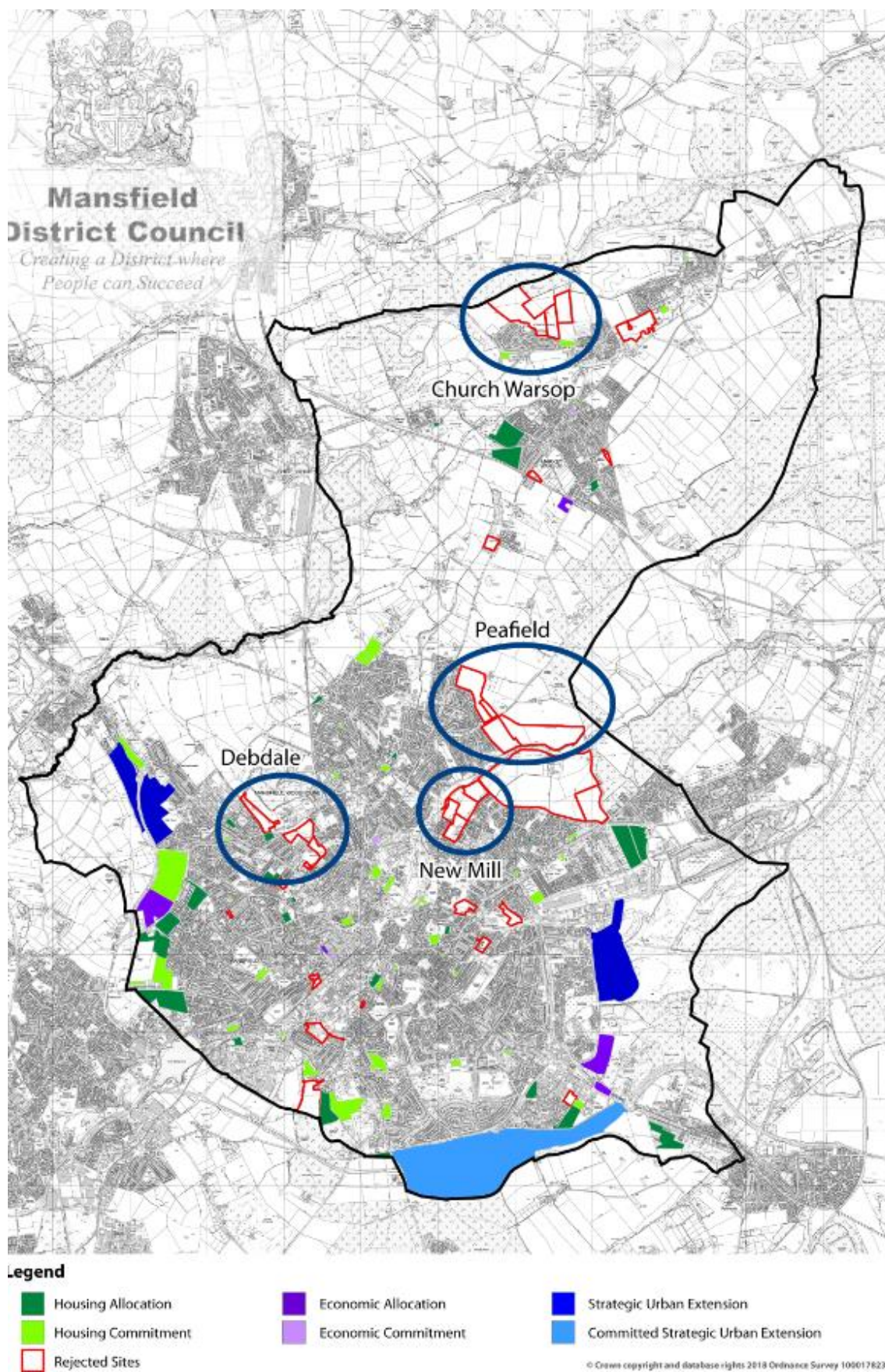
AECOM 86	43	Oakfield Lane (land adjacent recycling depot)		/												/		/			
AECOM 87	63	Land at Oakfield Lane		/												/		/			
AECOM 88	150,40,38	Ratcher Hill Quarry Employment Area		/												/		/			
AECOM 89	43,63	Oakfield Lane		/												/		/			
AECOM 93	137	Plot 17 Long Stoop Way		/												/		/			
AECOM 103	82	Penniment Farm																			

6.4.8 The main reasons for the selected employment sites are due to them being part of a large allocation, which can be combined as one large allocation in an attractive location. This could lead to more diverse job growth across these sites for a number of different types of businesses.

6.4.9 Additionally, these sites are also well connected to transport infrastructure for individuals to commute to and from these locations.

6.4.10 A number of sites were not considered suitable for allocation due to them being too small to accommodate a broad range of businesses, along with the sites having already obtained planning permission. The sites are within existing key and general employment areas and their continued use for employment uses will be protected.

6.4.11 The figure below illustrates the Council's preferred approach to site selection at this stage.



Two thin, dark lines intersect on the left side of the page. One line is nearly vertical, and the other is diagonal, sloping upwards from left to right.

Appraisal of the Plan

07

7 APPRAISAL OF THE PLAN

7.1 Introduction

- 7.1.1 This section sets out the cumulative and synergistic effect of the Local Plan. This is an appraisal of the 'whole plan' rather than just the individual policies.
- 7.1.2 This is important in order to identify where the effects of policies could combine to generate significant effects, and where policies could mitigate any potential negative effects generated through other aspects of the Plan. It is important to present this holistic view, in order to give a more accurate picture of the significant effects of the Plan. This also includes consideration of cumulative and synergistic effects.
- 7.1.3 The effects have been summarised under broad sustainability topics, which align with the SA objectives.
- 7.1.4 **Table 7.1** presents a visual representation of the effects that have been predicted for each policy in the long term. There are a number of effects identified within the short and medium term, but for simplicity, only the long term effects have been included within this table as this shows what the baseline position is anticipated to be towards the end of the Plan period (i.e. when the Plan has been implemented).

7.2 Housing

- 7.2.1 Overall, the Plan is predicted to have significant positive effects upon housing by establishing a strategy for the delivery of new homes across the district. The level of growth planned for is likely to meet identified needs, on sites both within and on the periphery of urban areas.
- 7.2.2 Plan policies are predicted to promote the delivery of affordable housing. The Plan also seeks to provide housing for dedicated community groups such as the elderly, gypsies and travellers and the disabled.
- 7.2.3 No negative effects have been predicted, but it is acknowledged that development may be restricted in some areas by the presence of sensitive landscapes. Though there is some uncertainty, it is considered unlikely that effects would be significant.

7.3 Health and wellbeing

- 7.3.1 The majority of policies in the Plan are predicted to have minor positive effects with regards to health and wellbeing. This includes benefits with regards to the provision of housing, high quality design, the creation of job opportunities, access to green space, and the enhancement of the public realm.
- 7.3.2 Some policies are predicted to have significant positive effect, through improved access to affordable housing, infrastructure enhancements, open space protection and green infrastructure enhancements and better access to existing or the delivery of new community facilities.

- 7.3.3 A small number of minor negative effects are predicted with regards to the loss of existing open space, these would not be widespread and are outweighed by the positives.

7.4 Biodiversity

- 7.4.1 Mixed effects are predicted for biodiversity. On one hand, new development on allocated land has the potential to disturb habitats and species on greenfield land, and / or adjacent to urban habitats and watercourses. On the other hand, at sites where there are fewer constraints, there may be opportunities to secure an overall improvement / enhancement in biodiversity value, which can have a significant positive effect.
- 7.4.2 Many of the policies are predicted to have no effect on the baseline, including those relating to the town centres, retail policies, policies for place-making, and those natural environment policies which address specific issues such as air quality, land contamination and amenity.
- 7.4.3 Overall, the net effect on biodiversity is predicted to be a minor positive effect in the long term. There are likely to be negative effects in the short to medium term as a result of development activity. The loss of greenfield land is also likely to have negative effects with regards to the amount of green space and local habitats. However, in the longer term, biodiversity enhancements ought to have been secured at allocated sites, with green infrastructure linkages between areas being strengthened too.

7.5 Built and natural heritage

- 7.5.1 The Plan is predicted to be broadly positive, with regards to heritage and landscape, with the potential for significant positive effects to be generated in the long term through enhancements. However, some land allocations have the potential to have negative effects.
- 7.5.2 The Plan is generally positive with regards to landscape as it focuses growth to the urban areas where the potential for negative effects on landscape is lower and the opportunities to enhance the built environment exist. However, there is potential for the character of the countryside to be affected at periphery sites, some of which fall within sensitive areas. A minor negative effect is predicted overall.
- 7.5.3 The Plan is unlikely to have a significant effect upon designated heritage assets or their settings. However, a handful of sites are adjacent to listed buildings and fall within Conservation Areas within Mansfield town centre. Development could affect the character of the built environment in these locations. The Plan also contains a number of proactive town centre policies that are likely to secure improvements to the character of the built environment in Mansfield and Market Warsop. Overall, significant positive effects are predicted with regards to the historic environment.

7.6 Natural resources

- 7.6.1 The Plan is predicted to have mixed effects with regards to natural resources (which covers air quality, water quality and soil resources).

- 7.6.2 The Plan allocates land for development on a number of greenfield sites, some of which contain agricultural land that is classified as best and most versatile. The overall loss of soil resources as a result of the Plan could generate significant negative effects. Conversely, the Plan strategy should lead to the remediation of brownfield land, and broadly supports the re-use of land by directing development away from the countryside. Therefore, on the whole, a minor negative effect is predicted.
- 7.6.3 With regards to air quality, modelling suggests that there will be no deterioration in air quality over the Plan period (taking account of proposed allocations and levels of housing and employment growth). It is therefore considered unlikely that the Plan would have significant negative effects upon air quality. Consequently, a neutral effect is predicted for the district overall.
- 7.6.4 A number of environmental-based policies in the Plan are predicted to have positive effects upon water quality through the protection and enhancement of open space and green infrastructure, and the requirement for sustainable forms of drainage as an integral part of development. Together these policies ought to have significant positive effects on water quality in the longer term.

7.7 Resource use

- 7.7.1 In the main, the Plan is predicted to have neutral or minor effects with regards to waste and energy. Minor negative effects are predicted with regards to the need for energy use and waste generation to support development. In contrast, a significant positive effect is predicted on energy, as the plan supports community-led energy schemes, and identifies areas that are suitable locations for wind energy.
- 7.7.2 Overall, the Plan promotes a pattern of growth that should help to promote effective waste collection and the use of existing energy infrastructure. Plan policies are not overly restrictive so as to prevent standalone energy schemes being secured in the countryside, and in the long-term significant positive effects could be generated through support for wind energy, sustainable modes of travel and high quality design.

7.8 Transport and accessibility

- 7.8.1 The Plan is predicted to have a positive effect by directing growth mainly to the urban areas of Mansfield and Market Warsop, which have better accessibility than smaller centres and villages. The Plan also seeks to achieve increased use of sustainable modes of travel (such as walking and public transport) by supporting improvements to town and district centres, protecting and enhancing sustainable transport networks, and enhancing active forms of travel, such as walking, through improvements to green infrastructure / spaces.
- 7.8.2 Overall, a number of the Plan policies are predicted to have significant positive effects. However, minor negative effects are predicted from the increase in car trips that could be expected as a result of development on urban fringe sites.

7.9 Economy

- 7.9.1 Overall, the Plan is predicted to have a significant positive effect with regards to the provision of jobs and supporting a diverse and modern economy. This is mainly

attributable to policies that safeguard employment areas, allocate land for employment uses, or generate economic activity.

- 7.9.2 Minor negative effects are predicted from policies relating to landscape character, given that a number of key employment areas are adjacent to sensitive landscape areas. There may also be some short term negative effects as a result of increased costs of development (due to requirements for high quality design and contributions to infrastructure).
- 7.9.3 On balance, the Plan is predicted to have significant positive effects upon the district's economy, with benefits for a range of communities likely to be secured in the longer term.

Table 7.1: Summary of policy appraisals for the draft Plan (long term effects)

Plan Policy	SA1 Housing	SA2 Health	SA3 Culture	SA4 Crime	SA5 Social Capital	SA6 Biodiversity	SA7 Built & natural heritage	SA8 Natural resources	SA9 Waste	SA10 Energy	SA11 Transport	SA12 Employment	SA13 Innovation	SA14 Modern economy
S1														
S2	+	+			+		+							?
S3														
S4														
S5							+							
P1	+						+							
P2							+							
P3														
P4	+		?	?		?							?	?
P5														
P6														
P7														
P8							+							
H1	+					?								
H2														
H3														
H4	+													
H5														
H6														
H7														
H8														
E1												+		
E2												+		
E3														
E4												+	+	+
E5														
E6												+	+	
RT1							+							
RT2														
RT3														
RT4							+							
RT5														
RT6														
RT7														
RT8							+							
RT9											+			
RT10														
RT11														
SUE1	+	+						+						
SUE2	+				+									
SUE3														
IN1											+			
IN2			+			+								
IN3														
IN4			+											
IN5														
IN6														
IN7														
IN8											+			
IN9														
IN10														
IN11														
NE1							+							
NE2						+								
NE3														
NE4														
HE1														
HE2							+							
CC1										+				
CC2														
CC3														
CC4								+						
IM1														

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Monitoring

08

8 MONITORING

8.1 Monitoring significant effects

- 8.1.1 It is beneficial to track the performance of the Local Plan to ensure that anticipated positive effects are generated and unexpected adverse effects do not arise. As part of the SA process, there is a particular requirement to monitor the baseline for sustainability factors when significant effects have been identified.
- 8.1.2 At this stage, it is only necessary to identify 'potential' monitoring measures for consideration. However, a monitoring framework must be finalised upon Adoption of the Plan; with measures set out in an SA Statement.
- 8.1.3 Table 8.1 below sets out a summary of the significant effects predicted through the SA process for each of the SA Topics. For each topic, a series of potential monitoring measures are established. Where possible to avoid duplication, the measures replicate those that will be used to monitor the Local Plan itself.

Table 8.1: Summary of significant effects and potential monitoring measures

SA Topic	Significant effects	Potential monitoring measures
Housing	<p>The Plan is predicted to have a significant positive effect on housing in a number of ways:</p> <ul style="list-style-type: none"> - The delivery of housing to meet local needs, <p>Establishing housing for the elderly and other community groups with particular needs.</p>	<p><i>Net additional dwellings completed</i></p> <p><i>No. of years supply of deliverable specific housing sites.</i></p> <p><i>Number of affordable homes granted planning permission in accordance with policy H4.</i></p> <p><i>Number of custom or self-build plots granted planning permission</i></p> <p><i>Number of net additional C2 beds granted planning permission</i></p> <p><i>Net additional Gypsy and Traveller pitches / sites delivered.</i></p> <p><i>Progress on the delivery of SUEs and associated infrastructure</i></p>
Health and wellbeing	<p>Significant positive effects are predicted as a result of improved social infrastructure, access to housing and jobs and improved opportunities for recreation.</p>	<p><i>Contributions secured towards the enhancement of existing health facilities and schools.</i></p> <p><i>Health inequalities recorded in deprived areas compared to the District average</i></p> <p><i>Number of elderly and disabled</i></p>

SA Topic	Significant effects	Potential monitoring measures
		<i>people living in a primary care setting (less is better).</i>
Biodiversity	<p>Minor negative effects are identified, but it is possible that the effects on biodiversity could be significant if mitigation and enhancement is not appropriate. It will therefore be important to monitor the effects of development on biodiversity, including the ppSPA and the SSSI in particular.</p> <p>Biodiversity enhancement measures are predicted to have broadly positive effects in the long term. It may be possible for significant effects to be generated, but this depends upon implementation (and the extent to which these offset negative impacts). Monitoring is therefore helpful to ascertain whether the minor effects predicted are bettered.</p>	<p><i>Net change in ha of LWS, LGS and LNR</i></p> <p><i>Details of habitat areas created by new development</i></p> <p><i>% of major applications with management plans (where relevant) for habitats, species and designated sites.</i></p> <p><i>Condition and trends for affected SSSIs.</i></p> <p><i>New connections created between habitats.</i></p>
Built and natural heritage	<p>Mostly neutral or minor positive effects are predicted with regards to the historic environment and townscape. Whilst these are not significant, it is important to ensure that these effects are realised on the ground.</p> <p>With regards to landscape, minor negative effects are identified overall. The need to monitor effects is not crucial, but would help to establish whether these negative effects are in fact only minor in practice, and whether enhancement occurs in some locations.</p>	<p><i>No. of heritage assets assessed as being 'at risk'</i></p> <p><i>Number of derelict buildings brought back into active use</i></p> <p><i>No. of additional dwellings and economic floorspace / ha on brownfield land.</i></p> <p><i>Change in landscape character appraisals</i></p>
Natural resources	<p>Minor negative effects are predicted relating to a permanent loss of Grade 2 and Grade 3 agricultural land.</p> <p>Significant positive effects are predicted on water quality through the provision of green infrastructure enhancements and SUDs</p> <p>Neutral effects are predicted with regards to air quality.</p>	<p><i>Net change in the amount of grade 2 and grade 3a agricultural land lost as a result of development.</i></p> <p><i>Quality of water bodies assessed through the Water Framework Directive</i></p>

SA Topic	Significant effects	Potential monitoring measures
Resource use	<p>There are no significant negative effects predicted with regards to waste.</p> <p>Significant positive effects are predicted for energy related to support for community-led energy schemes, and identification of suitable locations for wind energy.</p>	<p><i>Installed capacity of renewable and low carbon energy generation (Megawatts).</i></p> <p><i>Number of community energy schemes delivered.</i></p> <p><i>Details of applications for renewable and low carbon energy (to include type of renewable or low carbon energy and installed capacity)</i></p>
Transport and accessibility	<p>Significant positive effects are predicted with regards to transport as the Plan supports a broadly sustainable pattern of growth that ensures accessibility to a range of services and public transport links. Improvements to walking, cycling and road infrastructure should also help to ensure that increased car usage on roads is manageable.</p>	<p><i>% of new residential development within 400m of a bus stop.</i></p> <p><i>% of trips made by walking and cycling.</i></p> <p><i>Length of new walking and cycling infrastructure delivered through development contributions.</i></p>
Economy	<p>Significant positive effects are predicted for the economy as the Plan supports the retention of key employment areas and allocation of suitable land for new businesses. Other Plan policies will support the economy by encouraging skills development and the vitality of town and village centres.</p> <p>Minor negative effects are predicted as the protection of landscape character could potentially affect the expansion of business land in some locations.</p>	<p><i>Amount of employment land (square metres) lost to other uses.</i></p> <p><i>New businesses registered.</i></p> <p><i>Employment land by type of industry</i></p> <p><i>Amount of employment floorspace / ha completed on site</i></p> <p><i>Development completed on Key Employment Areas</i></p> <p><i>% of major schemes where a local labour agreement is secured.</i></p>

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Mitigation and Enhancement

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9 MITIGATION AND ENHANCEMENT

9.1 Introduction

9.1.1 The policies for the Plan were appraised in the SA at various stages before they were 'finalised' in the draft Plan. This allowed for mitigation and enhancement measures to be identified and changes made to the policies as the Council considered appropriate at early stages of plan making.

9.1.2 **Table 6.1** below sets out the recommendations that have been made throughout the SA process. In some instances, the Council was able to make amendments to the relevant policies in response to recommendations.

Table 9.1: Mitigation and enhancement measures

Policy	Stage	SA recommendations	Mansfield response
The spatial strategy / settlement hierarchy	Issues and Options	The significant positive effect upon SA11 (efficient use of existing transport infrastructure and reducing the need to travel by car) would need to be monitored through use of future census data on travel to work preferences.	
The spatial strategy, scale and distribution of growth	Publication draft	Though a significant negative effect could be generated on biodiversity in the short term, this could potentially be mitigated and shouldn't lead to long term permanent effects. Phasing of strategic developments could also help to manage short term impacts	
Policy S4: Delivering key regeneration sites	Consultation draft	It was recommended that policy wording for sites was amended to ensure that development 'reduced the risk of flooding', rather than 'not making it any worse'. This change was made and ought to encourage reduction of flood risk, rather than an approach that only seeks to prevent increased flood risk. Policy MCA1 no longer exists in the Publication Draft Plan, but these principles have been taken forward through other Plan policies.	The Mansfield Central Area policy (which included these key regeneration sites) was removed on the basis that it added an unnecessary additional boundary around Mansfield town centre. Also there was not a similar approach to regeneration within Warsop Parish.
Policy S4: Delivering key regeneration sites	Publication draft	It is recommended that the policy encourages development to consider the suitability of district energy schemes as part of the regeneration strategy.	
Policy S5: Development	Consultation draft	Recommendations identified below were made whilst the policies were being drafted. The	The wording has been amended in publication

in the countryside		<p>policy was amended in line with these recommendations, which negated a potential negative effect against minimising energy use (SA10).</p> <ul style="list-style-type: none"> – Redeveloped properties that are not connected to the main's gas and electricity network ought to be connected if possible and make use of low carbon technologies. – Low carbon energy schemes could be suitable uses of land in the countryside provided that they meet the requirements of other plan policies such as CC2. – Recommended wording addition - New tourism development should be located as close to the urban areas as realistically feasible and/or accessible by sustainable modes of transport. 	draft to give greater clarity of the uses that will be allowed within the countryside and builds in the need to take account of landscape.
Policy P1: Achieving high quality design. Policy P2: Safe, healthy and attractive development and Policy P3: Connected developments	Consultation draft	The draft policy was amended in light of draft SA recommendations to ensure that developments design for effective waste management that does not have a detrimental effect on the street scene	
Policy P1: Achieving high quality design. Policy P2: Safe, healthy and attractive development and Policy P3: Connected developments	Publication draft	Policy P1 - There is an opportunity to improve the policy by including sustainable construction and natural resource use as a key principle of the design process. For example, energy efficiency as part of Passivhaus standards should form an integral part of developments overall designs.	
Policy P5: Climate change and new development	Consultation draft	<p>It was unclear how viability would be taken into account when delivering this policy. Policy CC1 'requires' developers to achieve a range of sustainability measures. The extent to which this is balanced against the need for viable developments and other plan requirements (such as affordable housing) is not alluded to. It would be useful to add some clarification on this matter to increase certainty that negative effects on housing delivery would not occur. For example, the following addition (underlined) could be made to policy wording. In order to mitigate against and adapt to climate change new development will be required (<u>subject to viability</u>) to:</p>	<p>Added - ...it can be satisfactorily demonstrated that it...</p> <p>Deleted 'one or more of the' and replaced with "incorporating the following measures where practical and viable having regard to the to the type, location and size of the development "</p> <p>Added criterion d - 'appropriate flexibility to allow for future</p>

			adaptation'.
Policy P8: Shop front design and signage	Publication draft	Provide greater flexibility to the policy that allows well integrated external shutters in appropriate circumstances.	
Policy H1: Housing allocations	Issues and Options / Consultation draft / Publication draft	It will be necessary to secure a large habitat buffer between the development of sites adjacent to the Hills and Holes and Sookholme Brook SSSI. Seek to enhance green infrastructure on allocated sites which fall within a Calcareous Natural Grassland Opportunity Area, and / or adjacent to Wetland Opportunity Areas. Explore opportunities to implement low carbon energy schemes as part of strategic developments and / or those sites within close proximity to areas of concentrated heat demand.	
Policy H4: Affordable housing	Consultation draft	Further text could be inserted in the supporting text to identify the likely appropriate split between social or affordable rented and intermediate tenures that will be sought, as identified by the SHMA - recognising that this will change over time, and thus the split that will be sought will be informed by the latest SHMA at the time the policy is being applied.	This will be decided upon viability.
Policy H6: Specialist housing	Publication draft	It is suggested that the policy includes measures to require specialist housing to be located in areas with good access to public transport (as well as being well located to access facilities on foot).	
Policy H8: Accommodation for Gypsies, Travellers and Travelling Showpeople	Consultation draft	A potential negative effect on community groups was identified at a draft stage of policy appraisal. This was because the draft policy required accommodation to demonstrate that it would be meeting needs of people with an existing significant and long standing family, educational or employment connection to the area.	The policy was subsequently amended to ensure that identified needs also take account of anticipated levels of migration and temporary accommodation requirements (i.e. this policy clause was removed). Consequently, this potential negative effect was mitigated.
Policy E3: Retaining land for employment	Consultation draft	The policy was amended in light of SA recommendations to allow for a flexible approach to the reuse of lower quality employment sites that are not defined on the	

use: Key and general employment areas		policies map.	
Policy E5: Improving skills and economic inclusion	Consultation draft	It was recommended that the effects of the policy could be enhanced by broadening the scope to include operational stages.	Minor changes to policy wording. Supporting text refers to the need to consider access to jobs during operational stages.
Policy RT1: Main Town Centre uses	Consultation draft	The preferred approach had a significantly positive effect upon SA11, and negative effects upon the use of natural resources (SA8), waste generation (SA9) and minimising energy use (SA10). It is considered that other policies within the plan would mitigate these effects.	
Policy RT8: District and local centres	Consultation draft	The significant positive effect identified upon cultural and built assets (SA7) for Policy MWDC1 will need to be monitored. A suggested existing SA Baseline Indicator is 'Number of Conservation Areas' on the basis that if the historic retail function of these district centres was to be lost, it could be that they are considered for de-designation in the future. The policy would also be monitored within the Retail Monitoring Report, produced annually. No recommendations were identified for town centre improvements for both MWDC2 and WDC2.	
Policy RT9: Neighbourhood Parades	Consultation draft	Significant positive effects upon improving health (SA2) and reducing the need to travel by car (SA11) need to be monitored to ensure they are realised. Indicators in relation to sustainable transport (SA11) will be monitored as part of the retail hierarchy policy, however, it will also be useful to record how the number of households within 15 minutes' walk (600m) of a neighbourhood parade changes over the plan period.	
Policy RT11: Hot food takeaways	Consultation draft	It is considered that a 10 minute walk is typically more than 400m (based upon an average walking speed of 3 meters per second). Reference to a 10min walk should be removed from the policy to avoid confusion.	Removed reference to a 10 minute walk to clarify that the policy should relate to a 400m threshold.
Strategic urban extensions: Policy 1:	Publication draft	Include reference for the need to ensure that increased access to wildlife sites enhances, rather than degrades such habitats.	

Pleasley Hill Farm, Policy 2: Land off Jubilee Way, and Policy 3: Land at Berry Hill (committed)			
Policy IN1: Infrastructure delivery	Consultation draft	Policy IN1 would be strengthened by providing further detail of what 'appropriate thresholds' are likely to be applied in the supporting text, and what infrastructure requirements are likely to be prioritised over the life time of the plan, drawing on the Infrastructure Study and Delivery Plan.	The policy was amended to state that 'appropriate thresholds' are to be set out in the Planning Obligations Supplementary Planning Document.
Policy IN7: Local shops, community and cultural facilities	Consultation draft	For Policy S13, it was highlighted that the significant positive effects upon social capital (SA5) would need to be monitored. Existing SA Baseline Indicators within the SA Scoping Report are quite limited and just include the number of community centres, leisure centres and libraries. More recent monitoring of community facilities has been broadened to include village halls, churches, church halls, youth centres and public houses. It was suggested that this is also used, as well as the total number of local shops (corner shops / small convenience stores which are outside of designated centres). For Policy MCA6, it was considered that a criterion that encourages improvements to the energy efficiency of the buildings should be included within the policy, as the effect against energy (SA10) has been appraised as uncertain. Significant positive effects upon SA3, SA5 and SA7 would also need to be monitored.	
Policy IN8: Protecting and improving our sustainable transport network	Consultation draft	The significant positive effects of the preferred policy approach upon natural resources (SA8), energy consumption (SA10) and transport (SA11) need to be monitored. Suggested existing SA Baseline Indicators include: – Air quality - exceedances of the National Air Quality Standards and Objectives for NO2 (SA8); Area covered by AQMA (ha) (SA8); – Carbon dioxide emissions per capita (tonnes per annum) (SA8); – Amount of energy used by road users from petroleum products (GWh) (SA10); Amount of energy used by rail users from petroleum products (GWh) (SA10); Railway station usage	

		<p>(total entries and exits) (SA11);</p> <ul style="list-style-type: none"> – % of people aged 16 - 74 who usually travel to work by car or van (SA11); – % of people aged 16 - 74 who usually travel to work by train (SA11); – % of people aged 16 - 74 who usually travel to work by bus, mini bus or coach (SA11); – % of people aged 16 - 74 who usually travel to work by bicycle (SA11); – % of people aged 16 - 74 who usually travel to work on foot (SA11); – % of households with one or more cars. <p>In addition, another indicator that could be used to demonstrate that the policy is having a significant positive effect upon SA11 would be footfall levels at Mansfield bus station.</p>	
Policy IN9: Impact of development on the transport network	Consultation draft	The positive effects of the preferred policy approach upon natural resources (SA8), energy (SA10) and reducing the need to travel by car (SA11) ought to be monitored.	
Policy NE2: Biodiversity and geodiversity	Issues and options	The principle of achieving a net gain in biodiversity is proactive, and ought to form part of the preferred policy approach for biodiversity.	Recommendations at issues and options stage were taken into consideration when Policy NE7 and NE8 were prepared.
Policy NE3: Pollution and land instability	Consultation draft	<p>For NE10 it was recommended that the policy could be enhanced through a more proactive approach that encourages developers to bring forward contaminated sites.</p> <p>It was suggested that this could be achieved by 'supporting and encouraging' developments that remediate contaminate land, particularly those that incorporate soft end uses and less sensitive uses of land.</p>	<p>Merged previous policies (NE9 and NE10) as there was a degree of overlap between addressing pollution, contaminated/ potentially contaminated land and land stability issues in relation to impacts on human health and the natural environment.</p> <p>Policy also addresses land instability (not previously addressed in 2016 consultation draft).</p> <p>Use of wording changed from 'will only be granted....' (e.g. previous policies NE10</p>

			and NE9), changed to 'will be supported where...'; 'will only be supported in exceptional circumstances...'
Policy HE1: Historic Environment and Policy HE2: Pleasley Vale area regeneration	Consultation draft	Policy BE1 was enhanced in light of recommendations made in the draft SA, which suggested there is a need to ensure that opportunities to "better reveal the significance of heritage assets" are encouraged.	
Policy HE1: Historic Environment and Policy HE2: Pleasley Vale area regeneration	Publication draft	It is suggested that the policy HE1 provides specific guidance on the preservation and potential enhancement of heritage assets at a local scale. This could be achieved through the delivery of a Supplementary Planning Document for example.	
Policy CC1: Renewable and low carbon energy generation	Consultation draft	Recommendations were made as follows, with actions taken as appropriate: <ul style="list-style-type: none"> – The policy could be improved through a requirement for proposals to incorporate measures to enhance biodiversity (where appropriate). - This suggestion was worked into the policy to ensure a more proactive approach to managing biodiversity and landscape. – Decommissioning arrangements should also consider the previous use of land and whether it can be returned to its former use if appropriate. The supporting text to the policy now clarifies this issue. 	

9.1.3 Generally, the Plan has been positively prepared, and there was little scope for suggesting mitigation measures, as few negative effects were identified. However, as the plan was being developed, the draft policies were subjected to SA, and a small number of mitigation and enhancement measures were suggested through the SA.



Next Steps

10

10 NEXT STEPS

10.1 Plan finalisation and adoption

- 10.1.1 The Council has prepared a Publication Draft Local Plan in-line with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012. Consultation will take place through 20 September to 1st November 2018.
- 10.1.2 The SA report has been prepared to document the SA process that has been undertaken in preparation of the Local Plan. Comments on the SA Report are welcomed and will be taken into consideration as the Council works towards the 'Submission' version of the Plan.
- 10.1.3 The final Plan will be 'Submitted' for Examination in Public (EiP). The Council will also submit a summary of issues raised (if any) through representations at the Publication stage so that these can be considered by the Government appointed Planning Inspector who will oversee the EiP. At the end of the EiP, the Inspector will judge whether or not the Plan is 'sound'.
- 10.1.4 Further SA work may be required to support the Plan-making process as it moves through Examination.

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